

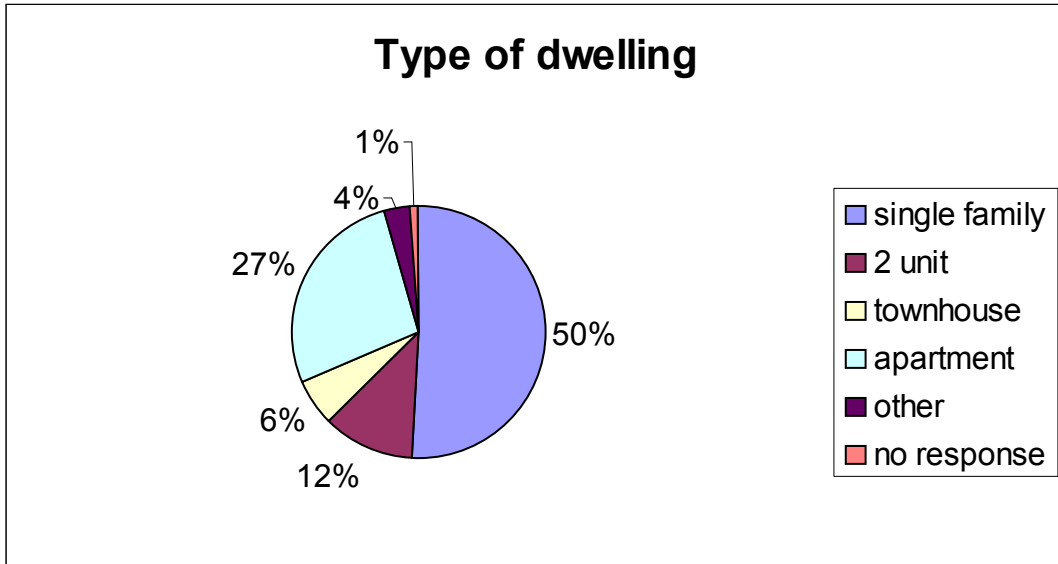
RESIDENT SURVEY RESULTS**Question 1: What street do you live on?**

Street Name	# of Respondents	% of Total
Babbitt Street	1	.5
Baker Street	16	8.12
Balsa Street	3	1.5
Bowlen Street	2	1
Byng street	3	1.5
Cliffe Street	3	1.5
Clark Court	1	.5
Crerar Court	1	.5
Devon Avenue	3	1.5
Friel Street	2	1.0
Gill Street	4	2
Gibson Street	8	4.0
Hayes Street	1	.5
Henry Street	8	4.0
Hughes Street	0	0
Jaffrey Street	3	1.5
Miles Street	8	4.0
McKeen Street	8	4.0
Neil Street	3	1.5
Pine Street	5	2.5
Prince Street	5	2.5
Ryan Court	3	1.5
Smith Street	9	4.5
Station Road	0	0
St. Mary's Street	4	2.0
Titus Street	3	1.5
Union Street	42	21.3
Waterford Lane	9	4.5
No Street Indicated	39	19.7

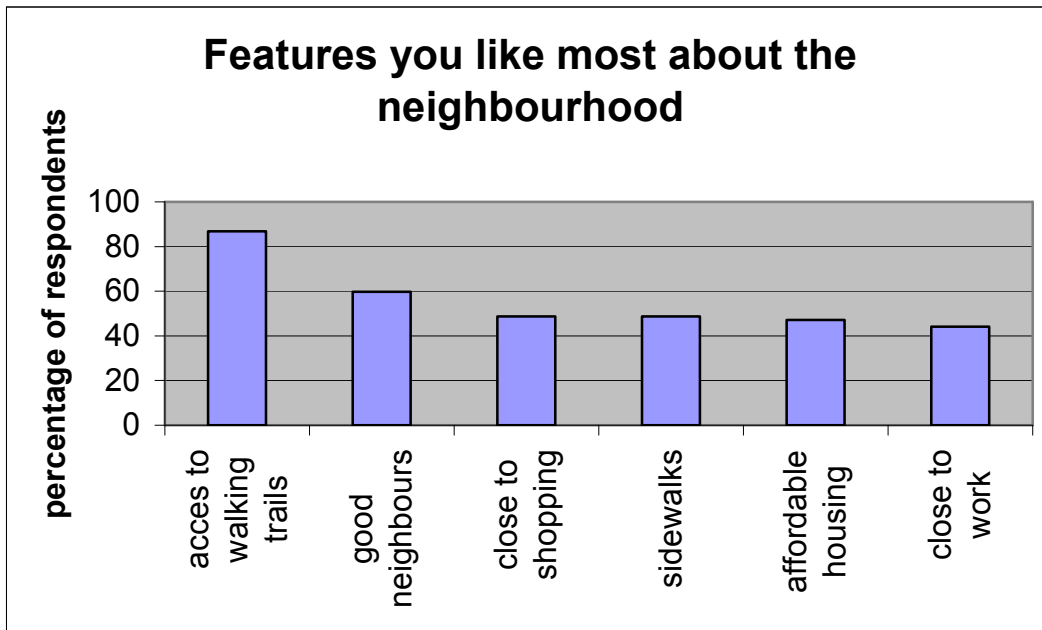
Question 2:**How many years have you lived in the Union Street neighbourhood?**

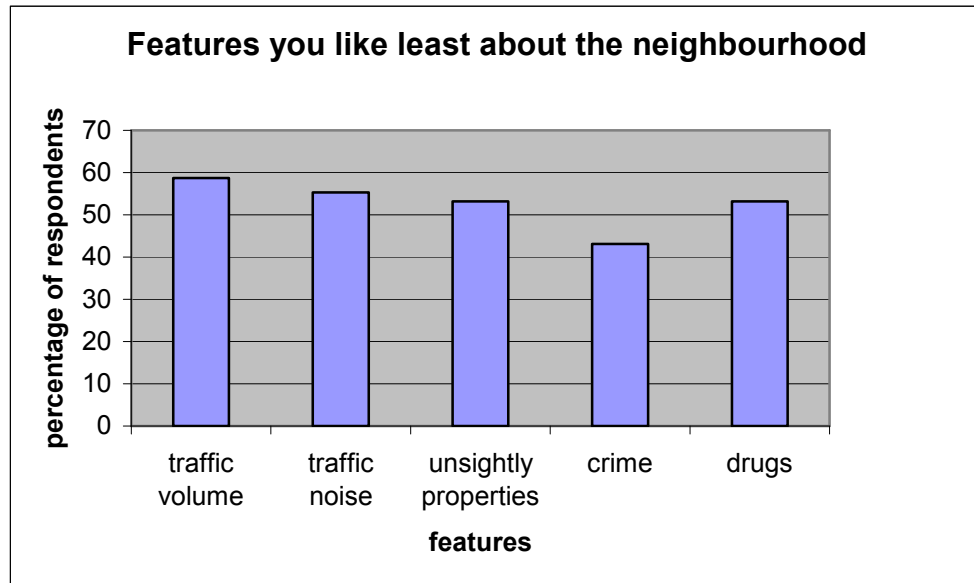
	< 2	2 to 5	6 to 9	10 to 19	20 to 29	30+
# of respondents	45	35	27	35	21	36

Question 3:
What type of dwelling do you live in?



Question 4:
What features do you like most about your neighbourhood?



