GONDOLA POINT ROAD
Scenic Multi-modal Transportation Corridor



What We Heard
Visioning Engagement

December 2025

December 2025

This What We Heard Report was prepared by UPLAND Planning + Design Inc. for the Town of Quispamsis



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INTRODUCTION

ABOUT THE PROJECT

Quispamsis is exploring how we can enhance Gondola Point Road to be a scenic and multi-modal transportation corridor for residents, visitors, and commuters alike. This means making it comfortable for drivers, pedestrians (including those using assistive devices like wheelchairs, walkers, and mobility scooters) and cyclists.

Gondola Point Road is currently a two-lane road with no pedestrian or cycling facilities, but has the potential to better serve all road users as a scenic multi-modal transportation route along the Kennebecasis River. As part of the Town's ongoing work through the Transportation Master Plan, we are looking to reimagine this popular corridor.



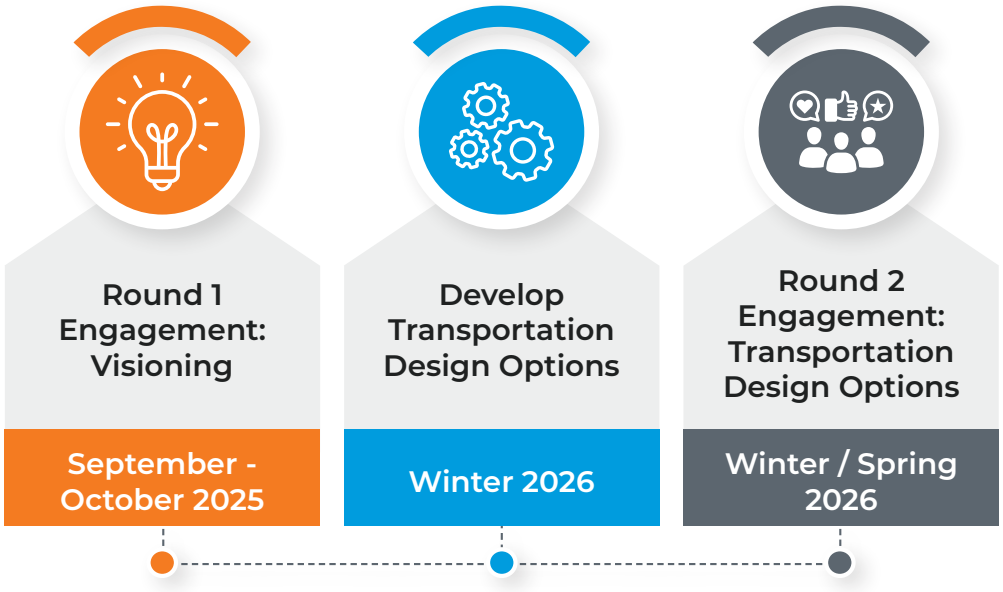
How This Report Will Be Used

This report captures what we heard during the Visioning Engagement Phase, ensuring transparency and accountability by sharing how community input has been gathered and considered. It also gives community members a chance to see the big picture - what others view as important, key themes, and emerging ideas.

Combined with background research and technical expertise, community insights will directly inform the next steps of the project.

PROJECT TIMELINE

The project kicked-off in September 2025 with an online survey and interactive map. Based on the community input, transportation options will be developed and shared back to the community for feedback. Feedback from the second round of engagement will be used to refine a preferred design option to take through to detailed design and construction.



