

BUILDING GREAT NEIGHBOURHOODS

HANDBOOK

The first program of its kind in Canada, Building Great Neighbourhoods is a cost-effective, long-term, strategic approach to address infrastructure needs in Edmonton neighbourhoods. This handbook will help explain the neighbourhood renewal process and how you can get involved in decisions affecting your neighbourhood.

Building Great Neighbourhoods is a collaboration between three City of Edmonton programs to:

- Renew and replace sewers
- Coordinate utility repairs (EPCOR and ATCO)
- Rehabilitate roads, curbs and sidewalks on City-owned property
- Replace streetlights
- Work with residents to identify local concerns (e.g. pedestrian, cycling, traffic)
- Add to your neighbourhood's livability



Edmonton



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BUILDING GREAT NEIGHBOURHOODS PROGRAMS INCLUDE:

1. Drainage Neighbourhood Renewal

Drainage renews and replaces sewers. This work is typically done 1-2 years before road reconstruction, and its timing is determined by City staff.

2. Neighbourhood Renewal

The City's Neighbourhood Renewal involves rehabilitating roads, replacing streetlights, sidewalks, curbs, gutters, and connecting missing sidewalk links in mature neighbourhoods. The Neighbourhood Renewal Program includes neighbourhood reconstruction, preventive maintenance and road work such as repairing collector roads. The program doesn't include arterial roads or alleys.

3. Great Neighbourhoods Capital Program

Community Services uses residents' input to make improvements on City-owned property that enhance neighbourhood livability and connectivity. These investments are unique to each neighbourhood (e.g. trail improvements, trees, sidewalk connections and more).

What's the difference between a neighbourhood collector and arterial road? See the next page for more.



DID YOU KNOW?

By combining reconstruction, overlay and preventive maintenance, all Edmonton neighbourhoods can be improved within 30 years.



An arterial road is a high-capacity urban road. The primary function of an arterial road is to deliver traffic from collector roads to highways or freeways. Edmonton examples include 23 Avenue, 97 Street and Connors Road.

Collector roads are designed to provide access to residential properties. They often have lower speed limits and can feature parking lanes and stop signs. Collector roads feed into arterial roads.

How are neighbourhoods chosen?

Of Edmonton's 300 neighbourhoods, more than 100 need full reconstruction.

Every year the City inspects and rates 25% of the City's local roads, curbs and sidewalks. Each neighbourhood is given a rating from A (very good) to F (very poor). This helps the City identify what renewal work is needed.

Other decision factors include:

- Budget considerations;
- Maintenance history;
- Coordination with other City projects like parks and arterial road renewal; and,
- Coordination with other infrastructure work and utilities.



Local improvements, which may be made as part of your neighbourhood's renewal, are construction projects undertaken near or adjacent to your property that City Council considers of greater benefit to your area than to the municipality as a whole. Since you and your neighbours receive the most benefit from these local improvements, the City shares the cost with you.

Local improvements are paid for in whole or in part by property owners in one of two ways:

1. **Lump sum payment:** One-time full cost payment.
2. **Amortized payment:** The cost is paid for gradually on your yearly property taxes (includes interest charges). The tax stays with the property; if you sell, the next owner will continue to pay the balance.