Question 5:**What features do you like least about your neighbourhood?****Question 6:****In your opinion, what would make your neighbourhood a better place in which to live? (most common responses)******Zone A- Westmorland St. Bridge – St. Mary’s Street**

- Less traffic volume
- Less drug houses and better policing
- Less rooming houses and illegal units
- Better sidewalk conditions, more wheelchair accessibility
- Another walking bridge close to downtown; another way to get to Marysville to take traffic off Union; additional ramp to get some of the traffic off Union Street
- Landlords to clean up properties- both dwellings and land
- Better housing development on vacant lots
- More businesses, improved properties, more visible police presence
- Fix run down houses, add parkland, no more ugly strip malls
- Should have a hedge along riverfront drive to cut down on the traffic noise and loud music, motorbikes

Zone C- Clark Street – Titus Street

- More police presence on foot and in cars. Enforcing laws and stopping the speeding at all hours of the day. Less heavy vehicles and fines for using jake breaks
- Something to encourage pride in home ownership
- Devon Lumber should NOT be permitted to run loud machinery starting at 6am, 8am would be tolerable.

- Have ball games end by 10pm
- Construction of Fort Nashwaak, continuation of trail through new development before Cliffe Street.
- Continue to emphasize residential use, but do not insert townhouses/apartment complexes into area with single-family dwellings.
- Less truck traffic
- Ramp to the river street off of Westmorland St. Bridge toward Devon
- A more intense scrutiny of premises owned by absentee landlords!
- Increase number of crosswalks
- Better animal control

Zone D- Union Street from Zone C to Waterford Lane

- Public relations campaign to get rid of drug houses
- People should be required to keep their properties in respectable condition; Diamond Construction has always been an eyesore
- Less out of town landlords
- Re-instate community police station on Union Street
- Funding for Boys and Girls club in Devon to hold family fun day to encourage neighbourhood feeling
- Completion of the Ring Road bypass
- Lower traffic volumes
- More/better transit service to North side
- More public telephones, more postal outlets
- Complete trail along river, improve Carleton Park including barrier/beam to limit spring flooding, install walking bridge across Carleton St. piers, control new developments particularly insofar as height is concerned
- The vacant land located between 955 Union Street and the Nashwaak River should be developed into a park with access to the River
- Less noise, more safety, and child-friendly environment
- Better traffic management, consideration for pedestrians, more community oriented presence as opposed to commercial, more green space
- Traffic lights at Union and Clark, Devon Plaza, Cliffe Street and Union, Waterford Lane

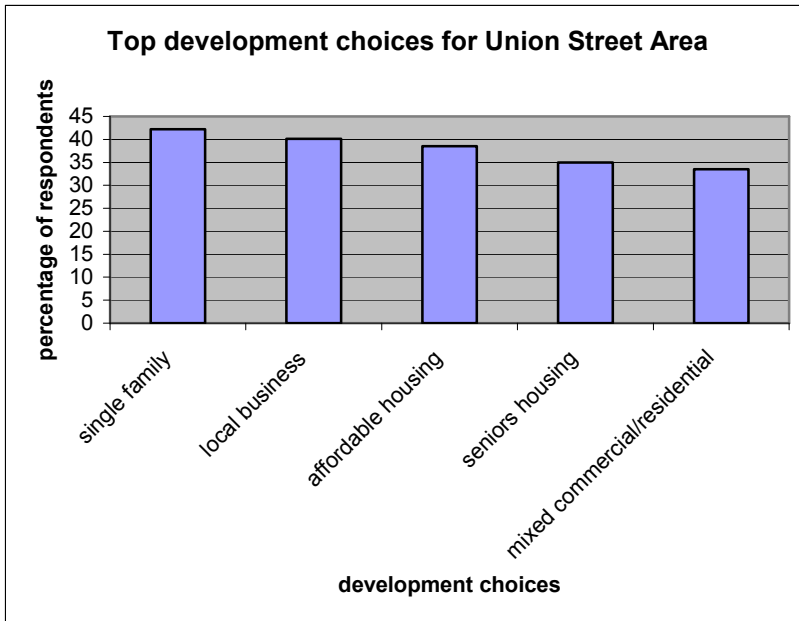
Zone E- no street name given

- More crosswalks
- More police presence, police neighbourhood watch program to deal with drug issues, police taskforce on crime, more community driven beautification initiatives
- Fewer multi-apartment houses attracting less desirable tenants
- Regulations on maintenance of rental units
- Clean environments, less vandalism and unsightly properties
- Improvement to existing soccer field (i.e. Baker St)- possibly using the York Arena as an indoor soccer facility (or something else) vs. tearing it down
- Street repair
- Continue redevelopment of Union Street area with a good mix of older/newer residences and small commercial development
- Enforcement of speed limits on Union;
- A bank such as CIBC or Scotia
- Gentrification of Union Street
- A speed bump on Gill Street

**Question 7:
How do you rate the following in your neighbourhood?**

	Excellent	Good	Fair	Poor	Don't Know
Close to parks	141 71.6%	46 23.4%	7 3.6%	1 .5%	2 1%
Physical condition of housing	15 7.6%	72 36.5%	75 38.1%	33 16.8%	2 1%
Access to neighbourhood shopping/services	35 17.8%	97 49.2%	54 27.4%	8 4.1%	2 1%
Physical condition of trails	59 29.9%	115 58.4%	15 7.6%	1 .5%	7 3.6%
Mix of uses within the neighbourhood	5 2.5%	76 38.6%	57 28.9%	12 6.1%	47 23.9%
Crime prevention/police presence	3 1.5%	50 25.4%	78 39.6%	53 26.9%	13 6.6%
Safe walking environment	11 5.6%	70 35.5%	90 45.7%	25 12.7%	1 .5%
Visual appearance of Union Street	4 2%	33 16.8%	82 41.6%	76 38.6%	2 1%
Neighbourhood identity	7 3.6%	49 24.9%	76 38.6%	37 18.8%	28 14.2%

**Question 8:
What type of new development would you prefer to see in the Union Street Area ?**



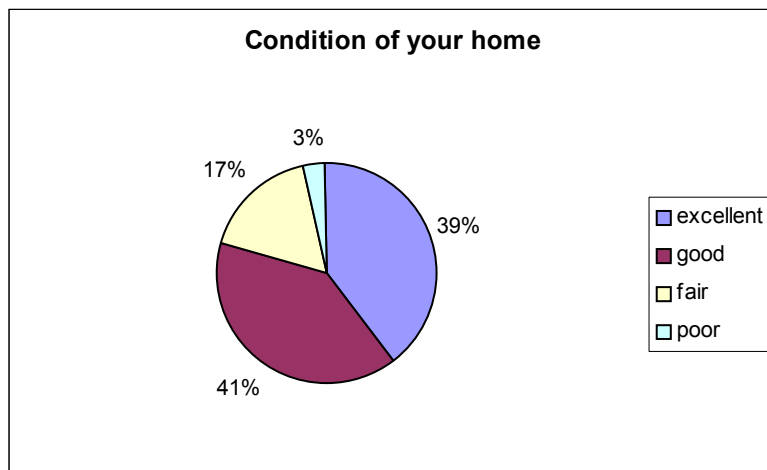
Question 9:

Approximately, how old is the dwelling in which you live?

1 – 10 years	25 respondents
11 - 25 years	7 respondents
26 - 50 years	46 respondents
51 - 75 years	27 respondents
75 -100 years	61 respondents
101-150 years	28 respondents
+150 years	3 respondents

Question 10:

Please indicate the condition of the dwelling in which you live.



