

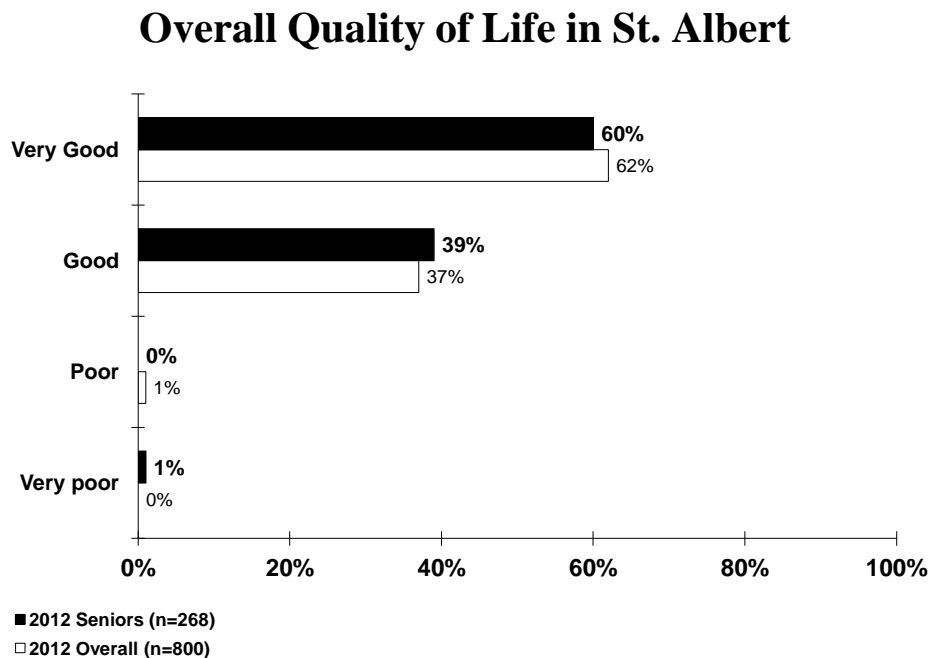
1.0 STUDY FINDINGS

Banister Research was asked to conduct an analysis specifically reviewing seniors (respondents 65 years of age or older) and their perceptions regarding the quality of life in St. Albert. This analysis outlines the results from the 2012 survey of St. Albert residents, and includes an interpretive comparison to the 2010, 2009, 2008 and 2007 survey results to determine, where appropriate, if there have been shifts in the perceptions and opinions of the St. Albert seniors over the past five years. It is important to note that this analysis provides a detailed description of the findings based on City-wide *weighted* results.

1.1 Seniors’ Perceived Quality of Life in St. Albert

To begin the interview, respondents 65 years of age or older (n=268) were asked to think about the quality of life in St. Albert for themselves and their families, in comparison to other communities where they could live. As the question was revised in the 2012 survey instrument, responses to this question cannot be compared to previous years. As illustrated in Figure 1, below, the vast majority (99%) of respondents felt their quality of life was either good (39%) or very good (60%). Only 1% of respondents indicated their quality of life was poor or very poor.

Figure 1



*<1% of seniors in 2012 were unsure.

Table 1

Overall Quality of Life in St. Albert		
	Percent of Respondents	
	Seniors (n=268)	Overall (n=800)
	Very Good / Good	Very Good / Good
2012	99	99

Next, respondents were asked, in their opinion, what were the three most significant factors contributing to both a high quality of life and a low quality of life in the City of St. Albert. As shown in Tables 2 and 3 on the following pages, there was a wide range of responses to each question.

Respondents most often mentioned St. Albert’s parklands, green spaces, river, trail and park systems as being a factor contributing to a high quality of life (37% a decrease from 43% in 2010). This factor has consistently been the most frequent response from seniors. Other frequent mentions by seniors in 2012 included availability of options for shopping, amenities and entertainment (21%, a decrease compared to 25% in 2010), availability of services and community services (20%, consistent with 2010 results) and having a community atmosphere with friendly residents and a small town feel (20% a small decrease compared to 23% in 2010). See Table 2, on the following page, for other responses.