LOCAL IMPROVEMENT TYPES

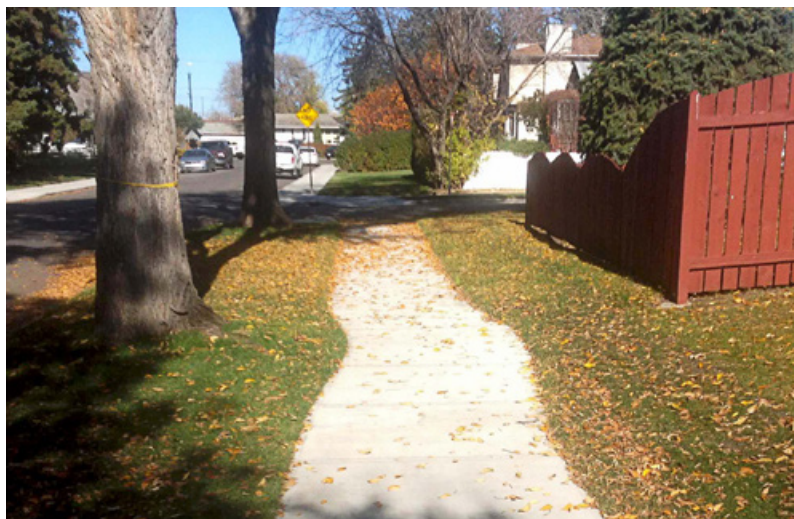
The City includes two kinds of local improvements in Neighbourhood Renewal: sidewalk renewal (which the city initiates) and decorative streetlights (which your community initiates). There are other types of local improvements, such as alley renewal, which are not included as part of the Neighbourhood Renewal Program. These local improvements are initiated by property owners.

Learn more at edmonton.ca/localimprovements.

Local Improvement Tax Notices & Petitions

Property owners receive a local improvement notice in the mail about 4-6 months before neighbourhood reconstruction begins. A petition form is included. Property owners have **30 days** to petition against the local improvement. The petition process is guided by the Provincial *Municipal Government Act* as well as City policies and procedures.

NOTES

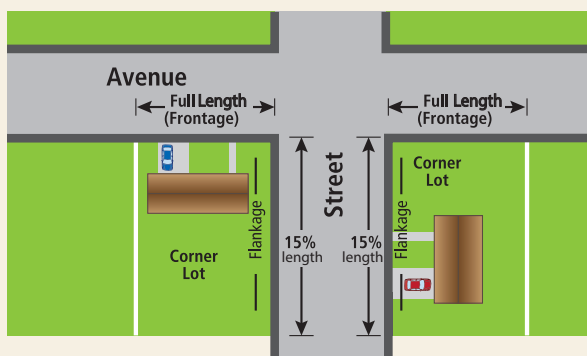


SIDEWALK RENEWAL LOCAL IMPROVEMENT

- City-initiated.
- Cost-shared **50-50** between the City and property owners.
- Neighbourhoods are divided into project areas. You may petition against sidewalks in your project area.
- There is a two-year warranty.
- This process doesn't apply to brand new sidewalks that weren't there before the Neighbourhood Renewal Program began work in your neighbourhood.

Corner Lots Length Assessment

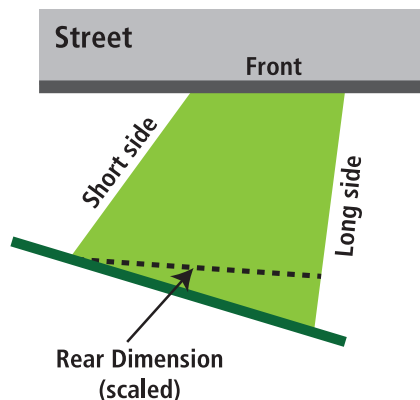
Corner lots that have proposed local improvement renewal on both the front and the side of the property are assessed the full length of the frontage (short side) and 15% of the flankage length (long side). House orientation does not affect frontage/flankage.



Pie or Odd-Shaped Lots Length Assessment

Pie or odd-shaped lot frontage is determined by adding the front and rear lot dimensions and dividing the total in half.

The rear dimension of a pie-shaped lot is scaled off the corner at the shortest side and is projected at a right angle to the longest side.



What's Included:

- Removal of existing concrete;
- Excavation;
- Laying of gravel base with reinforcing steel;
- Pouring new concrete;
- Connecting sidewalk to property owners' sidewalk; and,
- Re-landscaping disturbed areas to City specifications.



Cost

Property owners pay 50% of the cost of sidewalk renewal based on their lot length assessment.

e.g. a typical 50 ft. (15.24m) lot would cost about \$3,112.16, or \$217.78/year over 20 years.

