

MDP Public Consultation

Bylaw 958-09

July 2009







TOWN OF RAYMOND

Municipal Development Plan

Prepared by



July 2009

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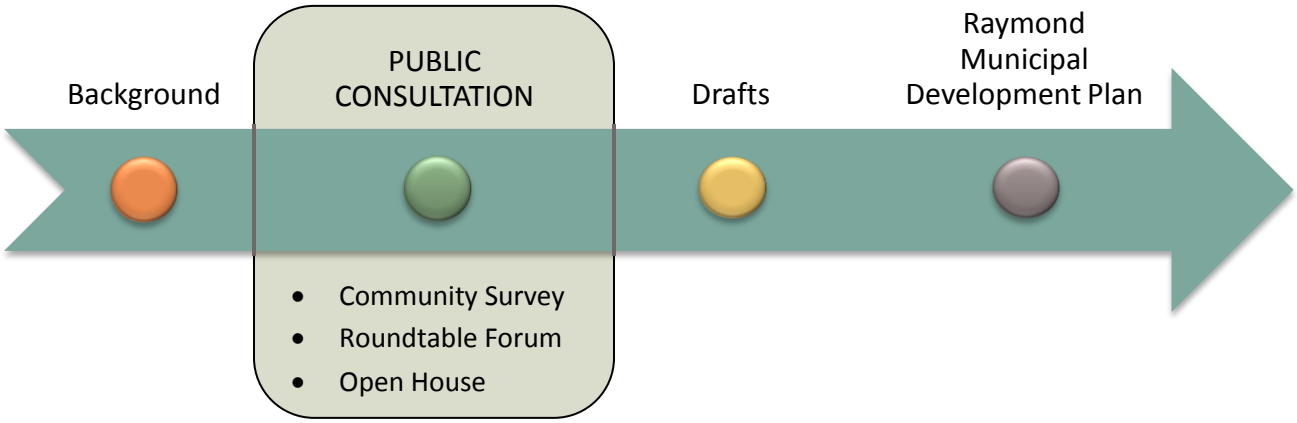
INTRODUCTION

An important part in developing a new Municipal Development Plan for the Town of Raymond was to ensure that it reflected the vision and concerns of residents. As a statutory document that will guide decision-making and future development, it is crucial that the Municipal Development Plan incorporate the desires of all stakeholders while promoting sound land-use planning practices. A questionnaire was distributed as a first stage of public consultation, followed by input through a roundtable discussion and an open house. The feedback received through public consultation and the input of the Municipal Development Plan Steering Committee provided the foundation for the policies contained in the Plan.



This report provides a summary of the responses received through the community survey and at the roundtable discussion, as well as detailed breakdowns of responses. The results that follow provided a "jumping off" point for developing the policies that would shape Raymond's future growth and development.

A community survey was mailed to each household in Raymond on February 1, 2008 with self-addressed return envelopes. Of the 1120 surveys distributed, 298 completed surveys were returned by March 31, 2008, indicating a 26.7% participation rate.

On March 19, 2008, a roundtable forum was held at the FCSS Parent Link Centre. Approximately 30 residents attended and participated in building on themes that came out of the survey. Participants discussed what Raymond's "small town atmosphere" means to them; what residential, commercial, and industrial growth should look like; street design and transportation issues; recreation and parks in town; and growth generally and specifically through annexation. An additional survey was distributed for this forum, with 25 returned.

This report contains the accumulated results of the community survey and the roundtable discussion. For survey results, the most popular results are highlighted with bold text. No. of Responses means the total number of times that response was indicated. The % (percent) column is based on the total number of questionnaires, and not on the number of responses for individual questions, except where

indicated otherwise. The comments from the roundtable discussion are taken from the notes of the facilitators and are a summary of discussions that took place within the breakout groups.

HIGHLIGHTS

An important part of developing policies for Raymond's future was identifying trends in the responses obtained through public consultation. There were two general types of responses – those that speak to the "big picture" describing the type of community that residents want and those that are related to specific kinds of development and growth policies. The same distinction between "big picture" and specifics occurred when developing these ideas into policies. Staff and the committee looked at how specifics translated into policies that achieved the broad vision for the Town.

One of the main themes identified throughout the public consultation process was the idea of maintaining a small-town atmosphere or feeling. To develop policies that would reflect this theme, elements of what this meant to residents had to be determined. One way this was done was by comparing how it related to other responses in the questionnaire. It was also one of the topics explored at the roundtable open house. In the community survey, comments relating to small-town atmosphere were frequently associated with factors such as safety, friendly people, and quiet surroundings. Based on responses to other questions, it also seems to be connected with the large lots, lifestyle, and slow to moderate growth. When asked to consider what consitutes small-town atmosphere at the roundtable open house, the same descriptions were used as above – safety, sense of community, large lots, and open spaces.

Another theme seen was related to ideas about how Raymond should grow. When looking at questions related to patterns of development and rates of growth, residents largely agreed that they wished to see growth accomodated within Town boundaries before annexation be pursued. The concept of infill development seemed unclear to residents based on responses to the questionnaire. It was raised and explained by facilitators during the roundtable open house where it received considerable support as a way to provide more housing variety. At the same time, participants did not want to see Raymond "fill up" too much as the large, open spaces and lots were seen as one of the defining features of Raymond that they value. Residents were asked during the roundtable to mark on maps where they felt certain types of growth should occur. These responses were incorporated when developing the Future Land Use Map found in the Municipal Development Plan (Map 1).

