

Executive summary of NOCA survey results May 2019

The Nanaimo Old City Association (NOCA) developed an 8 question survey in order to gauge residents support on the specifics of the Molnar Group's proposal in the areas of density, land use and parking. The purpose of the survey was also to help ensure residents of the old city understand NOCA's belief in the importance of the *Official Community Plan (2008)* and the *Old City Neighbourhood Concept Plan (1992)* as a lens through which to view any new development in the old city.

In March 2019, a copy of the survey was emailed to the 125 people on our contact list. In April, hard copies were dropped in the mailboxes of the majority of single-family homes in the neighbourhood. We received 148 surveys which represents 23% of the approximately 650 households in the old city.

The results of the survey are summarized below.

Q1 -- The current Official Community Plan designation of 388 Machleary Street is "Neighbourhood". The neighbourhood density supports 10-50 dwelling units on a lot this size. The application from the Molnar Group is for 172 units. **How many dwelling units would you support?**

Only 7% support 100 plus units.

62% - 10-50 units
17% - 50-75 units
13% - 75-100 units
5% - 100-150 units
2% - 150-175 units

Q2 -- Housing type supported by the Official Community Plan is single family and multi-family (duplex+, townhouse) with a building height of 2-4 stories. The application from the Molnar Group proposes three 4-storey apartment style buildings with micro, studio, one-bedroom and two-bedroom units. **Do you support an amendment to the OCP to allow the proposed three 4 story apartment style buildings? Yes or No?**

74% - No
25% - Yes
1% - No opinion

If you answered, "yes", how many stories would you support?

2 stories – 14%

3 stories – 43%

4 stories – 43%

Q3 -- How closely should a development at 388 Machleary Street follow the Official Community Plan and the Old City Neighbourhood Plan?

71% - very closely

27% - moderately closely

2% - doesn't matter

Q4 -- The lot at 388 Machleary Street is currently zoned "Community Service 1 (CS-1)". This allows for public oriented uses designed to serve the community (e.g. personal care facility, academic school, congregate seniors housing). The application from the Molnar Group includes a zoning change from Community Service 1 to medium-density multi-family residential. **Do you support this zoning change? Yes or No?**

42% - Yes

57% -No

Q5 -- Current City of Nanaimo rules specify a ratio of tenant parking spots per unit in this type of development in the old city. **Should the proposal meet the City of Nanaimo's tenant parking requirements? Yes or No?**

99% - Yes

1% - No

Q6 -- Current City of Nanaimo bylaws also specify visitor parking spaces. **Should the proposal meet the City of Nanaimo's visitor parking requirements? Yes or No?**

99% - Yes

1% - No

Q7 -- Do you support the development as proposed by the Molnar Group to build 172 dwelling units on this property? Yes or No?

6% - Yes

93% - No

1% - Unsure