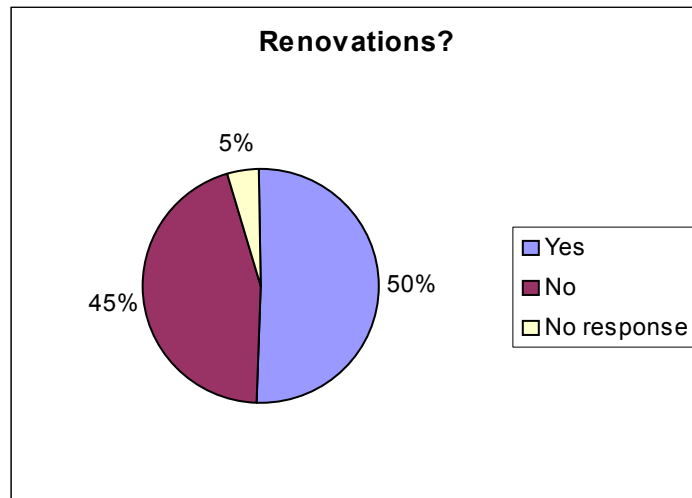
Question 11:

Have you and/or the current owner of the property or to your knowledge the previous owners/occupants undertaken any renovations, repairs, or construction at your place of residence since 1994?

	Number of respondents	% of respondents
Yes	149	75.6%
No	45	22.8%
No response	3	1.5%

Question 12:

In the next 2-5 years do you and/or the current owner of the property intend to undertake and renovations, repairs or construction at your place of residence?



Question 13:

In your opinion, should measures be taken to protect areas with historic homes?

	Numbers of respondents	% of respondents
Yes	172	87.3%
No	21	10.7%
Unsure	2	1%
No response	2	1%

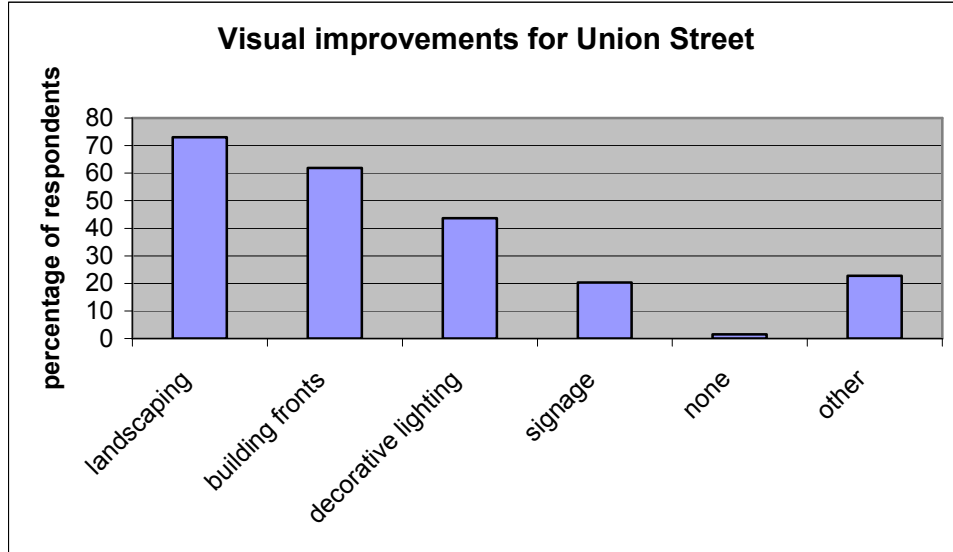
Question 14:

In your opinion, how attractive visually is the commercial portion of Union Street between St. Mary’s and Clark Street?

	Number of respondents	% of respondents
Very attractive	2	1%
Somewhat attractive	24	12.2%
Neither	64	32.5%
Somewhat unattractive	58	29.4%
Very unattractive	41	20.8%
Don’t know	8	4.1%

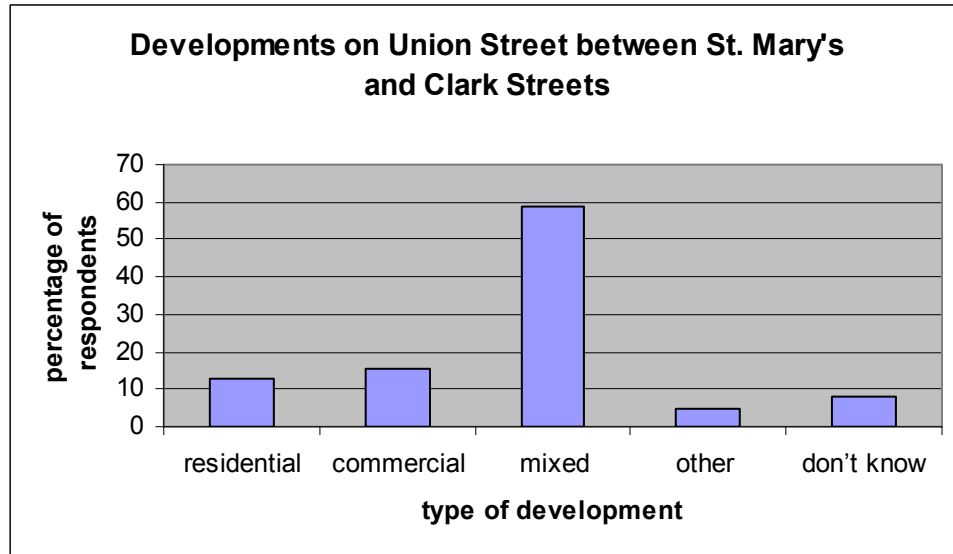
Question 15:

In your opinion, what visual improvements, if any, should be made to the section of Union Street between St. Mary's street and Clark Street? (please circle as many as apply)



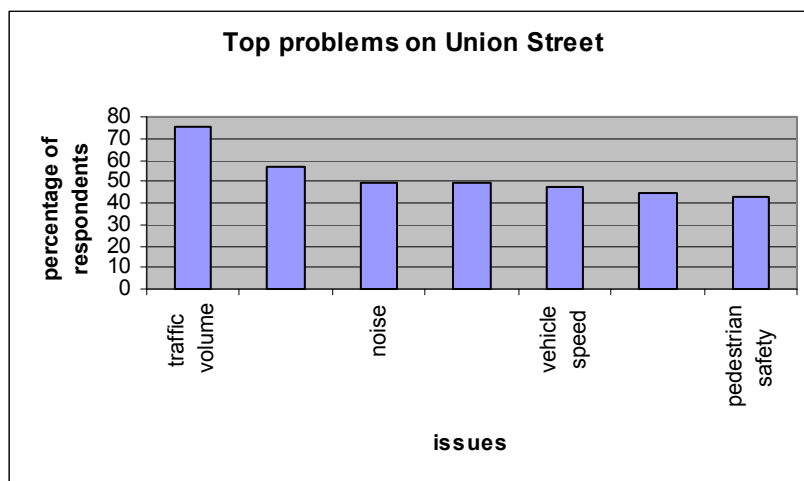
Question 16:

What type of development would you prefer on the portion of Union Street between St. Mary's Street and Clark Street? (choose one)



Question 17:

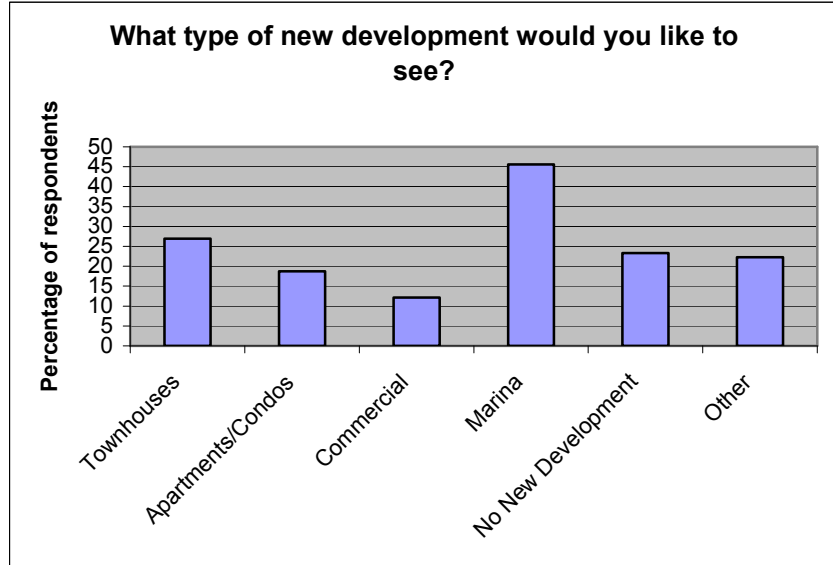
**In your opinion, are any of the following considered a problem on Union Street?
(circle all that apply)**

**Question 18:**

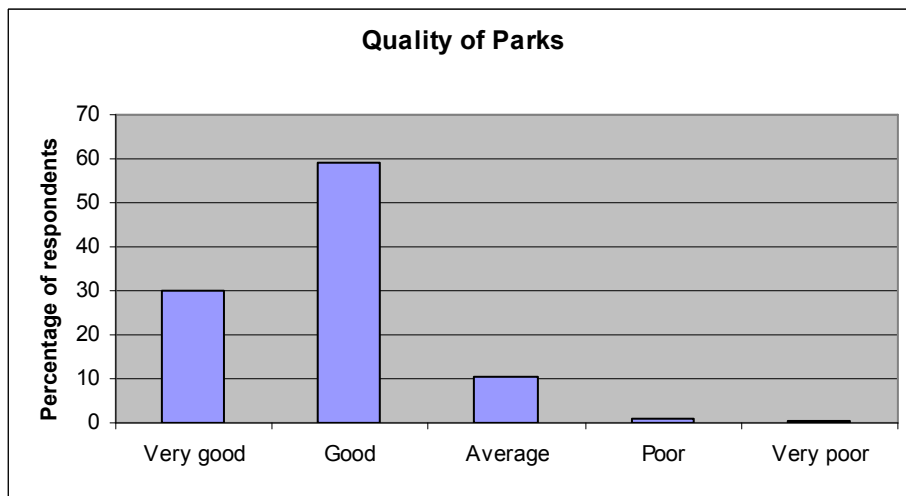
Please indicate whether you agree or disagree with the following statements:

Statement	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Overall, the Union Street Neighbourhood is safe	0 0%	64 32.5%	88 44.7%	43 21.8%	2 1%
Overall, the Union Street Neighbourhood is improving	7 3.6%	111 56.3%	59 29.9%	19 9.6%	1 .5%
Multi-family residential developments i.e. apartments/condos are appropriate along the Saint John River	13 6.6%	67 34%	45 22.8%	57 28.9%	16 8.1%
Views to the Saint John River from the neighbourhood should be preserved	113 57.4%	66 33.5%	17 8.6%	1 .5%	0 0%
I feel I am part of a community/neighbourhood	30 15.2%	87 44.2%	63 32%	13 6.6%	4 2%
I consider the Union Street Neighbourhood to be a visually attractive place to live	8 4.1%	44 22.3%	70 35.5%	63 32%	12 6.1%
In my opinion the quality of housing in the neighbourhood is improving	8 4.1%	99 50.3%	62 31.5%	27 13.7%	1 .5%
I have access to convenient services and places to shop within the neighbourhood	33 16.8%	111 56.3%	31 15.7%	20 10.2%	2 1%

Question 19:
In your opinion, what type of development, if any, would you prefer along the Saint John Riverfront?



Question 20:
Please rate the overall quality of the parks and trails in the neighbourhood.



Question 21:

What improvements would you make to the parks and/or trail system within the neighbourhood? (most common responses)**

Zone A

- Trail expansion past the condos and St. Mary's First Nation
- Keep dogs off of the trail
- The garbage cans at the park near Tim Horton's are frequently overflowing
- Improved lighting and police patrols on trails
- Increase access for persons with disabilities
- Better drainage arrangements for under Westmorland bridge
- Cut trees back
- Complete the trail system from Cliffe St through to the Sullivan property portion
- Would like to see another walking bridge built on the old bridge ramps that have been left in the river. Access to the riverfront trail could be improved, especially from Clark St.
- More parkland/playgrounds, picnic area, concert area, boat rental
- No removal of garbage cans in the winter- necessary for poop and scooping

Zone C

- More police patrols at night and better lighting
- Extend the trail along the river
- Eastern portion of Carleton Park needs to be elevated to eliminate water from pooling in the green area and on the trail.
- More trash cans, playground equipment, drinking fountains and lighting
- More neighbourhood watch people on the trail to make it safe and prevent crime
- Finish the trails along the Saint John River behind the new townhouses.
- Add public washrooms at Carleton and Henry Parks.
- Lighting behind Kelly Tire on the trail
- At times there is a foul smell coming from the pollution control center on Barker Street.
- Cut down some of the foliage along the trails
- Improve parking lot on Union Street by underpass to encourage people to walk to work and in winter groom the approach to walking bridge for easier access
- Pave some trails for inline skating/biking
- Increase trail beautification , trail along the river on the south side is nicer
- Evening entertainment at Carleton Park?
- Build park where Irving tanks used to be
- Add lighting on trail ramp down to parking area (near Craig Electric)
- Boardwalk out in the water- more access to the water and things to do for an afternoon

Zone D

- The park trails should be naturalized and be more people sensitive, provide more shade in the park, replace native trees that have been lost in storms
- Resurface trail and remove grass between old bridge and Main Street
- More garbage cans
- More patrols along the walking trail
- Clear trails in winter to allow for accessibility
- Move the boat launch as far downstream as possible, develop the roadhouse.

- Extend bridge over St. John River from Carleton Street to connect walking trails into city centre area - use old bridge sections to extend bridge and walking trails
- More lighting; more benches; emergency phone
- Remove graffiti
- Cut back trees and clean up garbage
- More crosswalks to walking trails
- Connect the trail continuously where it gaps out, in both directions; don't compromise shore, birds, etc for the trail through- move it further in or whatever
- Create a croquet green similar to lawn bowling green at Wilmot
- Park mowing/maintenance needs to be more frequent

Zone E

- More patrols on walking trails- especially early in the morning and later in the evening; upgrade existing parks and pools
- Enforce laws for people not picking up their dog poop
- Hard surfacing the trails to improve cycling conditions, continued expansions of the trail system, clean up of backs of businesses along trail between Pine St. and St. Mary's St. (removal of vandalism, collection of garbage, etc.)
- Access to the parks and the quality of them should be improved. The number and size of parks should be increased. Also, please take steps to increase public awareness of services and facilities offered and available for public use
- Better lighting at night
- More trees, park benches, water fountains, picnic tables, playground equipment
- Consider additional monitoring for safety on the trails

Question 22:

In your opinion, what facilities are lacking in Carleton Park ? (most common responses)**

- Public restrooms
- Picnic shelters/picnic tables
- Benches
- Garbage cans
- Drinking fountain
- Marina
- Children's play equipment

Question 23:

Please use the space below to indicate any land use issues you feel should be addressed in the updated Union Street Secondary Plan and any other comments you wish to make concerning your neighbourhood. (most common responses)**

- Zoning or the creation of a historic district should be used to keep the old homes in the neighbourhood from being turned into apartments
- Complete the trails so that they are continuous
- Create another bridge for pedestrians and bicycles
- Preservation of green space, protect the parks and trails
- Keep commercial activity between St. Mary's Street and Clark Street
- More traffic lights on Union Street

Question 24:

Including yourself, how many people live in your residence?