Specific ideas related to different land uses also were discussed throughout the public consultation. When asked to discuss different aspects of residential development there were a number of focus areas that came out largely related to the variety of housing choices available in the Town including:

- Multi-unit unit housing should be scattered or dispersed throughout Town and not concentrated in any one area;
- More housing choices are needed for seniors;
- Some smaller lots may be acceptable to provide more choice for cost or lifestyle; and

- Any higher density development should be concentrated around the centralized commercial core.

The public consultation also considered commercial and industrial uses in the town. The main ideas related to this topic were that downtown should remain the central commercial area and that there should be a focus on attracting new businesses for convenience, employment, and to diversify the tax base. Finally, the importance of recreation facilities and park space was a recurring theme. The comments in this area related to the need for additional services and facilities, both specificially (e.g. indoor facilities and playgrounds) and generally (e.g. more activities for seniors or youth).

COMMUNITY SURVEY HIGHLIGHTS

HIGHLIGHTS

Life in Raymond

A number of questions were asked to determine what people see as the defining elements that make Raymond a good place to live and what will help to make it an even better place in the future.

WHAT DO RESIDENTS LIKE ABOUT LIVING IN RAYMOND?

- 116 respondents (38.9%) said it is Raymond's "***small-town atmosphere***" that they enjoy and another 40 (13.4%) commented on the ***quieter surroundings and lifestyle***. This raises the question of what "small-town atmosphere" means to people. In the responses it was frequently linked with comments related to safety, friendly people, and quiet surroundings.

- Another 72 (24.2%) appreciate the ***facilities and services*** available including schools, doctors & hospital care, cultural facilities (e.g. library, theatre), recreation facilities (e.g. pool, parks) and the "excellent public and municipal services".

- For those services not available in Raymond, 15 people (5.0%) noted that they appreciate living in a small town in such close ***proximity to a regional centre*** (Lethbridge). For 24 (8.1%) it is the ***size of Raymond*** that they like.

- The physical layout of Raymond is also an important factor for many: 27 people (9.1%) like the ***large lots*** and 25 (8.4%) like the ***wide streets***.

- Other comments include: low property taxes and land prices, family-orientated community, and no liquor stores or service.

WHY DO RESIDENTS CHOOSE TO LIVE IN RAYMOND?

- The three most popular responses on the survey as reasons why people choose to live in Raymond were:
    - Lifestyle (219; 73.5%);
    - Family (167; 56.0%); and
    - Large Lots (131; 44.0%).

WHAT WOULD RESIDENTS LIKE TO SEE CHANGED IN RAYMOND?

- Improvement to infrastructure was noted as a concern for some residents. 43 people (14.4%) responded that ***road conditions***, including sidewalks needed improvement, either the quality (i.e. paved vs. unpaved) or the maintenance (e.g. cleaning, potholes, etc.). Another 9 surveys (3.0%) commented on the inadequate ***water pressure*** in different quadrants of the town.

- In addition to the comments directly related to recreational facilities (Q16), a number of residents (43; 14.4%) commented that ***more recreational opportunities*** are needed for town residents – youth, adults, and seniors, alike.

- '***High property taxes***' were also listed as something that people would like to see changed with 28 surveys (9.4%) referring to that issue, although, as one resident noted, while they feel "taxes are quite high…[they] don't know if that can be helped."

- ***Economic development*** was also listed as something respondents would like to see improved. 28 surveys (9.4%) indicated that attracting more businesses for increased convenience and employment was important.

- Other comments include: access to Town Councilors, Administration, and meetings, some houses/cars/yards that are unkempt or in disrepair, bylaw enforcement, town beautification, and that there are no liquor stores or service.

Growth

- Of the 298 surveys returned, 89.6% of respondents (258) want to see Raymond ***grow slowly*** (89) or ***moderately*** (169). Where comments were made to the rate of growth, the most common concern regarding any growth is that it be at a rate that ensures that infrastructure and services can keep pace.

- While the results from Q5 relating to direction of growth were inconsistent and have not been included in this summary, one overwhelming response can be taken from it: that Raymond's growth should occur within existing boundaries before any other area by annexation.

- In general, residents want to see ***more of all types of development*** (residential, commercial, industrial, recreational, and public & institutional).

Residential Development:

The Town of Raymond has a relatively high proportion of its Municipal Assessment made up by residential development. Given this, future residnetial development stands to have a large impact on the face of Raymond in the future. A number of questions were asked to develop Raymond's residential growth strategy.

- Residents identified 2 types of residential development that they would most like to see more of in town:
    - Single-family housing (239; 80.2%); and
    - Senior housing (193; 64.8%).

- Support for multi-unit housing was mixed. 64.8% of responses indicated support for some type of multi-unit housing, with support for duplexes being the highest (112), through townhouses (101), apartments (81), and granny suites (80). When asked where they thought multi-unit housing should be promoted, most respondents believed that multi-unit housing should be dispersed throughout town and not confined to a single area (81; 27.2%). Others indicated a specific area as preferable, with the north identified by 58 residents (19.5%) and close to downtown by 35 (11.7%). There were an additional 26 respondents (8.7%) who do not want to see any multi-unit housing.

