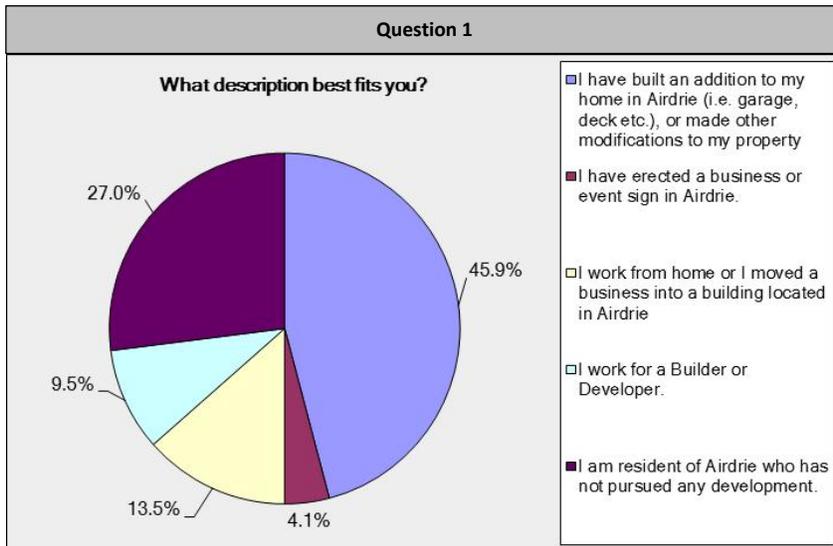


RESULTS

LAND USE BYLAW SURVEY (April 2nd-29th, 2012)

A public survey was conducted from April 2nd–April 29th, to gather input and help inform the format of the new Land Use Bylaw. Seventy-four Airdrie residents and stakeholders took part in the survey. The



following pages identify the results of the survey.

The majority of the respondents (37) were residents performing modifications to their property. 20 surveys were completed by residents who have not pursued development, 10 surveys were completed by business owners,

7 surveys were completed by developers or builders, and 3 by individuals who had erected a sign in Airdrie.

While some people are able to use, understand, and navigate through the current Land Use Bylaw, the majority of respondents needed a hand from municipal planning staff, or found it difficult to use the Bylaw. Developers and builders largely found the Bylaw to be unclear, while residents didn't find the document as challenging.

Question 2 Was it easy to find the information/regulations that affected your project?					
Answer Options	Residents	Sign Permit Applicants	Businesses	Developers & Builder	Total Percent
Yes-I found the information I was looking for in the Land Use Bylaw	8	0	5	3	36%
No- The Land Use Bylaw was unclear, and difficult to navigate	7	1	0	3	25%
Other- I needed the assistance of planning staff to find the regulations	3	1	4	2	23%
Unsure	4	0	3	0	16%
Total	22	2	12	8	100%

Question 3 Was it clear what process you needed to go through to ensure you met development regulations?					
Answer Options	Residents	Sign Permit Applicants	Businesses	Developers & Builder	Total Percent
Yes-I looked up the development process in the Land Use Bylaw, and understood how the process would	9	0	6	1	36%
No- The Land Use Bylaw was unclear, and difficult to navigate	6	1	2	3	27%
Other- I needed the assistance of planning staff to interpret the process set out in the Land Use Bylaw	4	1	3	4	27%
Unsure	3	0	1	0	9%
Total	22	2	12	8	100%

Question 4- Was it clear what the intent and meaning of the regulations were?					
Answer Options	Residents	Sign Permit Applicants	Businesses	Developers & Builder	Total Percent
Yes-the regulations in the Land Use Bylaw were clear and easy to understand	5	0	6	1	27%
No- The intent of the regulations in the Land Use Bylaw were unclear	8	1	2	5	36%
Other- I needed the assistance of planning staff to interpret the regulations	5	1	3	2	25%
Unsure	4	0	1	0	11%
Total	22	2	12	8	100%

Residents, sign permit applicants, and businesses were then prompted to answer the following question:

Question 5a		
Suppose you are looking to relocate your home to a new neighbourhood within Airdrie in the next 5 years - do you feel the current neighbourhoods and housing products meet what you are looking for?		
Answer Options	Response Percent	Response Count
No, current housing styles or neighbourhoods do not meet what I am looking for	43.8%	14
Yes, current housing styles or neighbourhoods meet my needs	53.1%	17
Other	3.1%	1
(please specify)		2
answered question		32

Of the three respondents that chose “other”, 2 specified that:

- There are too many residential styles offered in Airdrie
- Utilities are poorly planned (located in the yard, between the road and sidewalk).

Fourteen respondents that chose “No, current housing styles or

neighbourhoods do not meet what I am looking for,” were prompted to answer question 5b:

Four of the seven individuals that selected “other” identified larger lot sizes as a need that isn’t being provided by the City. Proximity to schools, and high density/walkable communities was also identified as a need not being met by the municipality.

Question 5b		
You chose 'no' in the prior question indicating that the current neighbourhoods and housing products don't meet your need. What needs are not being met (check all that apply)?		
Answer Options	Response Percent	Response Count
Cost	21.4%	3
Housing type (apartment, duplex, etc).	35.7%	5
Location	28.6%	4
Landscaping	35.7%	5
Architectural design	28.6%	4
Green infrastructure (such as solar panels, wind turbines, etc)	42.9%	6
Other	28.6%	4
(please specify)		7
answered question		14

All survey respondents were asked if they’ve applied for a development permit or plot plan review in the past 5 years. Twenty-four respondents answered that they had, and were then prompted to answer questions 6b.