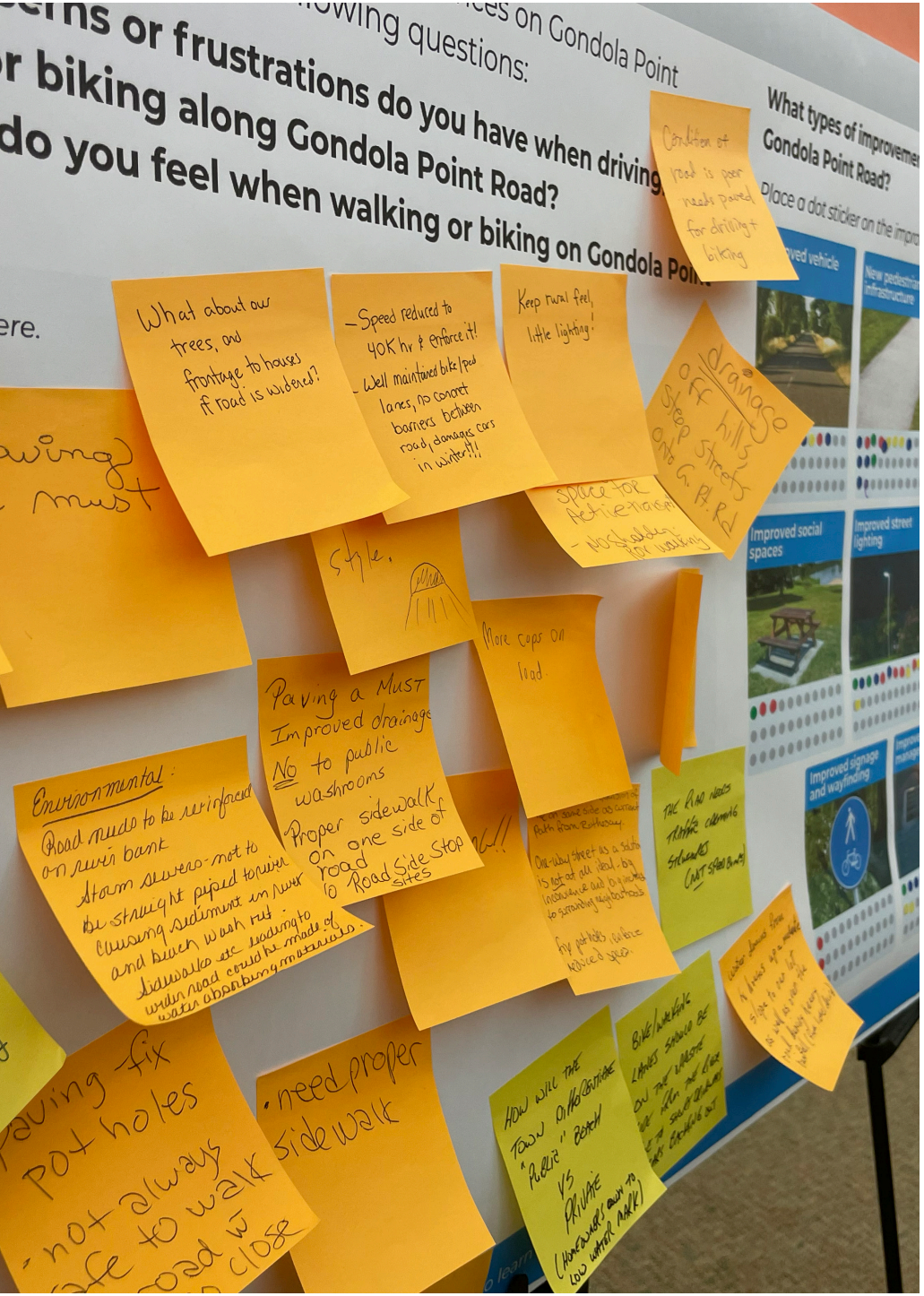
ENGAGEMENT OVERVIEW

Round 1 Engagement was open from September 12 to October 28, 2025 and included an online survey and interactive map where participants could share their current experiences on Gondola Point Road and their thoughts on improvements to make the road a more comfortable scenic route for all transportation modes.

Guiding Questions

The first round of engagement was focused on answering the following questions:

- What are the main safety concerns or challenges you have when driving, walking, or biking along Gondola Point Road?
- What improvements could make travelling on Gondola Point Road safer and more attractive for all types of road users?
- What types of improvements, like better streetlighting, seating areas, or landscaping, would make Gondola Point Road a more welcoming and comfortable spaces?



WHAT WE DID

PROJECT WEBSITE

The project website provided access to online engagement tools, notices of in-person engagement opportunities, and project background information.

You can visit the project page at speakupland.ca/gondola-point-road.

ONLINE SURVEY

An online survey hosted on the project website was used to gather valuable feedback regarding community desires, barriers, and specific interests for Gondola Point Road improvements. **The survey was completed by 454 individuals.**

OPEN HOUSE

The project team hosted a public open house on October 15, 2025 at Town Hall. Information and interactive panels were posted around the room for participants to review and shared feedback. Project team members from UPLAND and staff from the town of Quispamsis were available to answer questions. **Approximately 75 community members attended the open house.**

WHAT WE HEARD

KEY TAKEAWAYS

Throughout the engagement activities, we heard from a broad range of community members. The following pages share the details of what we heard throughout the engagement period. All feedback received is valuable and will contribute to the development of transportation design options, but there were some key themes that emerged through the analysis.

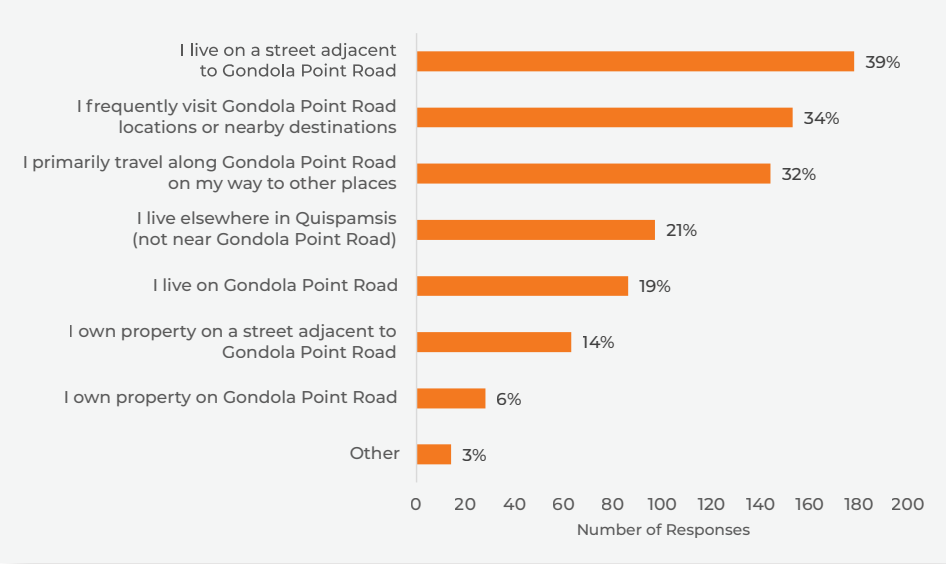
- The top priority for community members is improving the condition of Gondola Point Road. This includes repaving the road and addressing drainage and erosion issues.
- There is strong support for improving pedestrian infrastructure. Nearly half of respondents reported feeling unsafe walking on Gondola Point Road. The road improvements most selected by participants were sidewalks, safer crossings, and improved street lighting.
- Both survey and open house participants identified sidewalks on one side and multi-use paths as the preferred active transportation treatments.
- While many recognize that current cycling conditions are poor and dangerous on Gondola Point Road, opinions about adding bike lanes are divided. About half of respondents feel cycling improvements are important, but others worry that adding bike lanes will compromise motor vehicle traffic flow.
- There is strong opposition to converting Gondola Point Road to a one-way street. Both survey and open house participants indicated a strong preference for maintaining two-way traffic.
- Participants are open to beautification and public realm enhancements, such as landscaping, seating, and scenic lookout points, but many emphasized that these cannot come at the expense of road function or resident privacy.

