



# *Welcome!*

## *McLeod Neighbourhood Alley Renewal Pilot Project*

### *Open House*

McLeod Neighbourhood

November 16, 2010



# ***Alley Renewal Pilot program***

- *Three (3) part presentation:*
  1. ***Overview of the Alley Renewal Program***
  2. ***Local Improvement Process***
  3. ***Alley Construction***



# *Overview of the Alley Renewal Pilot Program*

*Presented By: Steve Aguiar and/or Alex Yeung, P.Eng.*

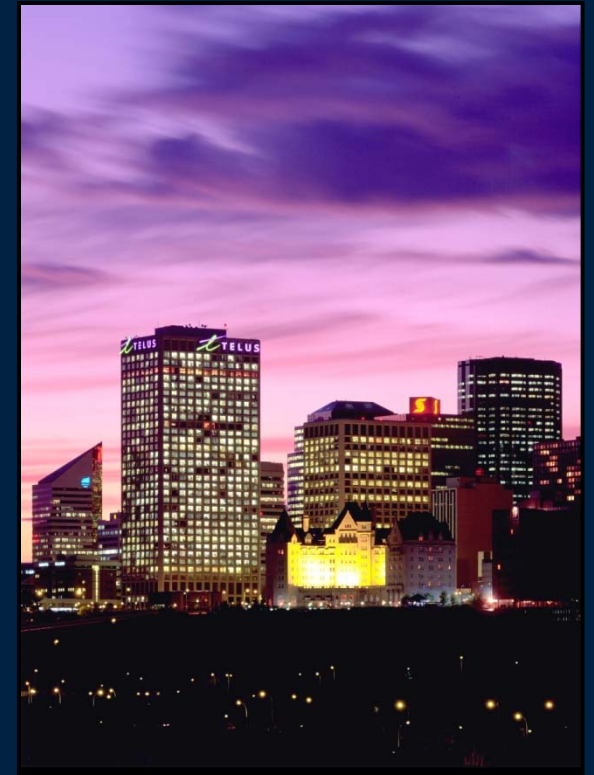
*Transportation Operations Branch*

McLeod Neighbourhood

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# Current Alley Infrastructure

- *Edmonton's alley inventory:*
  - 1,213 km of alley (2008)
- *Surface Infrastructure Life Expectancy:*
  - Approx. 20 Years (old construction std)
- *Alleys Requiring Renewal:*
  - 605km (53.0%) will require reconstruction;  
154km (13.5%) require resurfacing
- *For a Sustainable Renewal Plan:*
  - \$240 million (2009 dollars) over 30 yrs



(Photo Courtesy of Edmonton Tourism)



# *Factors Contributing to Current State of Alleys*

- *Past Paved Alley Construction Practise*
  - *Pavement and Drainage design was minimal*
  - *Conversion of gravel alley with in-place cement stabilization of gravel followed by thin asphalt layer.*
  - *Design Life of 20 Years*
- *Age of Paved Alleys in Edmonton (majority in excess of 30 Years)*
  - *19.6% constructed prior to 1970 >40 yrs old*
  - *54.9% constructed 1970 – 1979 30-40 yrs old*
  - *25.5% constructed 1980 – Present <30 yrs old*