- The comments about where multi-unit housing should be located indicated a number of ideas about multi-unit housing that were important to explore. Some of those who thought that multi-unit should be dispersed throughout town indicated that their reason for this was to avoid creating "two tiers" or a "ghetto". These sentiments were echoed for those who supported specific areas or who did not want it anywhere in Raymond. Others recognized that multi-unit housing can have any level of finish, etc. and thought it should be interspersed to maintain the small-town feel of Raymond. This was also given as a reason to not have any multi-unit housing.

- The majority of residents (177; 59.4%) do not want to see smaller, starter-size lots allowed. This compares to 93 (31.2%) who feel that smaller lots should be allowed.

Issues & Services

- When asked to identify areas that are an issue, 3 subjects were identified as being "major" issues:
    - Community planning;
    - Economic development; and
    - Seniors' services.

  When you take into account the combination of "minor" and "major" issues, ***bylaw enforcement*** also shows as an area of concern.

- There was no clear direction as to whether the town should provide incentives to developers, specifically through sharing costs, for improvements that are beneficial to the Town. Reponses were fairly evenly split between those who thought the town should provide incentives and those who thought the developer should bear the whole cost. Some comments reflected a belief that the Town should either share for everything and everyone, or that it should only share where it is beneficial to everyone. Others fell more to the side that the Town should do what it could to help promote Raymond's growth.
    - Developer Should Pay 100% Of The Costs:
        - Residential Development & Industrial Development
    - Town Should Share In Costs:
        - Commercial Development, Recreational Development, Seniors' Housing & Affordable Housing
    - No Opinion:
        - In-fill Development. This is possibly because respondents were not clear what in-fill development is.

- The Town of Raymond has a lot to be proud of if its residents have anything to say about it. When asked to rate a list of town services, four areas received more than 100 "excellent"s and 9 of 15 areas had more positive (excellent or good) responses that negative (average or poor).
    - The areas that received "excellent" ratings are:
        - Rescue services;
        - Schools;
        - Library; and
        - Medical and Health Services.

    - The areas that received the most average or poor ratings are:
        - Public Recreational Facilities & Parks;
        - Recycling Program;
        - Storm Drainage; and
        - Road Maintenance.

  The rating of the town website is interesting as 114 surveys showed "no opinion", more than either the positive or negative responses.

Recreational Facilities

Recreation facilities and parks were identified throughout the survey, in both positive and negative lights.

- The final question that residents were asked turned out to be particularly appropriate given the identification of recreation facilities and parks as issues for the Town.
- A majority (198; 66.4%) of respondents think that a centralized area should be developed for recreational purposes. Of those who think recreational facilities should be centralized, it is a split between those who identified the current location of the pool and arena as the best location and those who think that the area around the Stampede grounds and near the Hospital is preferable (30 compared to 48, respectively). Another 30 responses simply thought that it should be somewhere "central". There was some confusion as to why the pool and arena were excluded from the area.
- Of note, many residents identified an indoor pool throughout the survey as something that they would like to see in Raymond.

Economic Development

- Economic development was identified as an important issue in a number of sections of the survey. When specifically asked to consider the growth of business and industry in Raymond, 266 of the 298 responses (89.3%) indicated that residents feel that ***more businesses and industries*** would benefit residents.
- This result was mirrored when considering the Town's ***active promotion of "economic development"***. 245 residents (82.6%) support this, with only 25 (8.4%) disagreeing with this route.
    - Of those who agree that the Town should actively promote economic development, more feel that actively recruiting new companies/business is the most useful way to achieve this (202), although there was widespread support for both zoning more land for commercial and industrial uses (132) and purchasing land and providing roads and utilities (107).
- The responses to what facilities, services, businesses, and industries residents would like to see locate in town were widespread. Many reflected a general desire to see more employment opportunities in Raymond, such as "anything that would bring jobs" or to attract some kind of small, non-polluting industrial operation. Most however listed types of business or stores that they would like to see including:

- More restaurants;
- Another grocery store;
- Hardware store;
- Variety store; and
- Recreation services (e.g. bowling alley).

RESPONDENTS

Surveys were mailed out on February 1, 2008 to each of the 1120 households in Raymond. An additional three surveys were requested from the Town Office or the Oldman River Regional Services Commission office. Seven surveys came back as 'Returned Mail'. Residents were asked to return the survey by February 21, 2008. By that date, 241 completed surveys had been returned. The final results were compiled based on the surveys received by March 31, 2008, by which time another 57 surveys had been returned bringing the total to 298 completed surveys. This represents a 26.7% response rate.

February 1, 2008:	1120 surveys were mailed out
+	An additional survey was requested from the ORRSC office, as well as 2 from the Town Office.
-	7 surveys 'Returned Mail'
TOTAL:	1116

February 21, 2008:	"Last" day to return survey 241 completed surveys had been returned
By March 31, 2008:	Another 57 surveys received Total of 298 completed surveys
RESPONSE RATE:	26.7%

Who Responded?

There was good representation from a cross-section of the community: males and females responded at a similar rate; there were responses reflective of proportion of population from different age groups; and there were both new and long-term residents who completed surveys.