PUBLIC ENGAGEMENT RESULTS

The survey received 454 responses, however respondents were not required to answer every question. Total responses per question are included in each of the graphs.

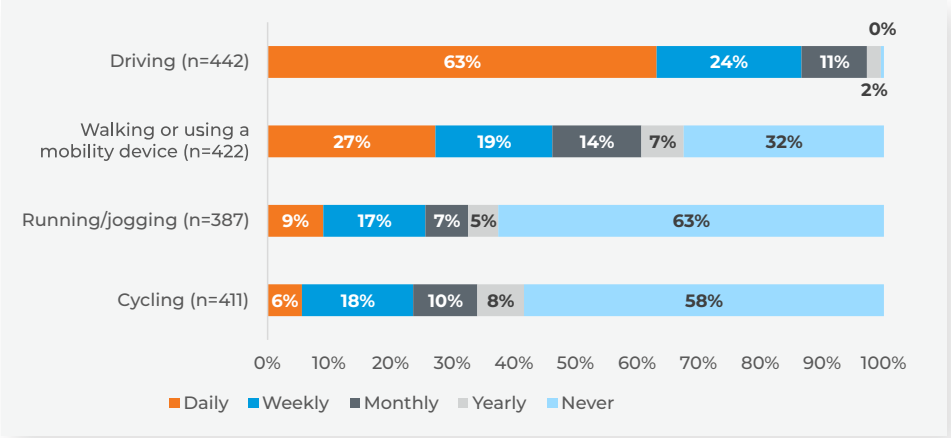
What is your connection to Gondola Point Road? Select all that apply. (454 responses)

58% of survey respondents live on a street adjacent to Gondola Point Road or live on Gondola Point Road. 34% of respondents frequently visit destinations on or near Gondola Point Road.



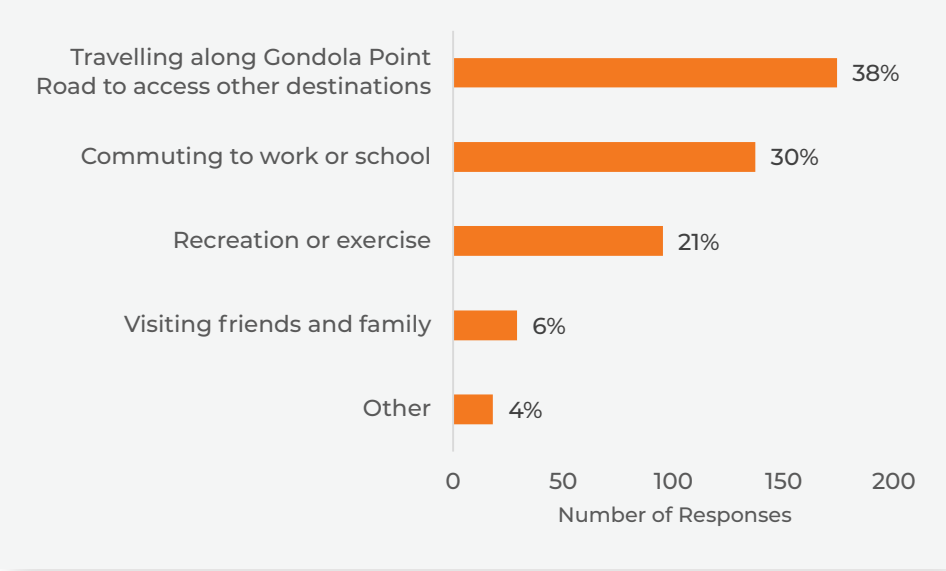
On average, how often do you travel on Gondola Point Road?

Most survey respondents (63%) are driving on Gondola Point Road daily. Of those who walk, 27% are walking on Gondola Point Road on a daily basis and 19% walk there weekly. 6% of people who bike on Gondola Point Road are doing so daily, and 18% are biking on Gondola Point Road at least once a week.



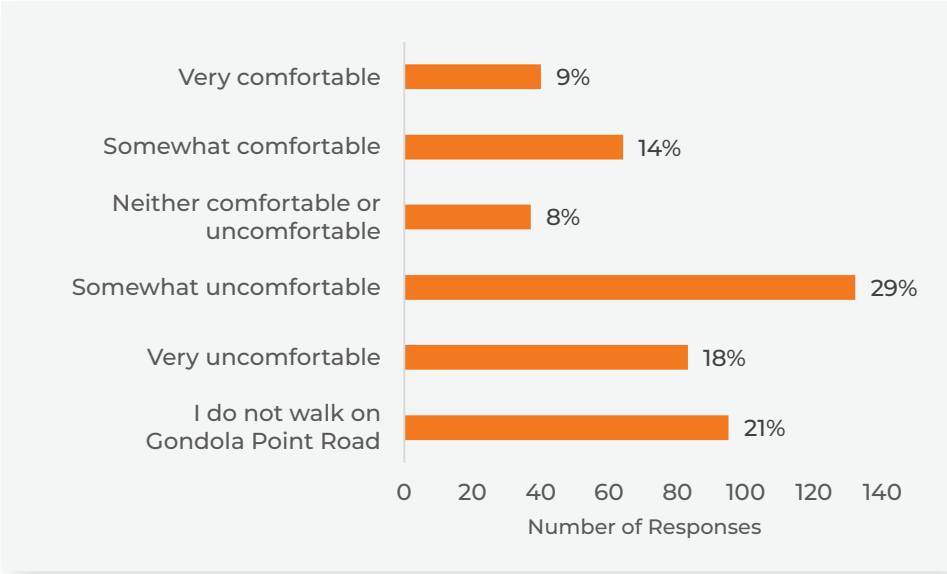
What is your primary purpose for using Gondola Point Road? (453 responses)

38% of survey respondents travel on Gondola Point Road to access other destinations, and 30% travel along the road when commuting to work or school.