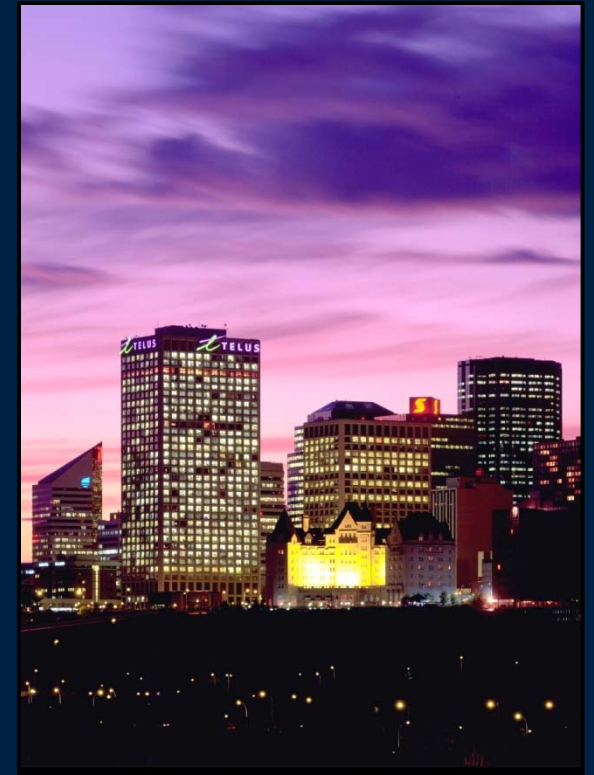


# *Factors Contributing to Current State of Alleys*

- *Increased Traffic Loadings – Waste Management*
  - *Introduction of garbage pick-up in the mid 1980's*
  - *The age of alley is the main factor for their condition but the garbage truck didn't help the already fragile condition of alleys*
- *Limited Renewal Funding.*
  - *limited funding for renewal for alleys and other roads (i.e. Infrastructure Funding gap)*
  - *Alleys - lower priority than other road categories (Arterial, Collector, Local) competes for funds.*
  - *Current alley funding is limited to maintenance work that addresses safety hazards (i.e. severe pothole repair).*

# Factors Contributing to Current State of Alleys

- *The renewal of alleys has been virtually non-existent since 1999 due to :*
  - *limited funding for renewal for alleys and other roads*
  - *Past support Property owners to City Initiated Alley Local improvements (reconstruction (100%) and resurfacing (75%/25%)) was poor*
  - *Very small volume restoration funded through utility line replacement or Property Owner Initiated Alley improvements*



(Photo Courtesy of Edmonton Tourism)

# Current Alley Renewal Policy

- *There is no Alley Reconstruction program in place – maintenance only*
- *Currently, Alley Reconstruction is done in one of two ways*
  - *1- Petitioned by property owners (owners pay 100% cost).*
  - *2- Part of utility construction restoration (may be partial reconstruction)*



(Photo Courtesy of Dub Architects Ltd.)





# *Alley Renewal Strategy*

- *Develop strategy for a prudent long term alley renewal program*
  - *Procure “sustainable” alley renewal funding*
  - *Funding mechanism that is fair and equitable*
  - *Coordination with Utilities*
  - *Industry Capacity - Good Value/Competitive pricing*



(Photo Courtesy of Dub Architects Ltd.)

# Alley Reconstruction Pilot Project

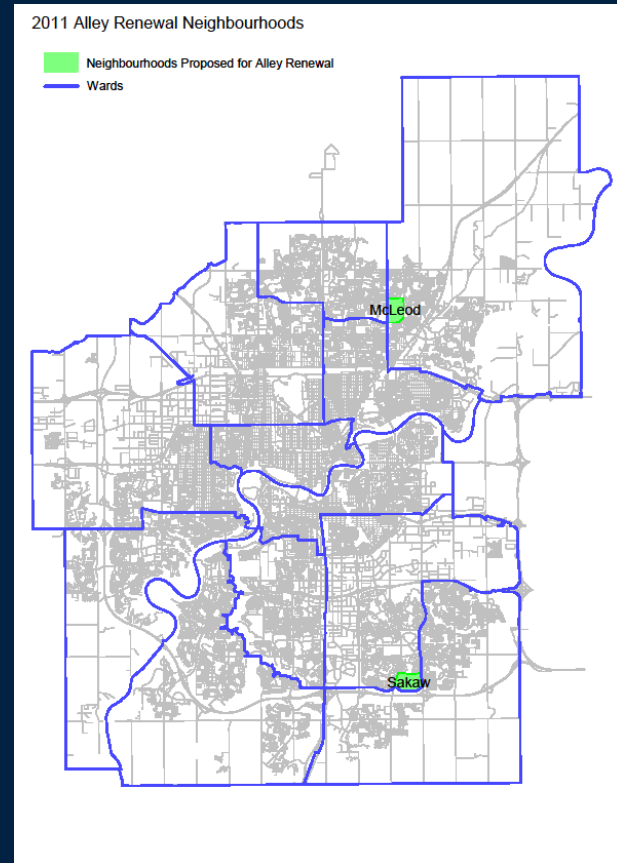
- *Develop strategy for alley reconstruction program where City initiate alley reconstruction projects through a 50/50 Local Improvement cost share with adjacent owners*



(Photo Courtesy of Dub Architects Ltd.)