Gender	No. of Responses	% of Respondents
Male	139	47%
Female	149	50%
Unknown	10	3%

Age	No. of Responses	% of Respondents
20-29	17	6%
30-39	29	10%
40-49	45	15%
50-59	70	23%
60-69	66	22%
Over 70	59	20%
Unknown	12	4%

How long have you lived in Raymond?	No. of Responses	% of Respondents
>5 years	62	21%
5-10 years	36	12%
11-20 years	58	19%
Over 20 years	127	43%
Unknown	15	5%

Residents were also asked to indicate their place of work. There were roughly equal numbers of those who work in Raymond, those who work outside Raymond, and those who are not working (e.g. retired, stay-at-home parent).

Do you work in Raymond?	No. of Responses
Yes	91
No	93
Not Applicable	107

If No:

Lethbridge	56
Calgary	3
Co. of Warner	2
Cardston Co.	1
Co. of Lethbridge	2
Stirling	1
Magrath	2
Cardston	1
Warner	4
Coaldale	1

COMMUNITY SURVEY

Community Survey Responses

Q1: What do you like most about Raymond or do not want to see changed?

The 5 most frequent responses were:

	No. of Responses	% of Responses
Small town atmosphere	116	38.9%
Quiet/peaceful	40	13.4%
Size of lots	27	9.1%
Safe feeling	26	8.7%
Wide streets	25	8.4%

Q2: What do you like least about Raymond or feel needs to be changed?

The 5 most frequent responses were:

	No. of Responses	% of Responses
Roads/sidewalks need to be maintained better	43	14.4%
Need more/better recreation facilities	43	14.4%
Taxes too high	28	9.4%
Unkempt yards and houses	22	7.4%
Need more businesses	21	7.0%

Q3: Why do you choose to live in Raymond?

	No. of Responses	% of Responses
Family	167	56.0%
Low Crime Rate	104	34.9%
Lifestyle	**219**	**73.5%**
Property Taxes	31	10.4%
Schools	58	19.5%
Large Lots	131	44.0%
Employment	43	14.4%
Recreational Opportunities	12	4.0%

Q4: In the future would you like to see Raymond:

	No. of Responses	% of Responses
Remain the same size	15	5.2%
Grow slowly	89	30.9%
Grow moderately	**169**	**58.7%**
Grow rapidly	23	8.0%

Q5: Please rank in order of priority where Raymond's future growth should occur.

The results for this question are not included as the way in which the question was answered was inconsistent: some answered it as a rating (i.e. strongly support to strongly oppose) while some answered as a ranking (i.e. first priority to fifth priority).

Q6: Would you like to see more, the same amount, or less of the following types of development in Raymond?

RESIDENTIAL

	No. of Responses	% of Responses
More	**168**	**56.4%**
Same as Now	79	26.5%
Less	12	4.0%
No Opinion	38	12.8%

COMMERCIAL

	No. of Responses	% of Responses
More	**237**	**79.5%**
Same as Now	36	12.1%
Less	4	1.3%
No Opinion	20	6.7%

INDUSTRIAL

	No. of Responses	% of Responses
More	**176**	**59.1%**
Same as Now	51	17.1%
Less	22	7.4%
No Opinion	48	16.1%

RECREATIONAL

	No. of Responses	% of Responses
More	**220**	**73.8%**
Same as Now	41	13.8%
Less	3	1.0%
No Opinion	33	11.1%

PUBLIC/INSTITUTIONAL

	No. of Responses	% of Responses
More	**122**	**40.9%**
Same as Now	92	30.9%
Less	12	4.0%
No Opinion	71	23.8%

Q7: What types of residential development would you like to see more of in Town?

	No. of Responses	% of Responses
Single-family housing	**239**	**80.2%**
Duplexes	112	37.6%
Townhouses	101	33.9%
Apartments	81	27.2%
Seniors' housing	193	64.8%
Moved-in dwellings	23	7.7%
Modular housing	64	21.5%
Mobile homes	22	7.4%
Granny suites	80	26.8%

Q8: In what areas of Town should multi-unit housing (e.g. duplexes, townhouses, apartments, etc.) be promoted?

	No. of Responses	% of Responses
Anywhere/Scattered around Town	**81**	**31.3%**
North	36	13.9%
Downtown/Centrally located	35	13.5%
None/Negative	26	10.0%
South	23	8.9%

West	22	8.5%
East	13	5.0%
Northwest	11	4.2%
Northeast	11	4.2%
Southeast	3	1.2%
Southwest	1	0.4%

Q9: Currently the Town requires a minimum lot size of 6,000-7,260 square feet (60-70' wide and 110' long) for single-family housing. Do you feel the Town should allow smaller, starter-sized lots in town?

	No. of Responses	% of Responses
Yes	93	31.2%
No	**177**	**59.4%**
No opinion	28	9.4%

Q10: Do you think any of the following are an issue in Raymond?