	Number of respondents	% of respondents
1	53	26.9%
2	81	41.1%
3	27	13.7%
4	18	9.1%
5	8	4.1%
6	3	1.5%
7	3	1.5%
No response	4	2%

Question 25:

Including yourself, what are the ages of the adult members (18+) of your household?

Age range	# of household members
18-24	55
25-34	70
35-44	67
45-60	119
61-74	53
75+	18

Question 26:

Do you have children under the age of 18 living permanently at home?

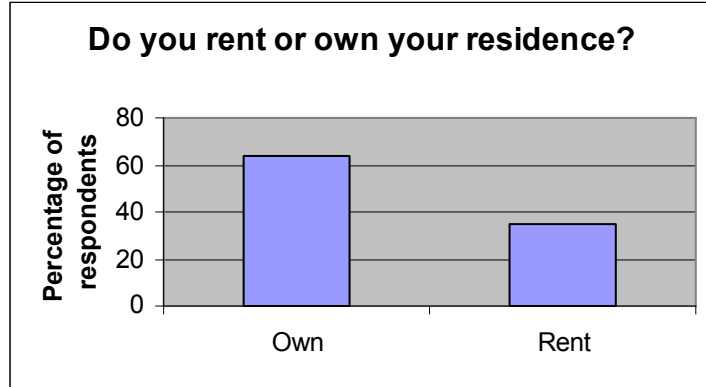
	# of respondents	% of respondents
Yes	42	21.3%
No	154	78.2%
No response	1	.5%

If yes...

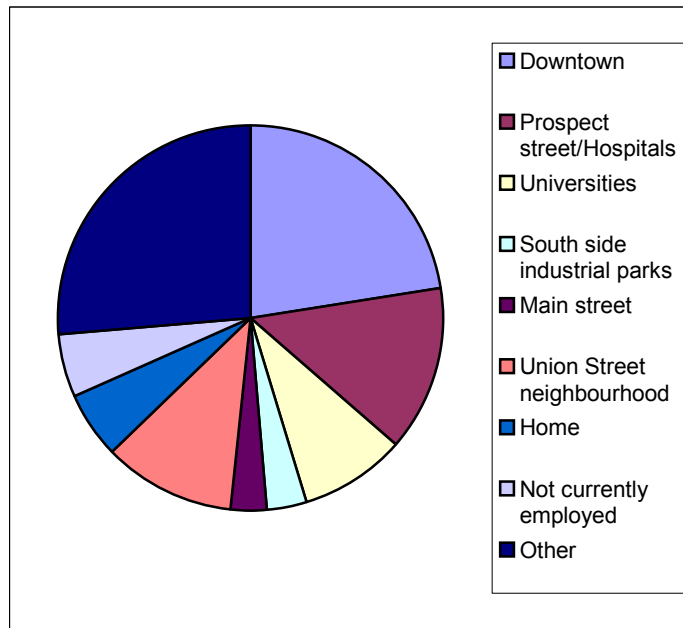
Approximate age of building in years	# of respondents
1	27
2	9
3	5
4	0
5	1

* Age of children range from 1 - 17

Question 27:
Do you rent or own your residence?



Question 28:
In what general area of the city do the members of your household over 18 years of age work?



Question 29:
Do you and other members of your household have regular access to the Internet at home?

	# of respondents	% of respondents
Yes	148	75.1%
No	48	24.4%
No response	1	.5%

Question 30:

If given the opportunity would you attend a public meeting to discuss the Union Street neighbourhood and the current update of the Union Street Secondary plan?

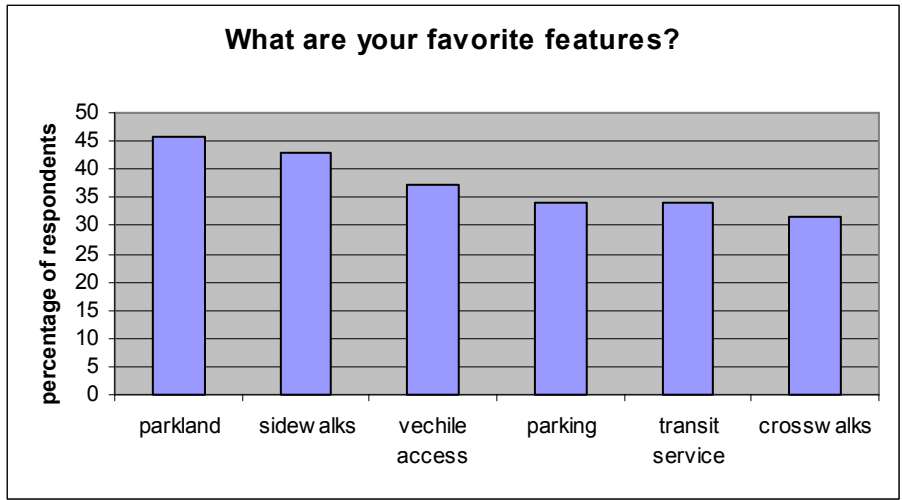
	# of respondents	% of respondents
Yes	153	77.6%
No	26	13.1%
Maybe	6	3%
No response	3	1.5%

**** for a complete list of written responses please see the Union Street Neighbourhood Secondary Plan Survey Analysis.**

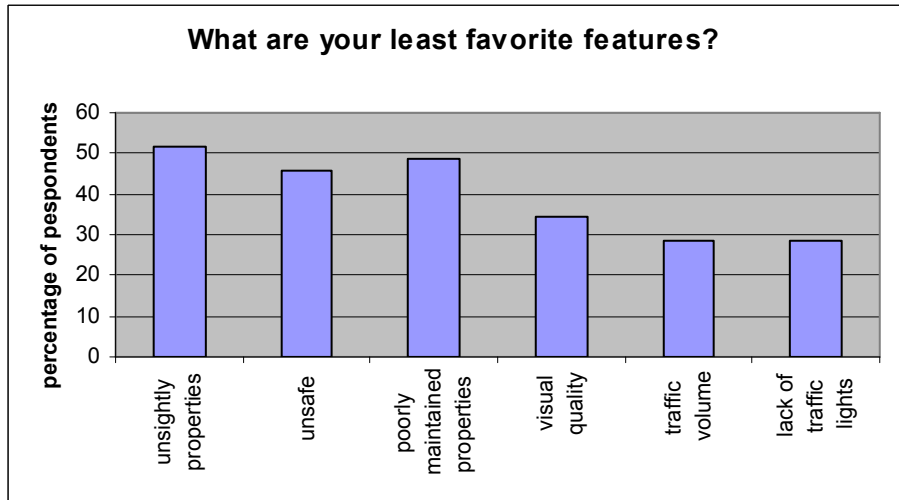
NON-RESIDENT SURVEY RESULTS**Question 1:****On what street is your business and/or property located? (street name only)**

Street Name	# of Respondents	% of Total
Babbitt Street	1	2.8
Baker Street	1	2.8
Balsa Street		
Bowlen Street		
Byng street		
Cliffe Street	1	2.8
Clark Court	1	2.8
Crerar Court		
Devon Avenue		
Friel Street		
Gill Street		
Gibson Street	4	11.4
Hayes Street		
Henry Street		
Hughes Street	2	5.7
Jaffrey Street	2	5.7
Miles Street	1	2.8
McKeen Street		
Neil Street	1	2.8
Pine Street	1	2.8
Prince Street	1	2.8
Ryan Court		
Smith Street		
Station Road	1	2.8
St. Mary's Street		
Titus Street		
Union Street	21	60.0
Waterford Lane		
No Street Indicated	1	2.8

Question 2:
What features do you like most about your neighbourhood?