# Alley Reconstruction Pilot Project Scope for 2011

- *Two neighbourhoods were selected for the Pilot Project*
  - *McLeod*
  - *Sakaw*
- *The locations were selected based on:*
  - *the actual condition of the lane,*
  - *coordination with underground utilities,*
  - *schedules of the neighbourhood overlay programs for the neighbourhoods*



# Alley Reconstruction Pilot Project

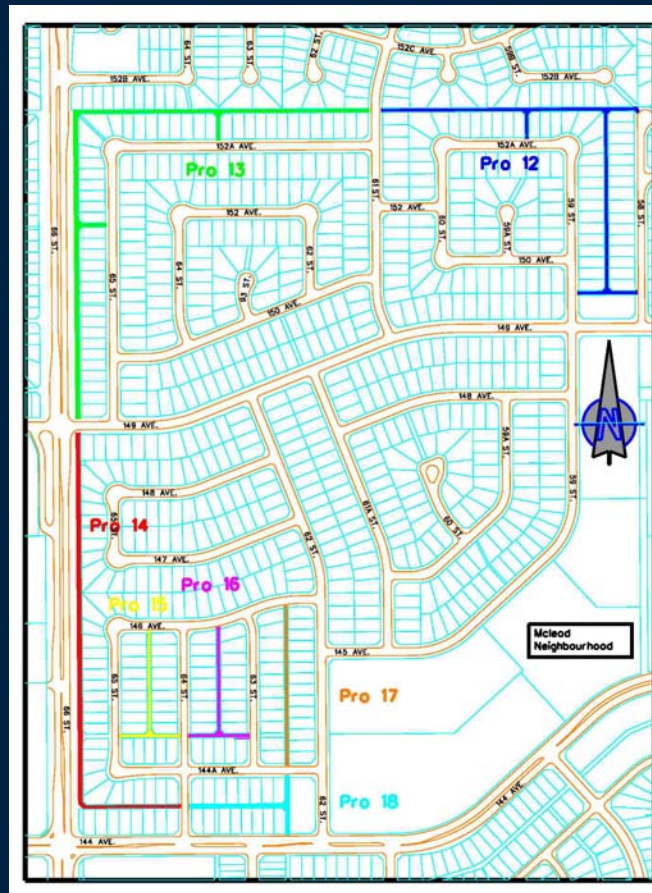
- *Based on result of Pilot Projects in 2 selected neighbourhoods.*
  - *Report back to council*
  - *May make adjustments and conduct more pilot projects*
  - *Council may update Local Improvements Bylaw / policy to extend to alley renewal*



(Photo Courtesy of Dub Architects Ltd.)

