

Summary of Survey

The Planning and Development Branch conducted a web based survey from December 10, 2008 to January 9, 2009. The survey focused on specific land use issues related to development in residential neighbourhoods. Questions and responses are provided below. Where the survey provided an opportunity to provide additional comments, the responses have been summarized.

Question 1. When new development occurs in existing neighbourhoods, it is known as infill development. What housing forms would you consider to be appropriate for infill development in residential neighbourhoods? (Check all that apply)

Answer Options	Response Frequency	Response Count
Single family units	81.3%	260
Duplexes	51.9%	166
Townhouses	51.6%	165
Fourplexes	35.9%	115
Small walk-up apartments	40.0%	128
High rise apartments	22.5%	72
None	1.9%	6
Other		57
<i>answered question</i>		320
<i>skipped question</i>		0

Summary of responses provided for “Other”

- The City needs more low-income housing designated for aboriginal people and it should be distributed throughout the city
- Keep big, oversized homes in newer neighbourhood
- New development should fit the existing character of the neighbourhood
- The potential increase in traffic should be considered when new development is proposed
- Design guidelines and neighbourhood input should be required for anything more than a duplex
- Limit new development types to the types of existing housing stock in the immediate neighbourhood
- Off street parking should be mandatory
- Apartments should be clustered within a neighbourhood near services and transit
- More low-income rental apartments are needed
- Higher density housing development, whether it apartments or smaller lots, would be beneficial to reduce sprawl and improve transit services
- Higher density development close to downtown, with lower density on the edges of the city
- Mixed use development should be encouraged (residential, office, retail)

- Local Area Plans should be respected
- Secondary suites in conjunction with single family homes should be encouraged (e.g. laneway housing, granny suites, etc.)
- Encourage density and reduce sprawl
- Population density in central areas should be encouraged. Apartments/town houses etc. should be built within walking distance of key services

Question 2. What are the three most important elements that you would use to determine if an infill development is appropriate for a residential neighbourhood? (Check only three. If you have further concerns, please include them in the comment box.)

Answer Options	Response Frequency	Response Count
The effect of the development on local traffic/parking	61.3%	196
The height and size of the building	50.9%	163
Architectural design	46.9%	150
The number of residential units in the building	34.4%	110
General compatibility with surrounding land uses	60.0%	192
Access to public transit	20.6%	66
Close to services and amenities	18.1%	58
Other	7.8%	25
<i>answered question</i>		320
<i>skipped question</i>		0

Summary of responses provided for “Other”

- All new housing developments should include low income housing
- New infill development must fit with the character of the neighbourhood
- Lot size must be similar to those around them
- Commercial development should be permitted on the ground floor of larger infill buildings
- High-rises and multiplexes near the university, downtown and along transit routes
- Fewer apartments, duplexes and townhouses in neighbourhoods
- Architectural design is very important
- Consider the effect on infrastructure – e.g. water and sewer
- All new development should be as sustainable as possible
- Fear of traffic and parking impact should not be as much of a concern as it has been

Question 3. Are you generally in favour of allowing larger residential lots in existing neighbourhoods to be subdivided into smaller lots to provide for new residential development opportunities? (Check all that apply)

Answer Options	Response Frequency	Response Count
Yes	19.4%	62
Yes, if the lot size is not substantially smaller than those on the same block.	29.8%	95
Yes, if a minimum lot size is required.	19.1%	61
Yes, if the new residential development maintains the character of the neighbourhood.	46.1%	147
No, the lot sizes in existing residential areas should not be allowed to be subdivided.	23.8%	76
Additional Comments / Other Conditions		26
<i>answered question</i>		319
<i>skipped question</i>		1

Summary of responses provided for “Additional Comments / Other Conditions”

- Affordable housing is needed for more people. There should be smaller houses beside larger houses
- Montgomery area should not be allowed to subdivide.
- Old neighbourhoods should not be allowed to subdivide. Lots are too small as it is.
- Every lot should have a set proportion of green space
- The city needs to respect and protect the character of it’s current neighbourhoods
- Houses are generally too big now. Large residential lots should be subdivided to allow for housing for more people
- Very wide lots with lands (ex. Grosvenor Park) would be great candidates for subdivision in smaller lots
- Each neighbourhood should be examined to ensure there is adequate parking
- Higher density should be encouraged, if not required
- Amalgamating lots to provide for more affordable housing like duplexes, four-plexes and high rises.
- Allow subdivision if it results in a net increase in density and a more efficient use of land.
- Houses in our neighbourhoods are already too close together
- It’s exciting to see nice new homes being built in the older core neighbourhoods. It is rejuvenating and brings new families into a community.