In terms of factors contributing to a low quality of life in the City of St. Albert, the most frequently noted issue has consistently been high taxes (35% of seniors expressed concern regarding this issue in 2012, compared to 31% in 2010, 34% in 2009, 47% in 2008, 29% in 2007 and 17% in 2006). Crime and vandalism was also mentioned (12%), which remains consistent with previous surveys. Furthermore, there was a significant increase in respondents who mentioned poor management and lack of accountability with regards to City Council and a need for more community involvement in City issues (10% versus 5% in 2010). In contrast, there was a decrease in the proportion of respondents who mentioned high housing prices and a need for more affordable housing (3% versus 7% in 2010). Five percent (5%) of respondents indicated there were no factors contributing to a low quality of life. See Table 3, on pages 5 and 6.

Table 2

In your opinion, what would you say are the three most significant factors contributing to a HIGH quality of life in the City of St. Albert?						
	Percent of Respondents*					
	2012** (n=800)	2012 (n=268)	2010 (n=214)	2009 (n=159)	2008 (n=209)	2007 (n=150)
Parkland / green spaces / river / trail system / park system / wildlife / dog parks / Botanical gardens	40	37	43	34	38	43
Safe place to live / low crime rate / good policing / police presence	23	17	19	18	17	10
Availability of services / community services / public facilities / children’s festival / farmers market / events	22	20	19	24	12	29
Availability of shopping / amenities / entertainment / restaurants / quality of business	20	21	25	22	27	19
Residential community atmosphere / friendly people / community spirit / small town feel	19	20	23	26	21	22
Size of the City – not too big, good layout, easy to get around / City planning	16	18	14	19	7	28
Availability of recreation / sport facilities and programs / Servus Place	15	12	16	19	12	11
Beautiful City / nice views / good scenery / lots of trees / physical surroundings	13	18	15	13	9	5
Schools and educational opportunities / extracurricular activities / good schools	12	10	13	4	10	6
Clean city / clean streets / well maintained / updated	11	12	9	13	10	14
Good road maintenance and snow removal	10	11	10	13	10	11
Arts and cultural opportunities / Arden Theatre / library / historic aspect	6	6	9	9	6	2
Location / proximity to Edmonton	6	5	6	7	6	6
Quiet, peaceful atmosphere	5	6	6	6	10	5
Good place to raise children / family oriented / family services	4	2	2	5	3	3
Less traffic / small population / low density	3	3	4	2	11	<1
Good garbage pickup / recycling program / compost program	3	2	2	-	1	-
Availability of health care facilities and hospitals / medical staff	3	5	4	6	7	6
Good transit system	3	2	<1	1	4	1
High property values / large lots / mature neighbourhoods / layout of neighbourhoods / good neighbourhood	3	2	3	1	1	2

In your opinion, what would you say are the three most significant factors contributing to a HIGH quality of life in the City of St. Albert?						
	Percent of Respondents*					
	2012** (n=800)	2012 (n=268)	2010 (n=214)	2009 (n=159)	2008 (n=209)	2007 (n=150)
The local government (unspecified) / City administration / well run / listens to citizens	3	2	2	-	2	2
Taxes are reasonable / taxes are well used	2	1	2	1	1	2
High Incomes / Standard of living	2	1	1	2	1	-
Environmentally friendly / low pollution	2	1	<1	-	-	-
Not overwhelmed by industry	2	1	-	1	-	3
Proximity to work / good place to work	2	1	<1	1	1	-
Other (less than 2% of all mentions)	13	21	15	17	15	7

*Multiple mentions.

**2012 overall results

Please see below for the top three mentions made by seniors from 2007 to 2012.

2012 (n=268):

1. Parkland / green spaces / river / trail system / park system / wildlife (37%);
2. Availability of shopping / amenities / entertainment / restaurants (21%); and
3. Availability of services / community services / public facilities / farmers market (20%).

2010 (n=214):

1. Parkland / green spaces / river / trail system / park system / wildlife (43%);
2. Availability of shopping / amenities / entertainment / restaurants (25%); and
3. Residential community atmosphere / friendly people (23%).

2009 (n=159):

1. Parkland / green spaces / river / trail system / park system / wildlife (34%);
2. Residential community atmosphere / friendly people (26%); and
3. Availability of services / community services / public facilities / farmers market (24%).

2008 (n=209):

1. Parkland / green spaces / river / trail system / park system / wildlife (38%);
2. Availability of shopping / amenities / entertainment / restaurants (27%); and
3. Residential community atmosphere / friendly people (21%).