The 2016 rate is
\$204.21/m

The exact cost for the local improvement will be included on your tax notice the year following the sidewalk construction.

Petitioning against sidewalk renewal

- Once property owners receive the local improvement tax notices in the mail they have **30 days to petition** against the local improvement.
- The petition must receive 50% +1 support from property owners within the project area. If the petition succeeds the City will do sidewalk maintenance and reconstruct the road as planned.
- If the petition fails, Council will pass a Local Improvement Bylaw and the local improvement will proceed.

DECORATIVE STREETLIGHTS

DECORATIVE STREETLIGHT LOCAL IMPROVEMENT

The City covers the full cost to replace all streetlights with standard galvanized steel poles, LED lights and street address blades.

Decorative streetlights

- Communities can elect to pay for decorative streetlights as a local improvement.
- This process is the responsibility of your community (usually the community league leads it).
- The community selects **one** design option for an Expression of Interest (EOI).
- Property owners pay the additional cost of the decorative streetlights, while the City will contribute the equivalent of the cost of the standard streetlights.



Decorative streetlight



Standard streetlight

Some neighbourhoods form a Decorative Street Lighting Committee to help choose a streetlight design and gather support for the local improvement.

Petition & Expression of Interest (EOI) Process

- The community league or property owners send **one** streetlight design to the City no later than **July 2** of the year prior to construction.
- The City sends an EOI package containing estimated costs to registered property owners by **September 1**.
- Property owners must return the EOI to the City by **November 15** to show their support.
- The City validates the signatures. If 50% +1 of property owners sign, the City initiates a Decorative Streetlight Local Improvement Bylaw.

Petitioning Against Decorative Streetlights

- Once property owners receive the local improvement tax notices in the mail, they have **30 days** to petition against the local improvement.
- The petition against must be signed by 50%+1 of property owners within the **entire neighbourhood** to defeat the local improvement.
- If the petition fails, City Council will pass a Local Improvement Bylaw, and the decorative streetlights will be installed.

Cost of Decorative Streetlights

The cost depends on the option selected, the borrowing finance rate, the number of streetlights, and the number of property owners sharing the expense.

Property owners may pay a one-time, lump sum payment or a property tax levy amortized over 15 years.

The exact cost for the local improvement will be included on your tax notice the year following the sidewalk construction.



Deadlines

July 2: Send decorative streetlight option to City.

September 1: City sends EOI package to registered property owners.

November 15: Property owners return signed petition to City.

These deadlines are firm. If the date falls on a weekend or holiday, the deadline will be on the following business day.

DECORATIVE POLE OPTIONS

Colour (powder coated)



Blue



Black

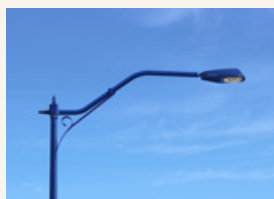


Dark Green

Decorative Arm – Newport, Scroll or Heritage



Newport



Scroll



Heritage

Pole – Octagonal (eight-sided) or fluted (multi-sided)



Octagonal



Fluted

Cost Estimate Chart

	Colour	Octagonal	Fluted
% Cost of decorative over standard poles	5%	15%	20%
One-time cash payment per metre of frontage	\$6	\$18	\$24
Yearly rate per metre of frontage for 15 years	\$.56	\$1.68	\$2.24
One-time cash payment for typical lot (50 ft)	\$90	\$270	\$360
Yearly rate for 15 years for typical lot (50 ft)	\$9	\$27	\$36

Decorative Street Address Blade Options

A decorative blade options package will be forwarded to your neighbourhood's streetlight committee. Please contact them for more information.



NOTES

HOW CAN I GET INVOLVED?



The City will come to your community three times - once to discuss the concept plan with the community league executive; once to discuss the design plans with residents; and once to inform the community about the finalized plan and construction shortly before construction begins.