Question 4. A secondary suite is a small rental accommodation located inside an existing house. Secondary suites are currently only allowed in one unit dwellings. Do you support allowing secondary suites in other types of dwelling units such as duplexes and townhouses? (Check all that apply)

Answer Options	Response Frequency	Response Count
Yes	24.3%	75
Yes, if parking is provided on the site	43.0%	133
Yes, if the residential character of the building is not changed	35.9%	111
Yes, if the neighbours are consulted	18.4%	57
No	24.9%	77
Additional Comments / Other Conditions		20
<i>answered question</i>		309
<i>skipped question</i>		11

Summary of responses provided for “Additional Comments / Other Conditions”

- If there is sufficient parking
- If suite meet fire and safety requirements, electrical service and infrastructure capacities.
- The city needs to deal with all the illegal secondary suites first
- Parking needs to be considered
- As long as it fits with the neighbourhood character
- There is to much rental accommodation in some neighbourhoods, so more should not be allowed
- Infrastructure and neighbourhood services might not be able to deal with the added residents

Question 5. A garden suite is a small dwelling unit built on a residential property that is separate from the main house. The City does not currently allow the construction of garden suites. Do you support allowing garden suites as an option in residential areas of the City?

(Check all that apply)

Answer Options	Response Frequency	Response Count
Yes	24.2%	74
Yes, if parking is provided on the site	36.3%	111
Yes, if the size of the garden suite is restricted	33.3%	102
Yes, if the neighbours are consulted	19.3%	59
Yes, if the design fits the character of the neighbourhood.	39.5%	121
No	27.8%	85
Additional Comments / Other Conditions		25
<i>answered question</i>		306
<i>skipped question</i>		14

Summary of responses provided for “Additional Comments / Other Conditions”

- As long as there is sufficient parking
- The number of people living in them should be restricted (2 maximum)
- Garden suites should be a maximum of 600 square feet and one level (similar to a garage)
- There must be a functional policy in place to address neighbour complaints
- Only if there is a minimum lot size and maximum number of suites (one)
- I feel that this would really destroy the image of Saskatoon and reduce its aesthetic dramatically. As well it is an inefficient use of space.
- The size of the yard should be taken into consideration. Additional parking should be underground or under the living spaces in a building
- Only allow them where the primary residence is owner occupied.
- This great. It results in the use of underutilized city land (lanes and alleys) and a more efficient use of space, without needing highly visible density (apartments)
- A fantastic idea for the older neighbourhoods
- Garden suites would be beneficial to handle the growing baby boomer population that is retiring.
- Garden suites should be limited to single-unit dwellings with adequate lot size
- This is a great idea. We need less urban sprawl in this city.

Question 6. A garage suite is a small dwelling unit built in a detached garage, often built above the garage. The City does not currently allow the construction of garage suites. Do you support allowing garage suites in residential areas of the City? (Check all that apply)

Answer Options	Response Frequency	Response Count
Yes	26.1%	80
Yes, if parking on the site is provided	35.5%	109
Yes, if the size of the garage suite is restricted	27.7%	85
Yes, if the neighbours are consulted	15.3%	47
Yes, if the design fits the character of the neighbourhood.	35.8%	110
No	26.7%	82
Additional Comments / Other Conditions		22
<i>answered question</i>		307
<i>skipped question</i>		13

Summary of responses provided for “Additional Comments / Other Conditions”

- As long as there are clear guidelines to ensure the suites are safe and healthy
- As long as there is sufficient parking
- As long as it’s design fits with the character of the neighbourhood
- Only allow these for single dwelling units on large enough lots
- Any site must meet fire and health safety requirements, as well as electrical service and infrastructure capacities.
- Don’t be so rash as to approve this application as a solution to affordable housing. Build some wartime homes on slab and put them out in University Heights, Stonebridge and Willowgrove
- Another inefficient use of space which will probably result in high crime one way or another.
- Suites should be a maximum of 400 sq ft.
- This is a fantastic idea for the older neighbourhoods.