ECONOMIC DEVELOPMENT

	No. of Responses	% of Responses
Major Issue	**129**	**43.3%**
Minor Issue	94	31.5%
Not an Issue	24	8.1%
No Opinion	50	16.8%

HOUSING COSTS

	No. of Responses	% of Responses
Major Issue	75	25.2%
Minor Issue	**98**	**32.9%**
Not an Issue	77	25.8%
No Opinion	47	15.8%

SENIORS' SERVICES

	No. of Responses	% of Responses
Major Issue	**124**	**41.6%**
Minor Issue	110	36.9%
Not an Issue	32	10.7%
No Opinion	31	10.4%

YOUTH ACTIVITIES

	No. of Responses	% of Responses
Major Issue	**121**	**40.6%**
Minor Issue	77	25.8%
Not an Issue	61	20.5%
No Opinion	38	12.8%

COMMUNITY PLANNING

	No. of Responses	% of Responses
Major Issue	**143**	**48.0%**
Minor Issue	80	26.8%
Not an Issue	30	10.1%
No Opinion	44	14.8%

ACCESS TO LOCAL GOVERNMENT

	No. of Responses	% of Responses
Major Issue	49	16.4%
Minor Issue	90	30.2%
Not an Issue	**108**	**36.2%**
No Opinion	50	16.8%

BYLAW ENFORCEMENT

	No. of Responses	% of Responses
Major Issue	**116**	**38.9%**
Minor Issue	106	35.6%
Not an Issue	50	16.8%
No Opinion	25	8.4%

Q11: Should developers be expected to pay 100% of the infrastructure costs (roads, sidewalks, water, sewer) associated with their proposed developments, or should the Town provide incentives (e.g. cost sharing) to developers for improvements that are beneficial to the town?

RESIDENTIAL

	No. of Responses	% of Responses
Developer should pay 100% of costs	**147**	**49.3%**
Town should share in costs	129	43.3%
No opinion	21	7.0%

COMMERCIAL

	No. of Responses	% of Responses
Developer should pay 100% of costs	121	40.6%
Town should share in costs	**139**	**46.6%**
No opinion	37	12.4%

INDUSTRIAL

	No. of Responses	% of Responses
Developer should pay 100% of costs	**127**	**42.6%**
Town should share in costs	**127**	**42.6%**
No opinion	43	14.4%

RECREATIONAL

	No. of Responses	% of Responses
Developer should pay 100% of costs	37	12.4%
Town should share in costs	**230**	**77.2%**
No opinion	30	10.1%

SENIORS' HOUSING

	No. of Responses	% of Responses
Developer should pay 100% of costs	64	21.5%
Town should share in costs	**204**	**68.5%**
No opinion	28	9.4%

AFFORDABLE HOUSING

	No. of Responses	% of Responses
Developer should pay 100% of costs	81	27.2%
Town should share in costs	**177**	**59.4%**
No opinion	39	13.1%

INFILL DEVELOPMENT

	No. of Responses	% of Responses
Developer should pay 100% of costs	70	23.5%
Town should share in costs	98	32.9%
No opinion	**129**	**43.3%**

Q12: Do you believe that more businesses and industries in Raymond would benefit residents?

	No. of Responses	% of Responses
Yes	**266**	**89.3%**
No	17	5.7%
No Opinion	13	4.4%

Q13: What types of facilities, services, businesses, and industries would you like to see locate in Town? Why?

The 5 most frequent responses were:

	No. of Responses	% of Responses
Recreation facilities	67	22.5%
More business and industry (general)	45	15.1%
Clean, small-scale industry/manufacturing	35	11.7%
Indoor pool	32	10.7%
General/variety store	27	9.1%

Q14: Do you agree or disagree that the Town should actively promote "economic development" (the growth of businesses and industries) in Raymond?

	No. of Responses	% of Responses
Agree	**245**	**82.2%**
Disagree	25	8.4%
No Opinion	27	9.1%

If you agree, which of the following public actions do you think would be useful to promote economic development?

	No. of Responses	% of Responses*
Actively recruit new business	**202**	**82.4%**
Zone more land for commercial & industrial	132	53.9%
Purchase land & provide roads/utilities	107	43.7%

*Calculated as a percentage of those who agree that the Town should actively promote "economic development" (245)

If you do not agree that the Town should promote economic development, please explain why?

The 5 most frequent responses were:

	No. of Responses	% of Responses
Raymond is a bedroom community to Lethbridge	8	32.0%
Should be left to market forces	7	28.0%
Would ruin the small-town character of Raymond	6	24.0%
Already have everything that is needed	2	8.0%
Infrastructure cannot handle it	2	8.0%

*Calculated as a percentage of those who disagree that the Town should actively promote "economic development" (25)

Q15: How would you rate the following?

ROAD MAINTENANCE

	No. of Responses	% of Responses
Excellent	13	4.4%
Good	**102**	**34.2%**
Average	88	29.5%
Poor	80	26.8%
No Opinion	14	4.7%

TRANSFER STATION

	No. of Responses	% of Responses
Excellent	13	4.4%
Good	**134**	**45.0%**
Average	79	26.5%
Poor	35	11.7%
No Opinion	37	12.4%

POLICE PROTECTION

	No. of Responses	% of Responses
Excellent	42	14.1%
Good	**129**	**43.3%**
Average	73	24.5%
Poor	36	12.1%
No Opinion	18	6.0%

RESCUE SERVICES

	No. of Responses	% of Responses
Excellent	**156**	**52.3%**
Good	97	32.6%
Average	20	6.7%
Poor	3	1.0%
No Opinion	22	7.4%

SCHOOLS

	No. of Responses	% of Responses
Excellent	**140**	**47.0%**
Good	96	32.2%
Average	29	9.7%
Poor	1	0.3%
No Opinion	31	10.4%