Meeting	Phase	Timeline	Who's invited?	Discussion/Feedback	Feedback Deadline
#1	Concept	Approximately 18 months before construction	Community League	Sharing: <ul style="list-style-type: none"> Outline Neighbourhood Renewal process and timing. Advise community league about decorative streetlight local improvement process and timelines. Feedback: <ul style="list-style-type: none"> Community-led projects that may affect City investments in the neighbourhood. Suggestions to improve pedestrian/cyclist access and overall livability. <i>Comments will be considered for preliminary design.</i>	2-3 months after the meeting (by December 15 of the year of the meeting).
#2	Design	Approximately 12 months before construction	Residents, property owners	Sharing: <ul style="list-style-type: none"> Outline Neighbourhood Renewal process and timing. Advise community about sidewalk and decorative streetlight local improvement process and timelines. Share preliminary designs. Feedback: <ul style="list-style-type: none"> Pedestrian and cycling accessibility, traffic accessibility, and overall neighbourhood livability. Input on preliminary designs. <i>Comments will be considered for final design.</i>	6 weeks after the meeting.
#3	Build	Approximately 3-6 months before construction	Residents, property owners	Sharing: <ul style="list-style-type: none"> Final neighbourhood design and construction process. Review local improvements and petition process. Feedback: <i>Comments are welcome. However, few changes can be made at this stage of the project.</i>	2 weeks after the meeting.

Stay Informed

- Each neighbourhood has its own project page at edmonton.ca/BuildingGreatNeighbourhoods.
- All presentations and displays will be available online.
- Your questions will be reviewed and responses provided in the weeks following each meeting.
- A "What We Heard" summary will be available online at edmonton.ca/BuildingGreatNeighbourhoods.

WHAT TO EXPECT DURING CONSTRUCTION

CONSTRUCTION

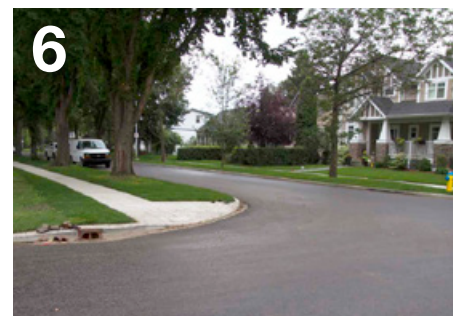
- The contract is awarded to the lowest priced qualified bidder.
- Depending on the size of the neighbourhood, construction is staged over 2-3 years.
- You can anticipate 3-4 months of disruption for work in front of your property.
- There is a **two-year contractor warranty** to fix deficiencies after construction is completed.

How will I know when construction will start?

- A neighbourhood-wide notice will go out at the beginning of construction.
- Construction bulletins will be distributed 7-10 days before the start of construction adjacent to your property.
- The construction project manager's contact information will be shared at the pre-construction public meeting (meeting #3) and included in the construction bulletins. Their contact information will also be available online and by calling 311.
- Contact them if you have specific needs, concerns about construction deficiencies, or need scheduling information.
- Visit edmonton.ca/BuildingGreatNeighbourhoods.

Once construction begins, crews will:

1. Install new streetlights (standard or decorative) throughout the neighbourhood.
2. Remove curbs/gutters and sidewalks, lay a new base and pour concrete. (Note: landscaping will be removed along the property to accommodate work and will be replaced at the end of construction.)
3. Build sidewalks around obstacles (e.g. trees) as necessary.
4. Replace sidewalk links to the existing walk on your property.
5. Do any required landscaping (including new sod).
6. Complete road rehabilitation and paving.





Will Neighbourhood Renewal address infill, redevelopment, arterial roads, bylaw concerns, etc.?

We coordinate our work with other ongoing or planned City projects. However, our project focuses on renewing neighbourhood infrastructure, promoting active transportation and investing in neighbourhood livability. We will direct any other concerns to the appropriate City department.

QUESTIONS?

Visit us online at edmonton.ca/BuildingGreatNeighbourhoods or email us at buildinggreatneighbourhoods@edmonton.ca or call us at **311**.