Question 7. The City currently permits residents to operate a daycare in their home with up to 8 children (including the number of children who live in the home). In most residential areas a daycare with more than 8 children requires City Council approval. Provincial Legislation allows licensing daycares with up to 12 children (including the number of children who live in the home). Should the City increase the permitted number of children in home daycares from 8 to 12? (Click all that apply)

Answer Options	Response Frequency	Response Count
Yes	29.6%	88
Yes, if appropriate drop off and pick up spots provided	21.2%	63
Yes, if appropriate outside play area provided	30.0%	89
No, leave bylaws as they are	40.7%	121
Additional Comments / Other Conditions		34
<i>answered question</i>		297
<i>skipped question</i>		23

Summary of responses provided for “Additional Comments / Other Conditions”

- Daycare facilities should not be allowed to set up in residential neighbourhoods.
- These bylaws should only be changed if the care of the children is considered first
- I think there is a shortage of people providing daycare in the City and this could help
- Yes, if there are accredited daycare workers
- More than 8 kids in a home at one time presents over-crowding issues and dangers to children’s safety.
- This should only be increased if there is more than one person watching the children at one time.
- A size restriction should also be put in place. Too small of a house having 12 kids in it would not be good for a neighbourhood or for the care of the children.
- 12 children is too much for on caregiver and if additional staff are used then it becomes too much of a business.
- Daycare space is limited, so we need to use the resources we have available to ourselves.
- With limited availability for child care in Saskatoon, this Bylaw should be amended to supply demand in the market.
- Yes, only if daycare providers and specialists think it is a good idea.
- Yes, if the caregiver is certified as able to handle that many children.
- Child care is an important need in today’s society, where both parents need to work to make ends meet. Licensed child care is needed and should be allowed.

Question 8. There are currently over 2900 licensed home based businesses in Saskatoon. This important business sector continues to grow, and now accounts for 35 percent of all licensed businesses in the city. The City of Saskatoon is considering more flexible guidelines for home based businesses in order to encourage and support this business sector. The current regulations permit up to 5 client visits per day. Would you support an increase to 10 client visits per day for home based businesses?

Answer Options	Response Frequency	Response Count
Yes	75.0%	228
No	25.0%	76
If no, how many do you feel is appropriate?		66
<i>answered question</i>		304
<i>skipped question</i>		16

Summary of responses provided for “how many do you feel is appropriate?”

- Up to 7. One per hour for most business hours.
- It depends on the business...more traffic, noise, garbage all have an impact on the surrounding area.
- As long as the neighbourhood compatibility is maintained. Discretionary use approval should be required.
- Leave it the way it is – too much traffic on a residential street if more than 5
- Parking must be provided
- There should not be a limit as long as business is conducted in a manner in which it does not disrupt the community.
- Increase it, but only allow one or two clients at a time unless off-street parking is provided
- Visits should be unlimited; if a business is getting 20 visits per day they would probably move to a commercial space.
- Businesses should not be limited by the number of visits per day, but rather by the number of expected simultaneous visits.
- Increase it to 10, but only if the traffic and parking did not negatively impact neighbours.
- 5 is enough. Stricter bylaws about delivery trucks are also needed.

Question 9. The current regulations do not permit a non-resident employee working at the home, unless City Council approval is granted. Would you support a policy to allow one non-resident employee for all home based businesses, if an off-street parking space is provided?

Answer Options	Response Frequency	Response Count
Yes	86.8%	264
No	13.2%	40
If no, what are your concerns?		27
<i>answered question</i>		304
<i>skipped question</i>		16

Summary of responses provided for “what are your concerns?”

- It depends on the business
- Only if off street parking is provided
- I would support this measure to help businesses grow.
- If the home based business requires additional employees to operate, it is too big to continue as a home business.

Question 10. What are the most important planning/land use issues in your neighbourhood? (Choose up to four. If you have further concerns, please include them in the comment box.)