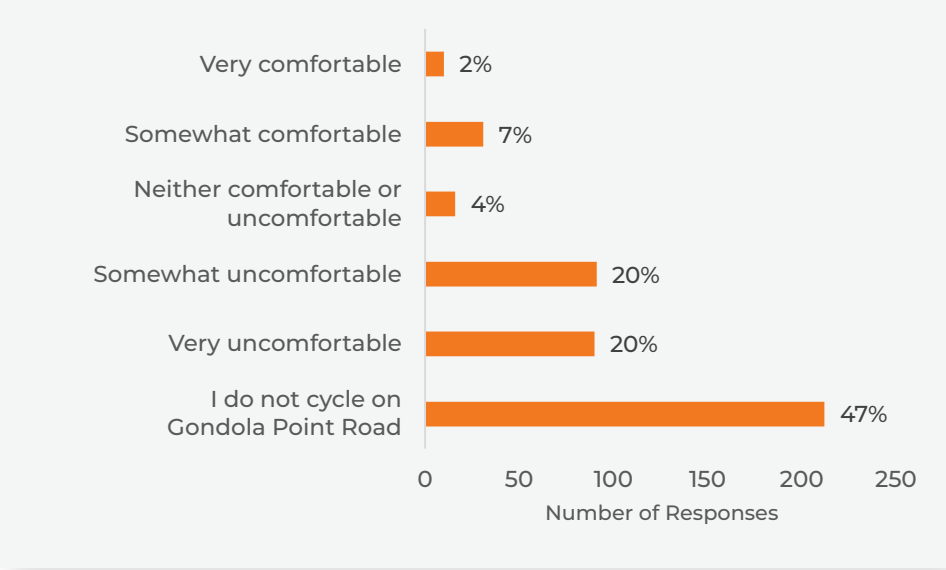
What is your level of comfort when it comes to walking (includes using a mobility device) and/or running on Gondola Point Road? (451 responses)

47% of survey respondents said that they are somewhat or very uncomfortable walking or running on Gondola Point Road, and 23% of respondents said they feel somewhat or very comfortable.



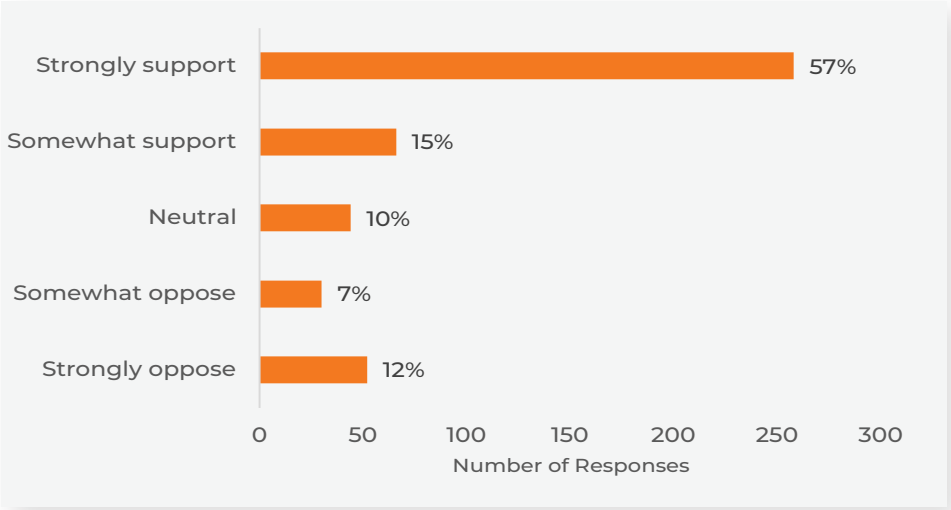
What is your level of comfort when it comes to cycling on Gondola Point Road? (450 responses)

Nearly half of survey respondents (47%) said they do not cycle on Gondola Point Road. 40% of respondents said they feel somewhat or very uncomfortable when cycling on Gondola Point Road, and only 9% of respondents said they feel somewhat or very comfortable.