LIBRARY

	No. of Responses	% of Responses
Excellent	**135**	**45.3%**
Good	111	37.2%
Average	25	8.4%
Poor	4	1.3%
No Opinion	23	7.7%

MEDICAL AND HEALTH SERVICES

	No. of Responses	% of Responses
Excellent	**163**	**54.7%**
Good	100	33.6%
Average	19	6.4%
Poor	2	0.7%
No Opinion	14	4.7%

TOWN ADMINISTRATION

	No. of Responses	% of Responses
Excellent	50	16.8%
Good	**133**	**44.6%**
Average	69	23.2%
Poor	20	6.7%
No Opinion	25	8.4%

TOWN WEBSITE

	No. of Responses	% of Responses
Excellent	13	4.4%
Good	70	23.5%
Average	73	24.5%
Poor	25	8.4%
No Opinion	**116**	**38.9%**

MUNICIPAL WATER SYSTEM

	No. of Responses	% of Responses
Excellent	46	15.4%
Good	**132**	**44.3%**
Average	70	23.5%
Poor	28	9.4%
No Opinion	22	7.4%

MUNICIPAL SEWER SYSTEM

	No. of Responses	% of Responses
Excellent	31	10.4%
Good	**149**	**50.0%**
Average	75	25.2%
Poor	15	5.0%
No Opinion	28	9.4%

STORM DRAINAGE

	No. of Responses	% of Responses
Excellent	13	4.4%
Good	**115**	**38.6%**
Average	104	34.9%
Poor	42	14.1%
No Opinion	24	8.1%

PUBLIC RECREATIONAL FACILITIES

	No. of Responses	% of Responses
Excellent	9	3.0%
Good	71	23.8%
Average	**102**	**34.2%**
Poor	85	28.5%
No Opinion	30	10.1%

PARKS

	No. of Responses	% of Responses
Excellent	18	6.0%
Good	99	33.2%
Average	**102**	**34.2%**
Poor	58	19.5%
No Opinion	20	6.7%

RECYCLING PROGRAM

	No. of Responses	% of Responses
Excellent	3	1.0%
Good	53	17.8%
Average	73	24.5%
Poor	**129**	**43.3%**
No Opinion	40	13.4%

Q16: The Town of Raymond is considering developing a centralized area for recreational purposes (excluding the pool and ice arena). Do you agree or disagree that facilities for recreational purposes should be centralized?

	No. of responses	%
Agree	**198**	**66.4%**
Disagree	47	15.8%
No Opinion	52	17.4%

If you agree, where do you think it should be located?

The 5 most frequent responses were:

	No. of Responses	% of Responses
At/near the Stampede Grounds	48	24.2%
Where the arena and pool are	30	15.2%
Centrally	26	13.1%
"Where it is now"	20	10.1%
Close to schools	11	5.6%

*Calculated as a percentage of those who agree that facilities should be centralized (198)

ROUNDTABLE SUMMARY

Roundtable Discussions

Raymond's Small Town Atmosphere:

Participants were asked to explain what "small town atmosphere" meant to them, relating back to what planning through the Municipal Development Plan could do to help maintain this.

- A distinct difference between Lethbridge, where people are rushing here and there
- A slower pace of life
- A lifestyle
- Opportunities to meet people in the stores and around town
- Cultural opportunities like the theatre, the show choir, sports and recreation. There are a lot of things that other towns the size of Raymond do not have
- Community involvement and community focus
- A safe place for kids
- A place where everyone knows one another and if you are at the store and forget your wallet, the storeowner will run a tab and say come back and pay tomorrow
- History
- Relationships and a sense of community
- Organizations working together to provide opportunities for kids and community members
- It's a good size. Somewhere like Stirling is too small but Raymond is a good size as there is no traffic to speak of while still having amenities
- A safe place to raise a family
- Open feeling from large lots and wide streets

"Home of the 1st Stampede"

Participants were asked to consider the branding of Raymond as "Home of the 1st Stampede" and whether this represented Raymond. They were then asked to consider what a current brand for Raymond would be.

- Doesn't necessarily reflect Raymond today, but feel that it represents Raymond's history
- It's a cultural thing
- It is important to hold onto history and what it represents
- The July 1st celebrations, of which the 1st Stampede is a focus, are about relationships, which is what Raymond is all about
- History is important
- Would hate to see development erode historic sites and events of cultural importance
- Need to put an emphasis on the historical buildings Raymond currently has and encourage others with historic buildings to preserve and conserve these resources
- The renovations at the Town Hall and the library are great
- Could use the "Home of the 1st Stampede" and work to build on it as a central theme to really give Raymond a brand and to pay homage to Raymond's traditions as it grows

- It's important to keep traditions with the new instead of throwing out where we come from because it's not exactly reflective of Raymond today.

Residential

INFILL

- With infill subdivisions there needs to be some flexibility with street widths. A 50' right-of-way is not necessary
- Infill development might be a way to provide more housing variety and would be ideal from multi-family development
- Should allow a closer setback as there is not really a need for the 25' setback given the large boulevard/road right-of-way widths
- Infill development makes sense because we need to make better use of existing infrastructure
- Infill development should require consensus through the entire block so that the road can go in all at once and not piecemeal
- Don't want to see lots of infill
- Wasn't classified as a priority. Feel that there should be a policy on how to deal with it if the Town is approached but that it should only be pursued if all landowners are on board – no incentives
- Do not want to see Raymond "fill up" too much so less focus on infill except where it meets minimum lot sizes and everyone is on board

HIGHER DENSITY DEVELOPMENT & AFFORDABLE HOUSING

These two topics ended up being largely discussed together.