Answer Options	Response Frequency	Response Count
Parking	39.0%	112
Traffic management	49.8%	143
Access to public transit	24.7%	71
Pedestrian/cycling issues	41.8%	120
Redevelopment of existing sites	31.7%	91
Property maintenance	36.9%	106
Heritage preservation	17.4%	50
Housing affordability	39.4%	113
Access to civic facilities	20.9%	60
Availability of park space	25.4%	73
Other (please specify)		53
<i>answered question</i>		287
<i>skipped question</i>		33

Summary of responses provided for “Other”

- Parking at schools
- Speed bumps on main streets
- The destruction of natural areas such as ponds and natural bush to development new areas
- The huge increase in over-the-speed-limit traffic on Clarence

- The architectural character of Varsity View (and it's decline due to stucco monstrosities that are being built)
- Maintenance of suburban walkways
- Maintenance of existing infrastructure
- Access to public transit
- Late night traffic around Broadway
- Lack of character and community feeling (in Lakewood Suburban Centre and other similar areas)
- Access to quality off leach areas in the core neighbourhoods/city centre
- The need to upgrade existing infrastructure
- The proposed McKercher/Berini connection in Arbor Creek has not been built and is turning into a mosquito breeding area
- I do not want to see the Mayfair Pool closed
- Lack of active monitoring and enforcement of City Bylaws
- Parking issues
- People speeding on Clarence and showing no regard for pedestrian crossings
- Too many condo projects around Market Mall
- Parking around the high school in Silverwood
- Easier access to local grocery/convenience stores.
- We need more sustainable neighbourhoods that encourage the use of green space, community interaction and walking to basic amenities
- Landlords not maintaining there properties
- We need a better recycling program
- Existing zoning needs to be enforced
- Too many cars on the roads, too few pedestrians, bikers and bus riders
- Park space
- Public Transit
- Walkability
- Accessibility of retail
- The lack of cycling facilities in Saskatoon
- Slumlords
- Transit is difficult to use. More dense housing along transit routes and at neighbourhood centres is required for public transit to be more efficient.
- More community gardens and habitat for wildlife.
- More use of native plants (xeriscaping)
- Safety of residents walking in the streets
- Poor snow removal and garbage pick up.
- We need curb side recycling
- We need more detailed development guidelines and architectural controls
- Closing of pedestrian walkways is causing problems for walkers

Question 11. What is the best way to notify you about planning/land use issues in your neighbourhood and the City? (Check all that apply)

Answer Options	Response Frequency	Response Count
Mail/Flyer	62.9%	185
E-mail	57.1%	168
City Web page	27.9%	82
The Star Phoenix	41.5%	122
The Saskatoon Sun	17.7%	52
Poster on site	20.1%	59
Other (please specify)		13
<i>answered question</i>		294
<i>skipped question</i>		26

Summary of responses provided for “Other”

- Via our community association
- Radio
- Via a more comprehensive planning and land section on the City web site.
- Community Newsletters
- Expand the radius that flyers are delivered around a site when re-zoning or new developments occurs.
- Via a blog for planning and urban design issues in our city
- Water bill stuffer
- Postering is very effective in areas that are more pedestrian friendly

Question 12. What neighbourhood do you live in?

Adelaide-Churchill – 8	Richmond Heights – 1
Airport Business Area – 0	River Heights – 3
Arbor Creek – 8	Riversdale – 7
Avalon – 3	Silverspring – 6
Brevoort Park – 6	Silverwood Heights – 5
Briarwood – 6	Stonebridge – 3
Buena Vista – 1	Sutherland – 6
Caswell Hill – 9	University Heights Suburban Centre – 3
Central Business District – 2	Varsity View – 5
City Park – 17	Westmount – 1
College Park – 8	Westview – 4
Confederation Suburban Centre – 8	Wildwood – 6
Dundonald – 11	Willowgrove – 1
Eastview – 8	
Erindale – 4	
Exhibition – 4	
Fairhaven – 3	
Forest Grove – 5	
Greystone Heights – 3	
Grosvenor Park – 4	
Hampton Village – 2	
Haultain – 14	
Holiday Park – 1	
Holliston – 3	
Hudson Bay Park – 0	
Kelsey-Woodlawn – 0	
King George – 4	
Lakeridge – 6	
Lakeview – 10	
Lakewood Suburban Centre – 1	
Lawson Heights – 1	
Lawson Heights Suburban Centre – 0	
Massey Place – 3	
Mayfair – 4	
Meadowngreen – 9	
Montgomery Place – 2	
Mount Royal – 2	
North Park – 4	
Nutana – 15	
Nutana Park – 5	
Nutana Suburban Centre – 0	
Pacific Heights – 7	
Parkridge – 5	
Pleasant Hill – 0	
Queen Elizabeth – 5	