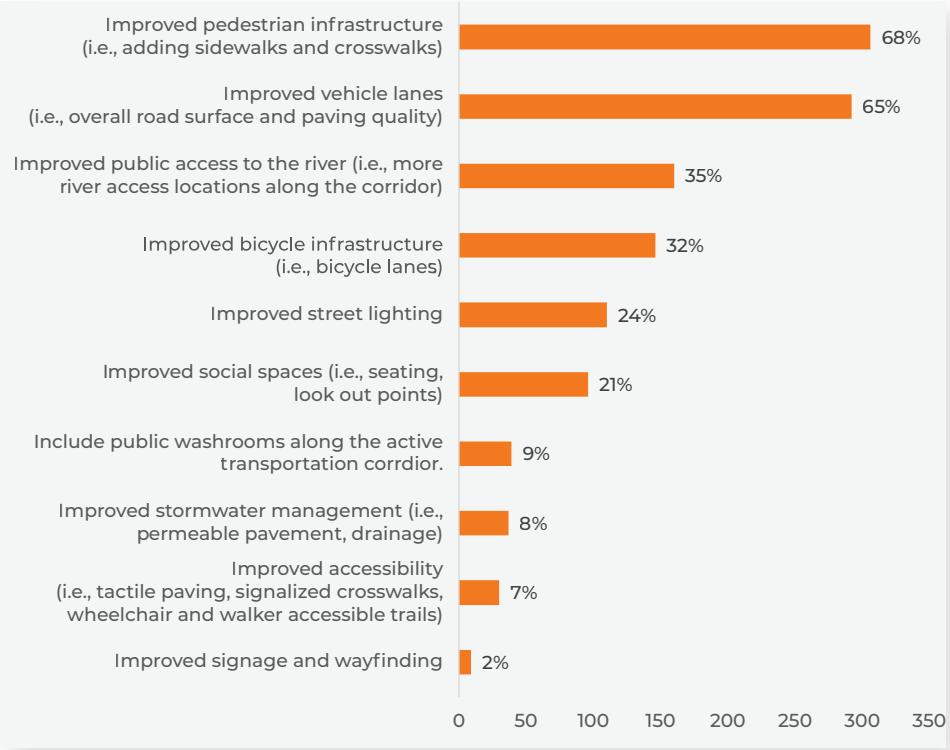
What is your level of support for enhancing Gondola Point Road to be a scenic corridor for both motor vehicle and active transportation users? (450 responses)

The majority of survey respondents (72%) somewhat or strongly support making Gondola Point Road a scenic corridor for both motor vehicle and active transportation users.



What types of improvements would you like to see made to Gondola Point Road? Select up to 3. (451 responses)

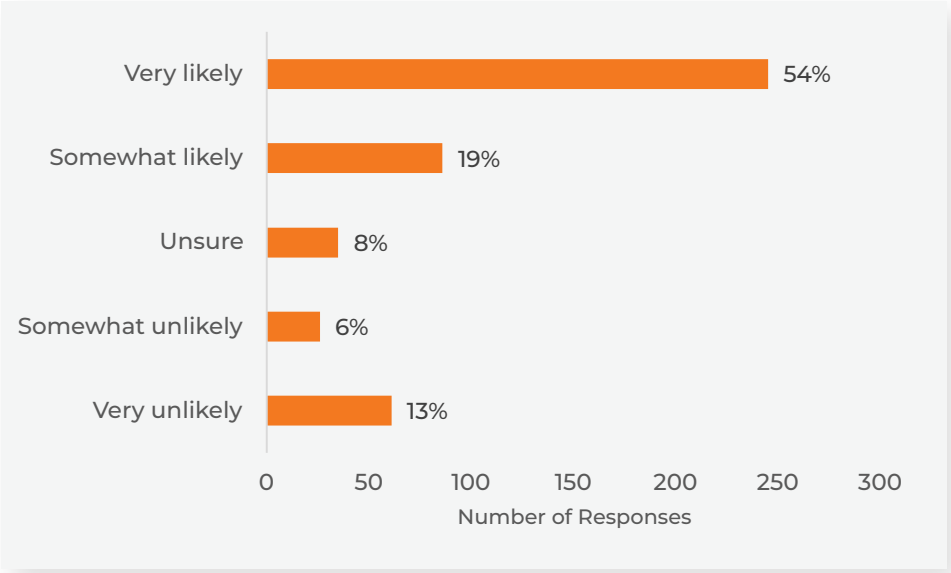
The most frequently selected improvements survey respondents would like to see on Gondola Point Road are improved pedestrian infrastructure (68%) and improved vehicle lanes (65%), followed by improved public access to the river (35%) and improved bicycle infrastructure (32%).



At the open house, participants were most interested in new pedestrian infrastructure, improved stormwater management, improved street lighting, and new shared pedestrian and bicycle infrastructure.

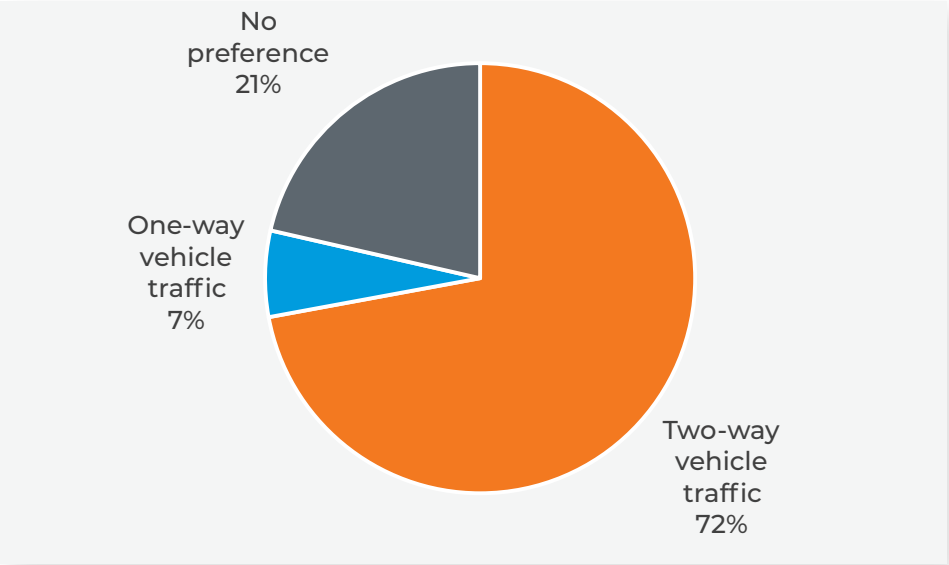
If facilities for walking and cycling were added to Gondola Point Road, would you be more likely to walk (including using a mobility device) or bike along this corridor? (453 responses)

The majority of respondents (73%) said they would be somewhat or very likely to walk or bike along Gondola Point Road if active transportation facilities were added.