Question 3:
What features do you like least about your neighbourhood ?

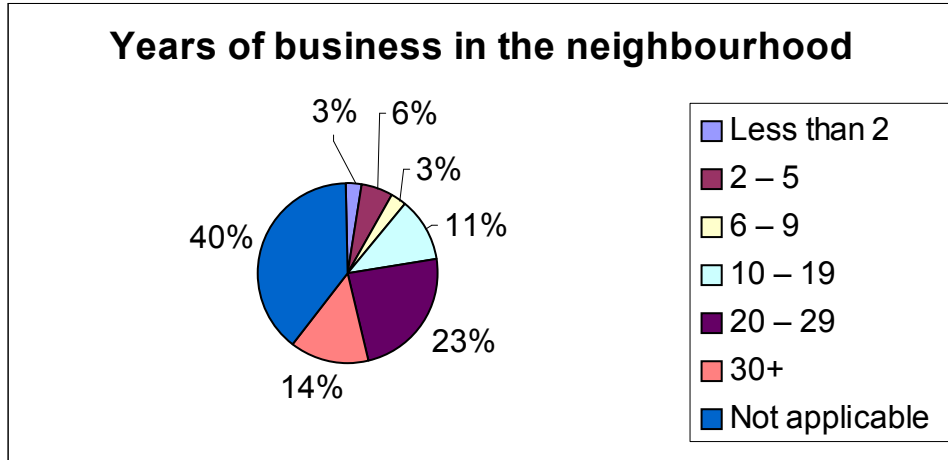


Question 4:
Do you... (Please select all that apply and proceed to the appropriate question(s))

	# of Respondents	% of respondents
Own a property	23	65.7%
Own a business	16	45.7%
Manage a business	6	17.1%
No response provided	1	2.9%

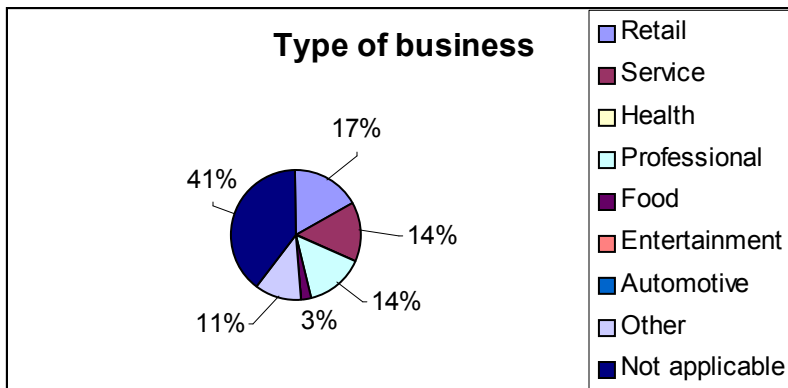
Question 5:

How many years have you owned and/or managed a business in the Union Street neighbourhood (see neighbourhood map on cover page)?



Question 6:

What type of business do you own and/or manage?



Question 7:

How many staff members are employed at your place of business?

	Number of employees
Less than 2	1
2 – 5	6
6 – 9	3
10 – 19	4
20 – 29	2
30+	4
Not applicable	15

Question 8:

If you had the opportunity would you expand your business?

	# of respondents	% of respondents
Yes	12	34.3%
No	8	22.9%

Question 9:

Approximately, how old is the building in which you conduct business?

1 – 10 years	2 respondents
11-25 years	4 respondents
26-50 years	9 respondents
51-100 years	4 respondents
+ 100 years	1 respondent

- Approximate average = 46 years old

Question 10:

Please indicate the condition of the building.

	# of respondents	% of respondents
Excellent condition	9	25.7%
Good condition	8	22.9%
Fair condition	3	8.6%
Poor condition	0	0%
Not applicable	15	42.9%

Question 11:

In the next 2 – 5 years do you/or the current owner of the property intend to undertake any renovations, repairs or construction at your place of business?

	# of respondents	% of respondents
Yes	7	20%
No	13	37.1%

If Yes, please specify:

- Roof
- Paving, facility upgrades
- We would like to improve our storefront's curb appeal- finances permitting
- Interior renovations and upgrades occur regularly- it would be nice if the co-owner upgraded the entrance
- Building needs essential maintenance and face lifting
- Complete improvement for leasing purposes- 1500 sq

Question 12:

In your opinion, what actions, if any, would improve the business climate on Union Street? (summary of responses)**

- Traffic flow; clean up walking trail- bushes, maybe better lighting restore some of the older buildings
- Widen- make it more like Main Street; maybe consider changing its name and image- one continuous Main Street
- Traffic lights to Plaza with fewer driveways; landscaping in business area
- Traffic lights between Hughes Street and Clark Street (on Union)
- Traffic light at the Plaza; unsightly building fixed up; corners of Cliffe/Union upgraded
- More community policing presence; lights at intersection of Union & Hughes; widen Hughes Street
- More consistent of signage such as fast food company signs are too industrial looking to scale of historic homes
- Need to attract more long term businesses- more appealing than used car lots and pawn shops
- Improving landscaping (i.e. trees, green spaces in parking lots, less vacant run down buildings, better access to Union from shopping venues, increased mix of commercial activity
- Make the area more desirable and safe; remove or renovate derelict properties; add more stop lights; maybe expand to 4 lanes
- Close Northside Sports Bar on Clark St;
- More business drawing more shoppers and keeping them here

Question 13:

What other business, if any, would you like to see established in your neighbourhood? (summary of responses)**

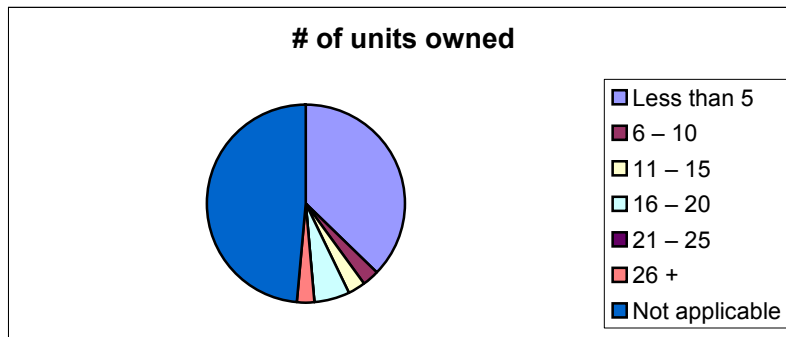
- Fine dining restaurants
- More high end housing
- Laundromat
- Quality restaurant; art gallery; bookstore
- Retail- giftware, clothing
- More locally owned and run businesses (sports store, clothing stores, toy stores)
- Nice restaurant- not fast food; big grocery store chain
- Convenience store
- Clothing stores, speciality shops
- Professionals, shopping, retail, service
- Health Center (clinic with MD's- NP's- Physio)

IF YOU DO NOT OWN PROPERTY PLEASE PROCEED TO QUESTION #17

Question 14:
What type of property do you own?

	# of respondents
Residential (i.e. apartments, multi-units, etc)	17
Commercial	9
Institutional	0
Industrial	0
Vacant	2
Other	1
Not applicable	8

Question 15:
If you own residential property in the Union Street Secondary Plan Area, how many units do you own?