Question 6b		
When you were applying for your Permit or Plot Plan Review, was it clear to you what your rights and responsibilities were as an applicant?		
Answer Options	Response Percent	Response Count
Yes	45.8%	11
No	37.5%	9
Unsure	16.7%	4
answered question		24

Everyone who completed the survey and did not identify themselves as a resident that hasn’t completed development, was asked Question 7. Individuals indicated that an interactive webpage is the best format to deliver Land Use Bylaw information, where as a paper copy at City Hall was the least favourable format.

Question 7			
What is the best format for you to gather the information you need from the Land Use Bylaw? (1=Least Favourable Format, 3=Most Favourable Format)			
Answer Options	1 (Least Favourable Format)	2	3 (Most Favourable Format)
A PDF, posted on the City of Airdrie Website	8	27	19
A paper copy obtained at City Hall	33	7	14
An interactive webpage, with hyperlinks that connect related sections	13	20	21
Total answered question	54	54	54

Question 8		
Suppose you own a house in Airdrie and you want to build a garage. You need to understand the legal requirements regarding how big you can make your garage. What is the best format for you to understand this information? (See diagrams below and check all that apply)		
Answer Options	Response Percent	Response Count
Through text (ie., "Sites other than corner sites)	1.9%	1
Through text and a table	5.7%	3
Through text, a table, and use of illustration	94.3%	50
Other (please specify)		1
answered question		53

Question 8 strongly indicates that residents and stakeholders would prefer content of the Land Use Bylaw to be delivered using a variety of formats (text, tables and illustrations). One survey respondent indicated that working with municipal

staff is the easiest way to understand information in the Bylaw.

Question 9 was the only open ended question in the Survey. All respondents were given the option to answer this question. Common themes that emerged from this question included:

- Lot sizes (increase)
- Sustainable development and increased density (promote)
- Secondary suites
- Street parking

All text results from Question 9 are included on the following page.

Question 9	
Number	Response Text
1	allow permanent clothes lines on property; allow a limited number of egg layers per yard; allow higher garages (20 feet would be better than 14 due to land slope)
2	RV parking SHOULD be allowed
3	More multi-family development land. Higher allowable density for buildings with proven sustainability and lower planned operating costs. Efforts to promote south-facing backyard lots for solar panel or south facing rooflines to mitigate risk of increased electricity costs.
4	Average lot size should be increased. I would consider paying higher taxes to have less crowded neighbourhoods. This would also reduce the amount of parking on neighbourhood streets.....of which many are currently over crowded with parked vehicles.
5	Secondary suites, the future cost to the municipality of sprawling development (and alternatives thereto).
6	Current Land Use Bylaws often discourage innovative new building forms/ideas. Bylaws need to be flexible (or reviewed regularly) to keep up with rapidly changing consumer demands.
7	Please no more City of Airdrie Bylaw additions; we are 'Bylaw-ed To Death' in this Town!!!
8	Promoting urban agriculture & horticulture.
9	the size of lot and also the size of external buildings allowed on the lot .lot's NEED to be much much larger than currently offered airdrie is soo beautiful and can afford to offer nice big huge front and back yard laned lot's to people at a very competetive price !!
10	I would like to see backyard fire pits banned in Airdrie as they pose a health risk to those of us with respiratory problems. Having neighbors that keep their pits burning until late at night does not allow us to open our windows during the summer to cool the house down or let in fresh air.
11	The streets and homes in the new subdivisions are getting smaller and smaller and green space in comparison in some of these new sub divisions are quite small in size. An increase in green space would be nice to see.
12	greenspace and recreational areas, protection of water quality, capacity of infrastructure (storm, sewer)
13	information on how to apply for a building permit and list factors if you need a buliding permit or not. !! make it easier for people who have old outdated modular homes and want to put a new one on the property in replace of the old one
14	RV parking
15	Home Occupation Permit renewals should not require letters from each of the neighbours every 2 years. If there is an issue with the ongoing business, they have the right to complain.
16	Secondary suites, maintenance of vacant lots, home based businesses.
17	street parking. homes should be designed with parking domestic parking vs undersized garages and driveways.
18	spacing between single family dwellings should be more then what they are now. therefore lot sizes need to larger.
19	Get rid of mono walks they are ugly and have minimum widths that are sub standard. You can shrink the width of the road and provide boulevards for plantings and snow storage. You can keep the right of way width the same. Most neighbourhoods are ugly and have industrial feel to them. Make the side yard setbacks wider to encourage more landscaping and reduce fire jumping between homes.
20	I want permit parking on my street for those who only live on my street.
21	I strongly feel that in regards to new residential housing and the lack of space between houses is becoming a fire hazard and should be addressed in the new bylaws drafted. more seperation between houses is required or fire proofing of the exterior walls.
22	Inforce the Bylaws already in place
23	wider streets, better street lighting, yard mtce.
24	As a builder one of our most common issues is with the reasoning behind eaves not being allowed to project over a right of way. When we have had eaves over a Utility right of way, we have had to get letters from the utilities approving the encroachment and their response has typically been very positive to the proposal. However, when we have eaves encroaching an Overland Drainage Right of Way, the city refuses to allow even 2nd storey eaves to encroach. Why is this? The likelihood of ever having to do any kind of work in an ODRW is next to nil, and even if machinery had to work there, are eaves (20' off the ground) really going to be a problem?