Which of the following motor vehicle lane design elements are most important to you? (448 responses)

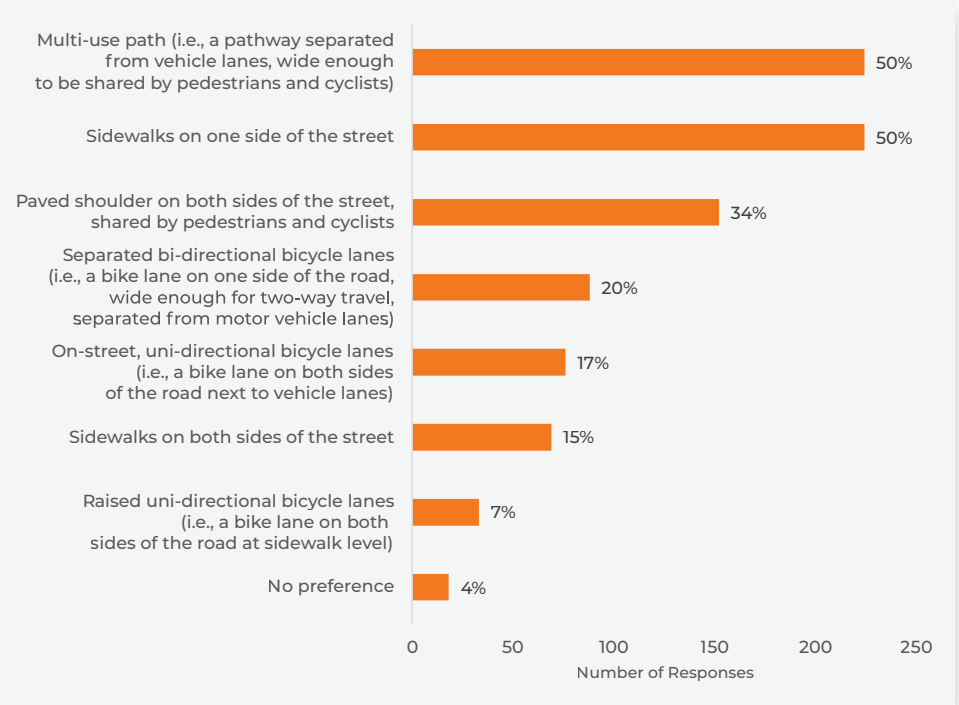
The majority of survey respondents (72%) want to see two-way motor vehicle traffic maintained on Gondola Point Road.



Open house attendees were also supportive of keeping Gondola Point Road open to two-way vehicle traffic. Many attendees shared their concerns about converting the road to a one-way.

Which of the following active transportation design elements are most important to you? Select up to 3. (449 responses)

Survey respondents' preferred active transportation facilities are a multi-use pathways (50%) and sidewalks on one side of the street (50%), followed by paved shoulders on both sides of the street that are shared by pedestrians and cyclists (34%).



Open house attendees were most supportive of having a sidewalk on one side of the street. Multi-use path and paved shoulders on both sides of the street were also popular options.

Final Comments (209 responses)

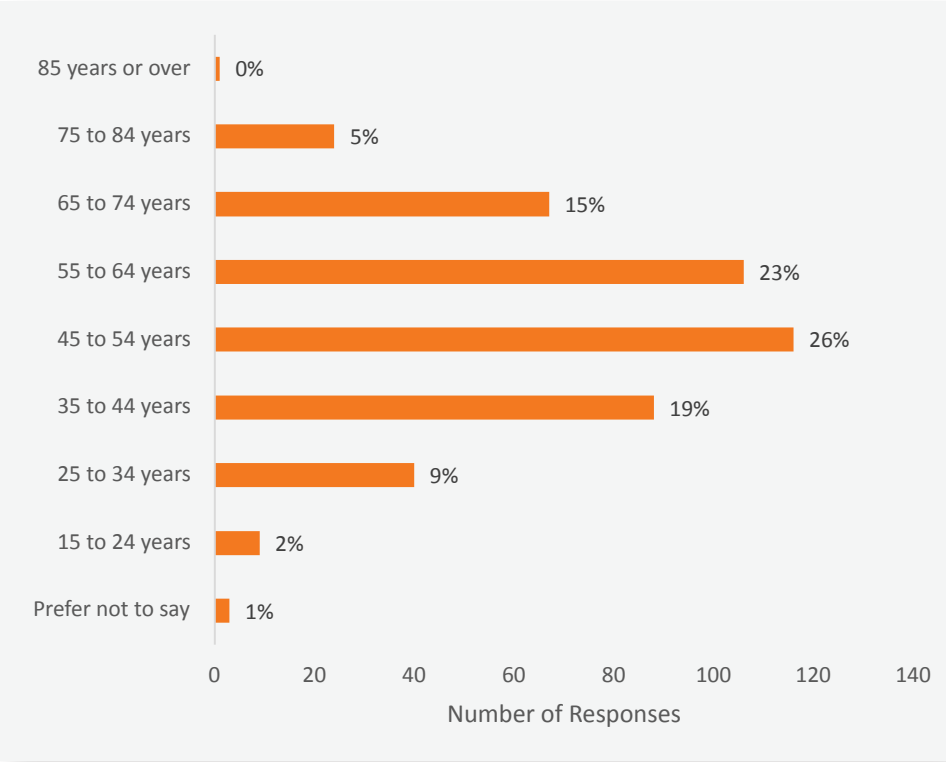
Respondents were invited to share any additional comments about their experience using Gondola Point Road or their vision for its future. All responses were analyzed and themed. The top themes are shared below:

- **Concerns about Converting to One-Way Traffic**
  - Many respondents shared their opposition to converting Gondola Point Road into a one-way street.
  - Respondents shared concerns about how this would impact traffic on the surrounding residential streets. Some feel that this would lengthen their regular commutes and would negatively impact emergency response times.
- **Road Condition, Drainage, and Erosion Issues Need to be Addressed First**
  - Respondents noted that the road needs to be fully repaved, not just patched.
  - Respondents would like to see the town look into better drainage solutions. As the road is now, there is often water pooling, washouts, and erosion and crumbling road edits.
  - Many respondents noted the contrast in the quality of the road in Quispamsis versus in Rothesay.
- **Support for Walking and Cycling Improvements**
  - While some respondents oppose major redesigns to Gondola Point Road, most respondents recognize the current safety issues for pedestrians and cyclists.
  - Key challenges with the road currently are the narrow road with limited shoulders, clogged storm drains and debris forcing pedestrians and cyclists into the road, and limited visibility and poor lighting at night.
  - Commonly suggested improvements included adding sidewalks, a separated or raised multi-use path, and keeping the road consistent with the design treatments in Rothesay.
- **Vehicle Speeding and Lack of Enforcement**
  - Many respondents noted how drivers often speed on Gondola Point Road. They shared concerns about their safety as a pedestrian or cyclist, and also shared concerns about the wildlife and deer in the area.
  - Respondents suggested lowering the speed limit, introducing traffic calming measures, and having a more frequent police presence.
- **Protecting Neighbourhood Character and Resident Privacy**
  - Many respondents shared how they value the quiet, natural character of the road. Concerns included increased traffic, noise, and parking pressures if the area becomes a “destination”.
  - Some respondents are also concerned about the loss of privacy if a multi-use path and public amenities, such as viewing platforms, parklettes, or additional public amenities are added. Respondents feel it is important to treat Gondola Point Road as a residential street, not a tourism destination.
- **Desire for Regional Connectivity**
  - Many respondents see Gondola Point Road as a beautiful, flat corridor ideal for an active transportation spine.
  - This route is seen as an opportunity to improve active transportation connectivity to Rothesay and popular destinations in Quispamsis.

Survey Demographics

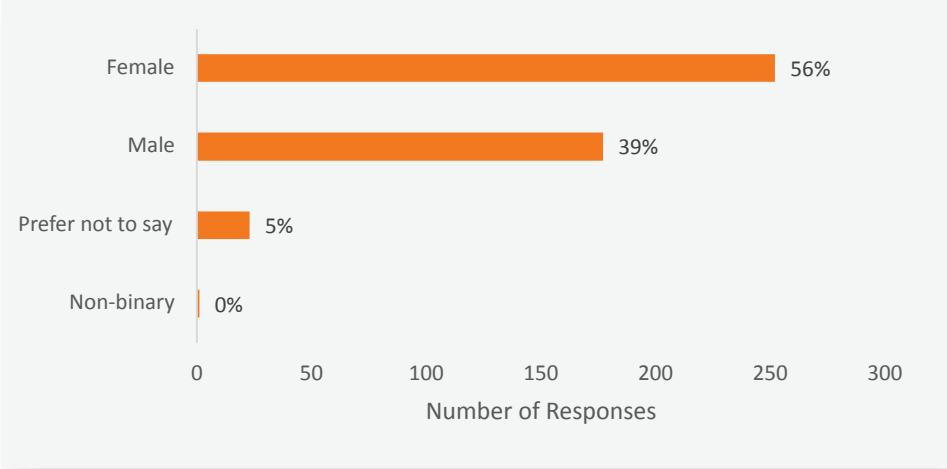
Age Group (454 responses)

Survey respondents reflect Quispamsis' general population well based on data from the Statistics Canada 2021 Census, but there are gaps in representation from residents under the age of 25 and over the age of 85.



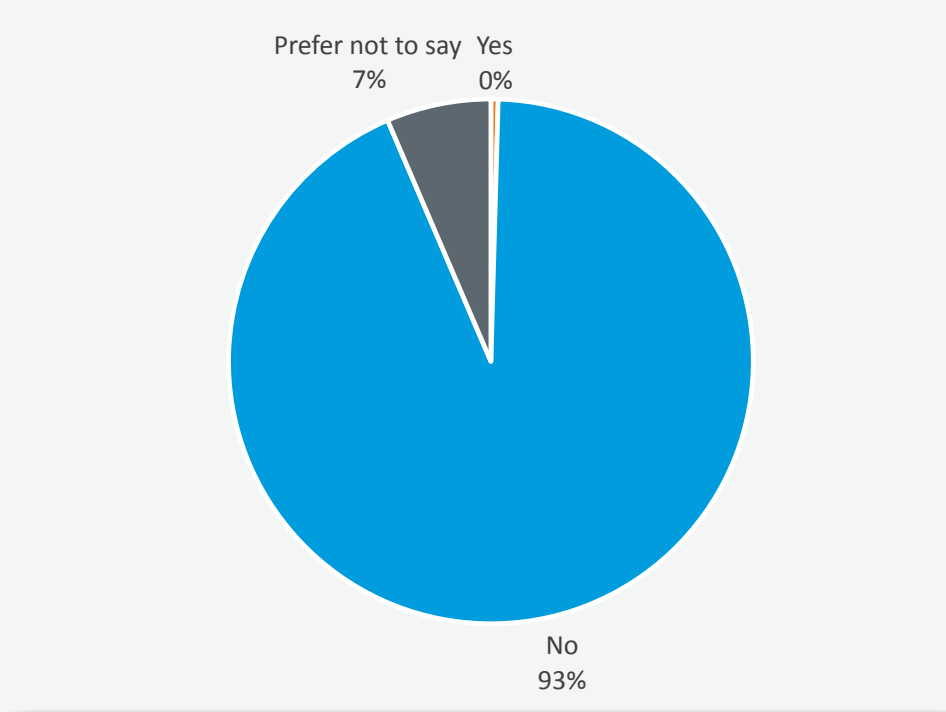
What gender identity do you most associate with? (453 responses)

Compared to 2021 Census data, female respondents are over represented in the survey responses.