Question 16:
If you own residential property do you intend to construct additional units?

	# of respondents
Yes	5
No	13
Not applicable	17

If yes please specify:

- Eventually plan to another 50+ units
- One unit on lower level
- 36 unit condo planned
- We are zoned R4 and have 2 units, so we could add more. We are thinking about it, but want to see what’s going to happen around us (i.e. to the rear on the Colter property and across the street at Craig’s electric

If no, why not?

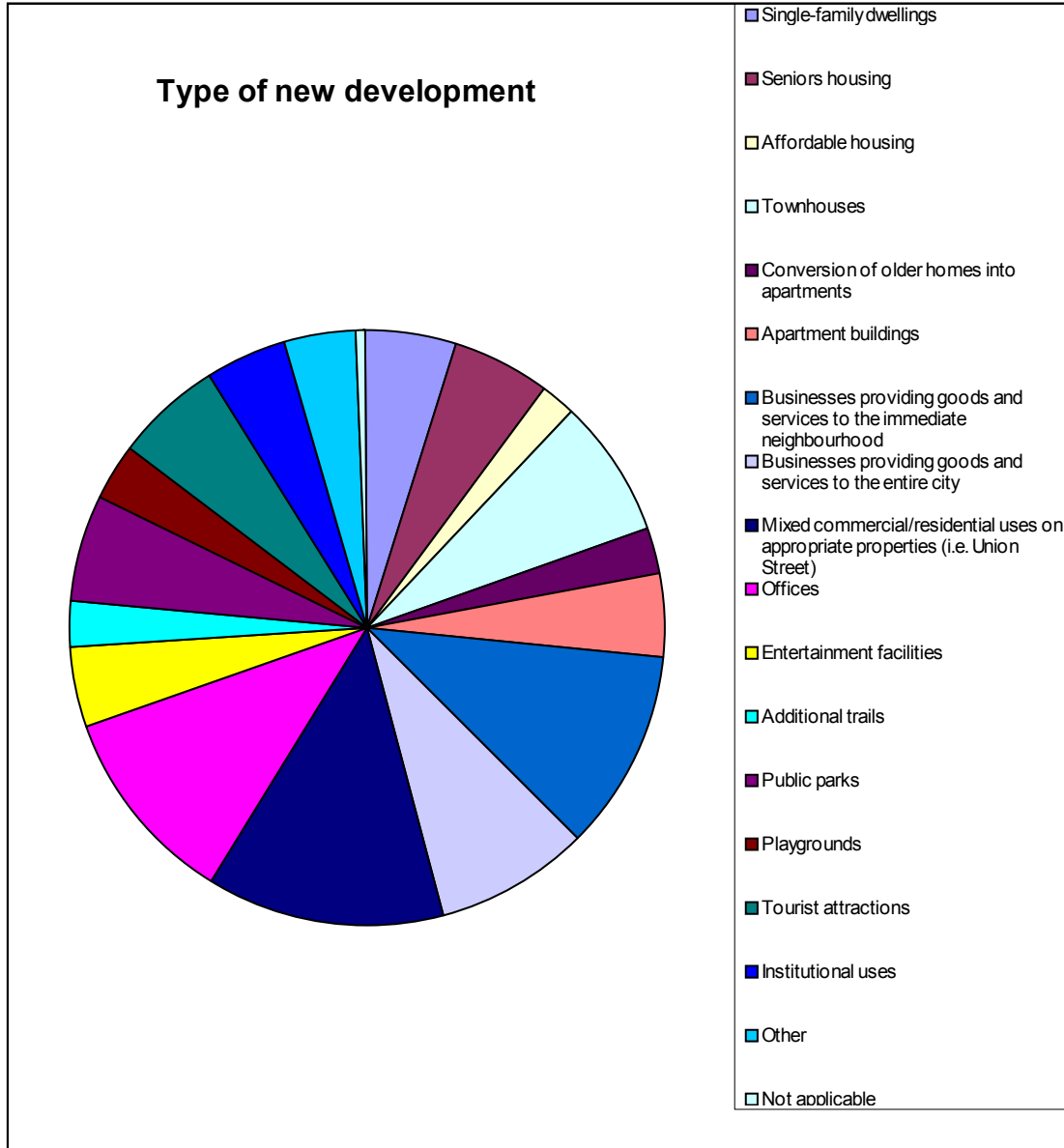
- Age of property; features of property, shape of lot
- Additional units would ruin the appearance of this property and the immediate area
- Satisfied with the present size
- The lot is too small
- Cost
- Do not intend to be a landlord
- Property taxes too high; too many bylaws and zoning laws
- Private resident- single family
- I'm content
- Zoning- maximum units already in place
- Lack of quality building lots

Question 17:

If you own vacant property in the Union Street Secondary Plan Area, do you intend to develop the property in the next...?

	# of respondents
Year	1
2 Years	1
3 – 5 Years	0
6+ Years	0
No, I do not intend to develop my property	0
Don't know	1
Not applicable	32

Question 18:
What type of new developments would you prefer to see in the Union Street Area?
(circle all that apply)

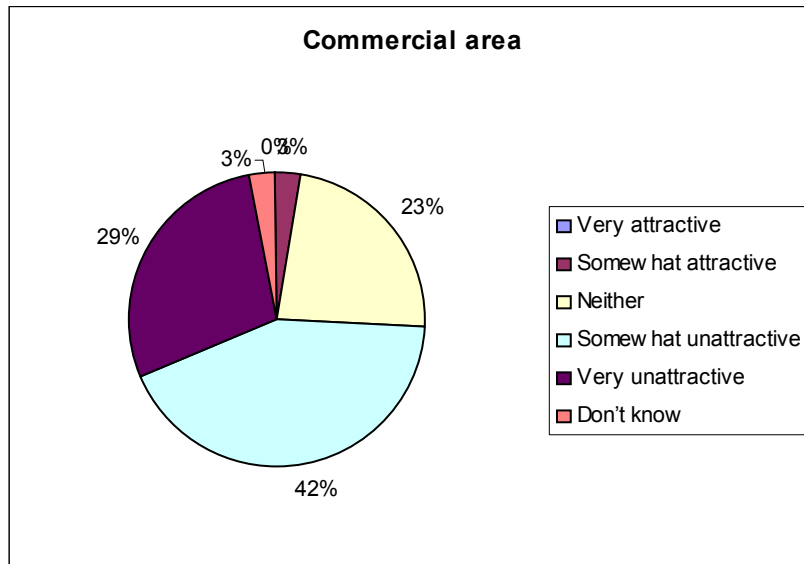


Question 19:
In your opinion, should measures be taken to protect areas with historic homes?

	# of respondents
Yes	24
No	11

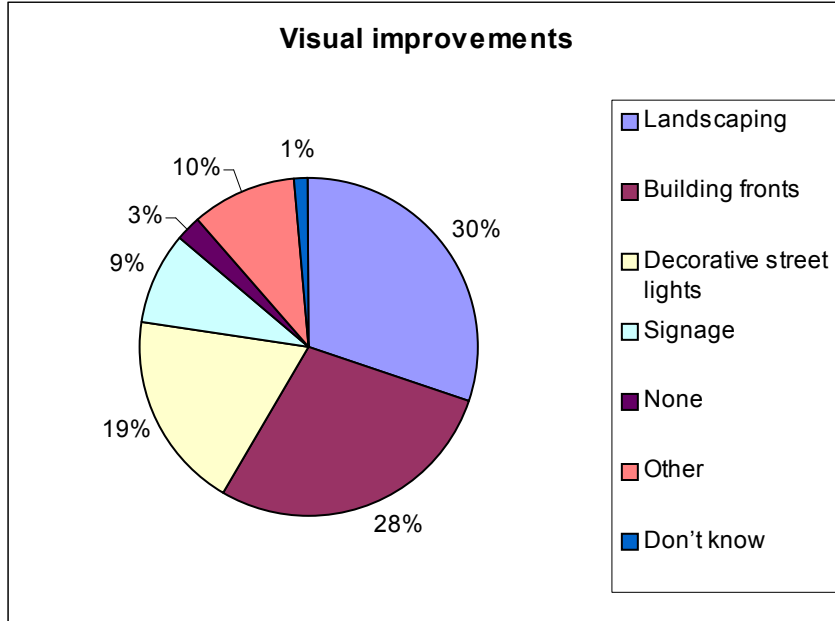
Question 20:

In your opinion, how attractive visually is the commercial portion of Union Street between St. Mary's Street and Clark Street?