2007 (n=150):

1. Parkland / green spaces / river / trail system / park system / wildlife (43%);
2. Availability of services / community services / public facilities / farmers market (29%);
and
3. Size of City – not too big, good layout, easy to get around (28%).

Table 3

In your opinion, what would you say are the three most significant factors contributing to a LOW quality of life in the City of St. Albert?						
	Percent of Respondents*					
	2012** (n=800)	2012 (n=268)	2010 (n=214)	2009 (n=159)	2008 (n=209)	2007 (n=150)
High taxes (tax increase)	37	35	31	34	47	29
Crime / vandalism / youth crime / drugs / drunk driving	13	12	13	11	14	16
City Council (poor management/not accountable for actions/lack direction) / need more community involvement / excessive bylaws / planning	8	10	5	7	4	10
Lacking industrial and commercial tax base / need more business diversity and downtown development	7	6	4	4	4	1
Cost of living is high / expensive	6	4	3	2	6	2
Too much traffic and traffic congestion / too many trucks / noisy / speeding	6	7	9	7	4	7
Poor transit system / need more service / bus fare is too high / wants LRT	6	6	5	7	3	7
Poor maintenance of existing facilities and infrastructure	5	4	5	6	4	8
High price of housing / need more affordable housing (including seniors)	5	3	7	6	6	8
Restrictions on garbage collection / rates / pay-as-you-throw system / user fees	4	3	2	4	2	4
City growing too fast / too much residential development / too spread out / growing too fast / overcrowding	4	3	4	6	3	6
Rising utility costs (water and sewer) / dissatisfied with sewer line	3	5	2	2	2	3
Parks / trails / green spaces need maintenance/weed control / mosquito control	3	3	1	5	1	1
Too much litter / garbage around the city / dog poop / river is dirty / pollution	3	2	4	4	5	5
Lacking retail stores / retail is expensive	3	1	2	2	1	1
Snow removal / cul-de-sacs don’t get plowed / poor street cleaning	3	1	4	5	5	6

In your opinion, what would you say are the three most significant factors contributing to a LOW quality of life in the City of St. Albert?						
	Percent of Respondents*					
	2012** (n=800)	2012 (n=268)	2010 (n=214)	2009 (n=159)	2008 (n=209)	2007 (n=150)
More health services needed / faster response from emergency services / more doctors	2	3	1	<1	<1	1
Need more police / patrols / catch speeders / bylaw enforcement / lack of enforcement	2	2	<1	<1	2	3
Not enough for youth to do / running around late at night / need youth programs	2	1	2	-	1	<1
Unfriendly people / snobbish attitude / delusional sense of grandeur	2	2	3	1	<1	2
Too many traffic lights / poor traffic management	2	3	-	-	1	-
Nothing / no factors	5	5	8	9	2	5
Other (less than 2% of total 2010 mentions)	32	24	28	30	40	37

*Multiple mentions.

**2010 overall results

Please refer to the following page for the top three mentions made by seniors from 2007 to 2012.

2012 (n=274):

1. High taxes (tax increase) (35%);
2. Crime / vandalism / youth crime / drugs / drunk driving (12%); and
3. City Council (poor management / not accountable for actions / lacks direction / need more community input / excessive bylaws / planning) (10%).

2010 (n=224):

1. High taxes (tax increase) (31%);
2. Crime / vandalism / youth crime / drugs / drunk driving (13%); and
3. Too much traffic and traffic congestion / too many trucks / noisy / speeding (9%).

2009 (n=166):

1. High taxes (tax increase) (34%);
2. Crime / vandalism / youth crime / drugs / drunk driving (11%); and
3. Nothing / no factors contributing to a low quality of life (9%).

2008 (n=221):

1. High taxes (tax increase) (47%);
2. Crime / vandalism / youth crime / drugs / drunk driving (14%); and
3. Respondents did not want to pay for a recreation centre membership / were upset about the tax increase as a result of the new recreation centre / were against the new recreation centre (16%).

2007 (n=157):

1. High taxes (tax increase) (29%);
2. Crime / vandalism / youth crime / drugs / drunk driving (16%); and
3. City Council (poor management / not accountable for action / lack direction) / need more community involvement / excessive bylaws / planning (10%).