Do you identify as Indigenous, First Nations, Metis or Inuit?(450 responses)

According to the 2021 Census data, less than 2% of Quispamsis' population identify as Indigenous. Less than 1% of survey respondents identified as Indigenous.

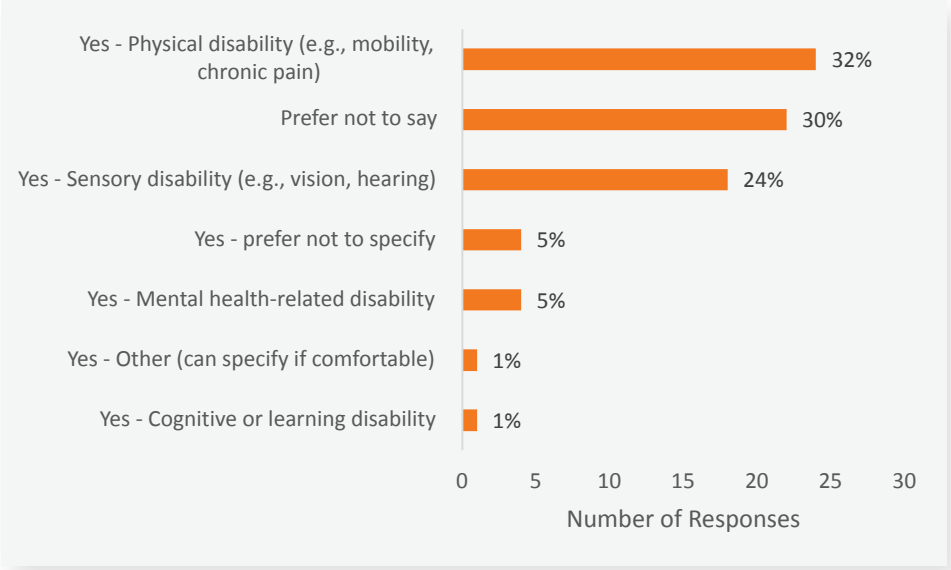


Do you identify as a person living with a disability? (449 responses)

The majority of respondents (86%) indicated that they do not identify as a person living with a disability.

The graph below shows the results of those who identify as a person living with a disability (74 responses).

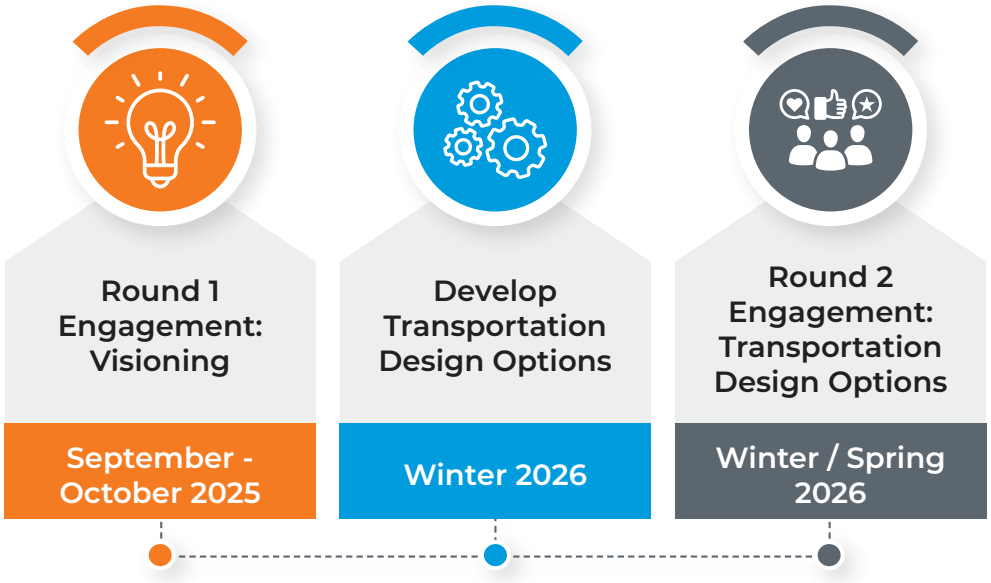
Based on data from the 2022 Canada Survey on Disability, 35.3% of New Brunswick residents identify as living with at least one disability. When comparing to our survey respondents, people living with a disability are underrepresented in our analysis.



NEXT STEPS

Thank you to everyone who participated in this engagement. The findings from this round of engagement will inform the transportation design options. Round 2 engagement will take place in the Winter/Spring of 2026, where we will be presenting and seeking feedback on the design options for Gondola Point Road.

Prior to Round 2 engagement, we will be updating Council on the Round 1 engagement findings and developing transportation design options, including active transportation and placemaking improvements.



Project updates and information will continue to be posted to the project website at speakupland.ca/gondola-point-road.



QUISPAMSIS

There Is No Other