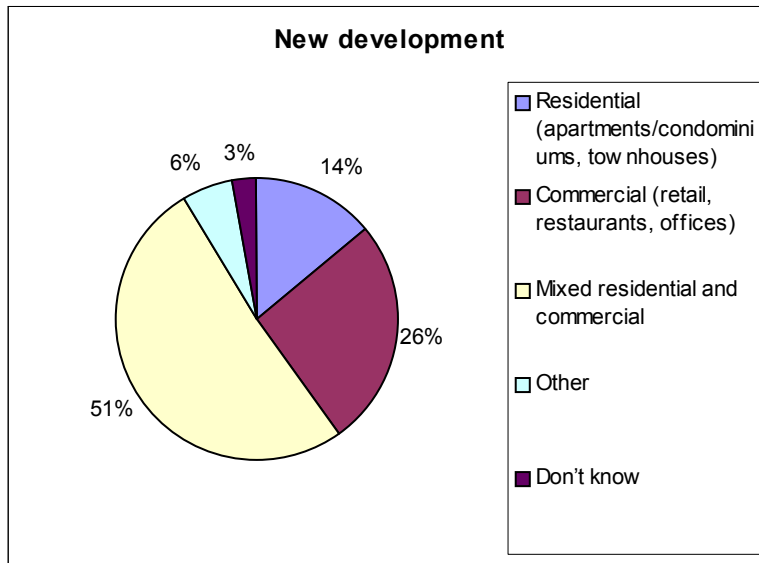


Question 21:

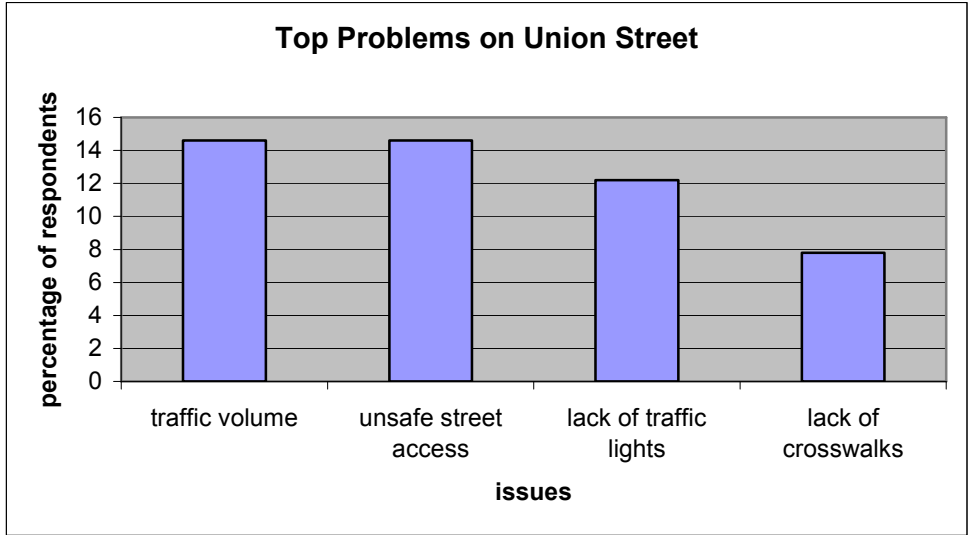
In your opinion, what visual improvements, if any, should be made to the section of Union Street between St. Mary's Street and Clark Street?



Question 22:
What type of development would you prefer on the portion of Union Street between St. Mary's Street and Clark Street? (choose one)



Question 23:
In your opinion, are any of the following considered a problem on Union Street?



Question 24

Please indicate whether you agree or disagree with the following statements:

Statement	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Overall, the Union Street Neighbourhood is safe	0 0	11 31.4%	11 31.4%	13 37.1%	0 0
Overall, the Union Street Neighbourhood is improving	6 17.1%	20 57.1%	5 14.3%	4 11.4%	0 0%
Mixed-use development with commercial at street level and apartments above are desirable on Union Street	6 17.1%	14 40%	10 28.6%	2 5.7%	1 2.9%
Multi-family residential developments (i.e. apartments/condos are appropriate along the Saint John River)	7 20%	18 51.4%	3 8.6%	5 14.3%	2 5.7%
Views to the Saint John River from the neighbourhood should be preserved	18 51.4%	6 17.1%	4 11.4%	4 11.4%	2 5.7%
I feel I am part of a community/neighbourhood	6 17.1%	10 28.6%	15 42.9%	2 5.7%	0 0%
I consider the Union Street	2	5	13	13	2

Neighbourhood to be a visually attractive place to live	5.7%	14.3%	37.1%	37.1%	5.7%
In my opinion the quality of housing in the neighbourhood is improving	4 11.4%	21 60%	6 17.1%	4 11.4%	0 0%
Union Street is a desirable locale to conduct business	5 14.3%	16 45.7%	12 34.3%	2 5.7%	0 0%

Question 25:

Please use the space below to indicate land use issues you feel should be addressed in the updated Union Street Secondary Plan and any other comments you wish to make concerning your neighbourhood. (sampling of responses)**

- Would like to see Union Street more like Main Street in Nasis (widen the street); lengthen Main Street to include Union Street.
- Stronger tactics for absentee/uncaring landlords; preserve the characteristics of Devon (it is a residential/local commercial area with lost of appeal to long-term residents); tourism strategy involving roundhouse and also St. Mary's First Nation would be positive; save industrial commercial for Two Nations Crossing.
- Speed bumps on Jaffrey. Increase the crosswalks; enforce landscaping in front yard setbacks; decrease traffic volume and speed; eliminate large truck traffic
- Maintain as much green space as is available to improve landscaping; we need to use the riverfront to our advantage and make this area of Devon back to being a lovely residential area and community based businesses.
- More organized parking at Carleton Park.
- I think the plaza should have a big Superstore or Sobeys with some desirable businesses attached.
- Land should remain low density residential. Union St is already very busy, higher density and more commercial would only add to the traffic
- It would be nice to develop the parcel of land near the corner of Cliffe and Union which is opposite MacLean's Sports.
- Opposed to manufacturing, industrial, a lot of night clubs/bars, etc.; encouraged improvements in existing properties; preserve access and view of River.

Question 26:

Do you have regular access to the Internet?

	# of respondents	% of respondents
Yes	31	88.6%
No	4	11.4%

Question 27:

If given the opportunity would you attend a public meeting to discuss the Union Street neighbourhood and the current update of the Union Street Secondary Plan?

	# of respondents	% of respondents
Yes	31	88.6%
No	4	11.4%

**** for a complete list of written responses please see the Union Street Neighbourhood Secondary Plan Survey Analysis.**