

Online Survey Executive Summary

Who participated?

- 36 online surveys were completed
- All participants are required to be residents of the City and registered on A2 Open City Hall (although names were not provided with the survey responses)
 - Ward 1: 11
 - Ward 2: 4
 - Ward 3: 5
 - Ward 4: 1
 - Ward 5: 13
 - Outside of wards: 2

What was said?

Intent:

- 18 respondents (69.2%) said the ordinances were not meeting the intent
- 8 respondents (30.8%) said the ordinances were meeting the intent
- Reasons that the ordinances are not meeting their intent:
 - Buildings are too big or too tall
 - They do not provide enough protection for historic neighborhoods
 - They do not reflect the intent of the downtown plan
 - They are not producing an appropriate diversity of housing
- Reasons that the ordinances are meeting their intent:
 - They are encouraging more development and density downtown

Positive Aspects: (number of mentions in parenthesis)

- More mixed use development is occurring downtown (6)
- The downtown is more vibrant (6)
- Higher density is occurring downtown, which is appropriate (3)
- Some felt that impacts to historic neighborhoods were minimal (3)
- Many indicated that there were no positive aspects (5)

Negative Aspects:

- Buildings are too tall and/or bulky, and have negative impacts on adjacent historic resources (19)
- Design of new buildings does not respect adjacent properties and/or is not aesthetically pleasing (8)
- Historic neighborhoods do not have adequate protection (6)
- D1 and D2 districts are not located appropriately (6)

- Not producing an appropriate diversity of housing (6)
- Premiums are resulting in buildings that are too large (4)
- Design of new buildings does not fit the context of the area (3)

Top Priorities:

- Make design guidelines mandatory or have more teeth (11)
- Better housing diversity (11)
- Reduce the height/bulk of buildings (9)
- More buffering/respect for historic districts and the context in which projects are developed (6)
- Encourage more services for downtown residences in new developments (such as grocery stores) (6)
- More green space, trees and parks in new developments (6)

Tensions

- Most respondents felt that the ordinances were not meeting their intent, but a significant percentage felt they were.
- Many praised the mixed use development and higher density as a positive, while many others felt the impacts of that density (height, bulk, design) were too negative on the community

Areas of Agreement

- More diverse housing is needed
- The design of new buildings, especially with respect to adjacent historic neighborhoods, should be improved