- Higher density development should not be concentrated in specific areas as it creates a stigma
- Higher density development should be dispersed throughout town
- There is a real need for rental units in Raymond
- Moved-in dwellings are okay provided there are certain standards
- Need seniors' housing as a lot of seniors want to remain in town but there are no opportuniites for smaller lots or rentals. Most seniors cannot take care of the large lots and are looking for alternatives
- The town should investigate town-run seniors' housing
- Accessory dwelling both within existing units and detached should be permitted to provide housing alternatives with standards for parking and design
- Need to provide some standards for placement of the accessory units so that it will not inhibit infill development
- There is also a need for duplexes and townhouses
- Apartment buildings should not exceed 3 stories high. They should be encouraged to locate around downtown since they will blend in better and allow people to walk to businesses and services
- Rentals would be good on the west side of Block 9 and the south half of Block 10
- Why not allow smaller lots?
- Need housing variety for the young and old
- Homeownership creates a vested intereste in the community
- Do not want to see many apartments. Would prefer the idea of multi-units that have a more house-like feel (i.e. duplexes, townhouses, fourplexes)

- Feel that mixing sizes of lots and types of houses will avoid the packed in feeling of some cities
- Should be smaller lots available as well. These should be mixed in with large lots and multi-unit housing in all areas of town
- Should be available for those who might not be able to afford a large lot but, for example, grew up in Raymond and want to stay. Also would be good for older people who still want their own home but do not want all the maintenance that comes with a large yard
- Maybe some multi-use/seniors housing behind Town Hall

GROWTH AREAS

- The northwest corner of town should be developed for residential
- Taxes on vacant lots should increase so that people will have incentive to develop
- Higher density development closer to services for the aging population
- The Town should continue to focus on getting some of the derelict/run-down houses removed and replaced
- Preference for residential growth both within town and eventually through annexation was to the South and West, not North
- Focus on developing land within boundaries before bringing in new land through annexation
- Don't want to see skipped development. It should move from the edge of development now out towards boundaries

Commercial

- Make council aware of the types of businesses that promote a safe, family atmosphere
- The residential dwellings within the commercial area should be converted to commercial uses
- Business should remain centralized
- Need to clean up the derelict lot on Broadway
- Need more businesses
- Keep focus of commercial around Broadway. Focus on creating a vibrant, central commercial area
- If and when commercial activity outgrows Broadway, a second commercial area should be developed around the east entrance to town

Industrial

- Need to move the transfer station out of town, near the sewer lagoons
- Transfer station needs to expand the types of materials that are accepted for recylcing and should include a burn centre
- The town needs a plan for the existing contaminated areas
- Should continue industrial development in the east with growth to the north and east
- Need for more industry to provide jobs for the town
- Need to make sure we have enough industrial land to accommodate larger companies
- Don't want to see any major, heavy industrial. Prefer low-impact, small to mid-sized firms

Transportation

TRAFFIC AND PEDESTRIAN SAFETY

- Safety at some intersections in town needs to be improved, especially the intersection of the two highways
- Traffic issue and parking issue around the schools
- The buses need a bus pull-out at the school
- Pedestrian safety is an issue at the Post Office intersection
- Need better enforcement in the playground zones
- The wide streets create an issue for safe pedestrian crossing
- Pedestrain crossing issue at intersection of red shale path and 100 West. Also the playground sign should be placed to the traffic coming onto 100 West from 300 South so they know that they are entering a playground zone
- 100 West should not be reopened because of the playground zone

STREET DESIGN

- Cul-de-sacs should be avoided. The six cul-de-sacs in a row as approved in the Tollestrup subdivisions should not be allowed
- The grid street design should be continued with some flexibility for cul-de-sacs in infill development
- Some cul-de-sacs are okay since they provide a safe street for kids to play, ride bikes, etc.
- Should be a balance between grid streets and cul-de-sacs

Recreation & Parks

- Need to provide more recreational alternatives for kids such as a skate park or a BMX park
- Some recreational services could be centralized but if everything is centralized then you risk creating traffic congestions and parking issues if it is not properly planned for
- Should leave the existing soccer fields where they are
- Need for a seniors' soccer field
- New soccer fields need to run north-south, not east-west
- Small parks should be dispersed throughout town and be required at the time of subdivision
- Need to finish the red shale path and it should be continued around the entire town. Should have benches, trees and garbage cans along the path. The trail surface should be improved to address grading issues and make it more accessible for baby strollers and bike chariots
- Playground equipment needs to be safer in some of the older parks
- Need to provide toddler equipment in the parks, especially swings
- Parks need to be designed to meet the needs of all ages
- Perret Park improvements such as an amphitheatre and wharf should be pursued
- Cost of an indoor swimming pool is cost prohibitive
- Need for shaded areas at the outdoor pool
- Fix up the tennis courts
- Turn the golf course into a family friendly course instead of expanding
- Prefer larger parks with things for different ages over small parks
- Would like to see benches and picnic tables at parks