Question 13. Are you involved with a community association, business group or other similar organization?

Answer Options	Response Frequency	Response Count
Yes	30.0%	87
No	70.0%	203
If Yes, which group are you affiliated with?		75
<i>answered question</i>		290
<i>skipped question</i>		30

Meadowgreen Community Association, Buena Vista Cycling Club, West Industrial LAP, Riversdale Industrial League, Beuna Vista Community Association, Holiday Park Community Association, Caswell Hill Community Association, Business Network International, St. Angela School Community Council, St. Ann's Senior Citizen Village Corporation, Parkridge Community Association, Saskatoon Elks Club, City Park LAP, Silverspring Community School, South Nutana Park Community Association, Brevoort Park Community Association, Nutana Community Association, Riversdale BID, East College Park Community Association, Lakeview Community Association, Saskatoon Chamber of Commerce, Dundonald Community Association, Pacific Heights Community Association, Broadway 360, Saskatoon Housing Authority, Saskatoon Housing Coalition, Sutherland/Forest Grove Community Association and Silverspring Community Association.

Question 14. Do you have any other comments to add?

- Please keep the Mayfair pool open
- Please ensure there is a better mix of people from different socio-economic statuses throughout the City's neighbourhoods
- City wide recycling program is needed
- Natural elements of an area should be preserved when building new neighbourhoods
- I am concerned with the number of larger duplexes and multiplex dwellings, which increase traffic and people in the neighbourhood
- Riversdale needs to ensure it's heritage is preserved and promoted
- New development needs to fit the character of the neighbourhood/street it is on.
- All new streets should be numbered or alphabetized
- Keep bicycle parking and pathways in mind in new developments and when re-developing areas
- More consultation is important when development is occurring
- The character of Varsity View is being destroyed by new development
- More mixed use of land in all of our neighbourhoods. More bike routes, greater population and more areas with a mix of residents and workplaces
- Parking in multiunit dwellings need to be addressed
- You are doing great work!

- The city needs more single family homes with bigger yards
- The City needs more Affordable Housing
- Existing infrastructure needs to be re-furbished, especially in the core neighbourhoods
- More off leash dog areas are required, particularly in the core
- There needs to be more small scale businesses in residential neighbourhoods
- Rising rents need to be addressed.
- More consultation of people from the area around where developments are being proposed.
- Single family homes and multi unit dwellings should not be in the same area. They should be segregated.
- Larger lots are needed in the newer subdivisions
- Open up more commercial land
- Taxes are too high for the services provided
- Density is good. We also need a grocery store in the downtown.
- Large quickly built, sprawling neighbourhoods with poor access to public transit is not a direction I would like to see continued in Saskatoon
- Community Associations should be notified at the earliest stage of a proposed change in existing neighbourhoods
- Densify! It leads to increased economic benefits as well as increased overall sustainability.
- Integrated street grids instead of crescents and cul-de-sacs should be developed to reduce dependence on cars and provide for more social, walkable neighbourhoods
- More encouragement for heritage preservation and re-use of older housing stock.
- Please look at traffic calming on Preston Avenue
- Please keep our community the way it is and don't make it crowded any further.
- We need bike paths, dedicated bus lanes, increased density, and more green space.
- Too many duplexes being built in the city
- Saskatoon must enact policy to accommodate greater density in all of its neighbourhoods.
- Infill development is good, but it must occur in areas with reasonable access to services and other daily amenities
- It is critical to increase the density of our city and to limit the suburban sprawl