- Trail system should run through town. Use a few major parks or recreation spaces as anchors and have trails with green spaces act as connectors
- More paved trails so that strollers, bikes, etc. can use the paths
- Like the idea of centralized recreation facilities but need to make sure that adequate access and parking is planned. Even if the whole area is not used immediately, make sure that the area chosen has room to grown into it as more facilities might be added. Feel that the Stampede grounds would be the best area for this.
- Really want an indoor community centre/rec centre, especially a gym-type space

Annexation

- Need to develop within the town first, but how do you force people to do something they do not want to do
- The town definitely needs an annexation policy with priorities
- There need to be limits to the amount of land annexed
- Developers need to pay 100% of the development cost associated with annexing

Other

- Street labeling is confusing for utility companies
- Water pressure is an issue for the southwest end of town
- Good Samaritans is too close to residential and there is concern with emergency vehicles late at night
- The clean-up days are great
- Would like to see an enhanced entrance into town form Hwy 845
- Concerns about bylaw enforcement, especially clearing sidewalks of snow and pet control

Roundtable Survey

Q1: What things describe Raymond's "small town feel" for you?

	No. of Responses	% of Responses
Small businesses	13	52%
Large lots	16	64%
Low crime rate	20	80%
Community pride	15	60%
Slower pace of life	21	84%
Volunteerism	6	24%
Friendly residents	**23**	**92%**
Community events	16	64%
Activities for children	22	88%
Activities for seniors	4	16%
Activities for adults	4	16%
Activities for teens	7	28%

Q2: How would you like to see Raymond grow in the future?

	No. of Responses	% of Responses
Remain the same size	1	4%
Grow slowly	11	44%
Grow moderately	**13**	**52%**
Grow rapidly	0	0%

Q3-1: Do you think smaller, "starter" sized lots should be permitted in Town?

	No. of Responses	% of Responses
Yes	9	36%
No	**16**	**64%**

Q3-2: Should smaller lots be allowed in all areas of town or only certain sections?

	No. of Responses	% of Responses
Smaller lots should be allowed in *all areas*	8	32%
Smaller lots should only be allowed in *certain sections*	**12**	**48%**

Q4-1: Do you think there is a need for more parks and open spaces in Raymond?

	No. of Responses	% of Responses
Yes	**21**	**84%**
No	4	16%

Q4-2: How do you use park spaces now?

	No. of Responses	% of Responses
Organized league sports	10	40%
Playgrounds	**24**	**96%**
Walking	17	68%
Non-organized sports	9	36%

Q5: Do you think that Raymond's sports fields should be centralized in one area of town?

	No. of Responses	% of Responses
Yes	**13**	**52%**
No	11	44%

Q6-1: What types of multi-family housing should be permitted in Raymond?

	No. of Responses	% of Responses
None	0	0%
Duplexes	**22**	**88%**
Threeplexes	11	44%
Fourplexes	12	48%
Apartment buildings	6	24%
Basement suites	19	76%
Granny suites	16	64%
Other	0	0%

Q6-2: Where should multi-family dwellings be located?

	No. of Responses	% of Responses
Throughout all residential neighbourhoods	**13**	**52%**
Northwest	2	8%
Southwest	0	0%
Northeast	2	8%
Southeast	0	0%
No Opinion	10	40%

Q7-1: Rank the importance of the following facilities and services to you and your family.

	Very important	Somewhat important	Neutral	Somewhat unimportant	Very unimportant
Swimming pool	18	6	1	0	0
Golf course	4	2	6	3	9
Skate park	1	2	10	6	6
Ice arena	4	12	8	0	1
Sports fields	11	10	2	1	1
Horse track	1	6	8	3	5
Playgrounds for older kids	10	10	3	0	0
Playgrounds for toddlers	23	2	0	0	0
Walking path	12	9	3	0	1
Library	18	5	2	0	0

Cemetery	11	5	4	1	3
Parent Link Centre	22	3	0	0	0
Clean-up Day program	14	9	1	0	1
Fire hall	20	4	1	0	0
Hospital	23	2	0	0	0
Senior centre	7	4	9	2	3
Transfer station	14	5	3	1	1
Broadway theatre	10	10	4	1	0

Q7-2: Rank the quality and availability of the following facilities and services.

	Very good	Good	Satisfactory	Poor	N/A
Swimming pool	3	2	13	5	0
Golf course	5	5	6	0	1
Skate park	1	0	4	1	16
Ice arena	2	4	12	5	1
Sports fields	3	10	10	0	0
Horse track	3	6	7	2	2
Playgrounds for older kids	5	12	4	1	1
Playgrounds for toddlers	2	2	8	11	2
Walking path	2	7	8	6	0
Library	10	12	2	0	0
Cemetery	10	6	4	0	1
Parent Link Centre	17	7	0	0	0
Clean-up Day program	7	9	5	0	0
Fire hall	15	7	1	0	0
Hospital	13	8	4	0	0
Senior centre	6	8	4	1	0
Transfer station	3	10	4	3	2
Broadway theatre	6	12	6	0	1

Q8: Would you be willing to have your property taxes raised to have a year-round indoor pool?

	No. of Responses	% of Responses
Yes	**14**	**56%**
No	10	40%