# McLeod Neighbourhood Current Level of Service

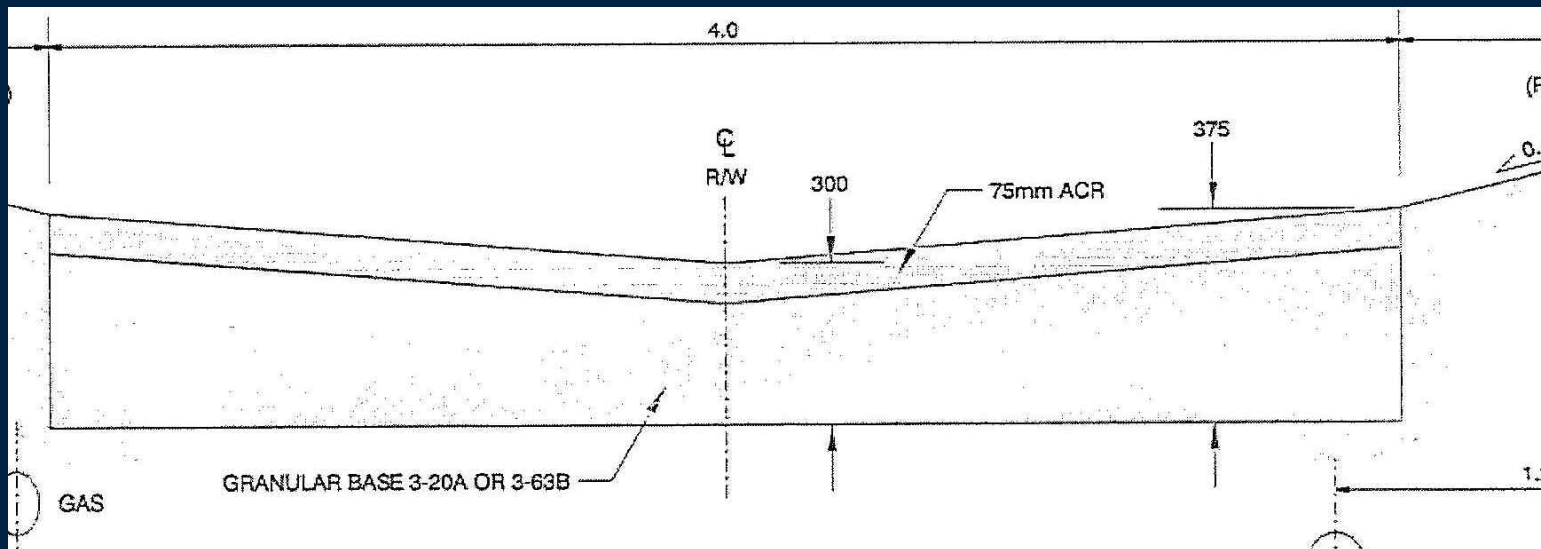
- *Residential Construction: +40 Years (est. 1968 – 1988)*
- *Roads - Very Good Condition*
- *Curbs - Fair Condition*
- *Sidewalks - Good Condition*
- *Paved Alley:*
  - *Age: +30 Years – paved 1974-1977 (1977)*
  - *Alley – Poor Condition*





# McLeod Alley Reconstruction Cost Estimate

- *McLeod Alley Reconstruction Conceptual Cost Estimate*
  - \$1.3 Million (work does not include paving unpaved alleys).



# Alley Reconstruction (Pilot) Funding Breakdown

Infrastructure	Source
Construct Alley to current standards	50% Property Owner / 50% City
Underground Utility Work (EPCOR, Water, Drainage)	100% Utility
Upgrade of <u>Existing</u> Alley Lights (where possible)	100% City

**Note:**

Any new alley lights must be requested through a separate (i.e. for new Alley Lights) Local Improvements process.



# Local Improvement Process

***Presented By: Virgilio Mendoza***

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November 16, 2010





## *What is a Local Improvement?*

- A local improvement is a construction project which is undertaken near or adjacent to your property.
- *A project Council considers of greater benefit to an area of the municipality than to the whole municipality.*
- *A project to be paid for in whole or in part by a local improvement tax.*



# *What are Considered Local Improvement Projects?*

- **Transportation Department identifies which types of construction are to be assessed as roadway related local improvements**
  - *Curb Crossing*
  - *Alley Lighting*
  - *Streetscaping*
  - *Decorative and/or new Street Lighting*
  - *Gravel Alley Conversion to Paved alley*
  - ***Alley renewal (reconstruction or resurfacing)***
  - *Sidewalk Reconstruction (50/50 Cost Share with City)*



## *How are Local Improvements Initiated?*

➤ *By the City of Edmonton*

*-OR-*

➤ *By the Property Owners via an  
“Expression of Interest”*

# Canadian Municipalities with Local Improvements

- *Vancouver*
- *Calgary*
- *Saskatoon*
- *Regina*
- *Winnipeg*





# *What is in the Local Improvement Process?*

- *City Prepares Local Improvement Plan*
- *Notices Sent to Owners*
- *Bylaw Prepared*
- *30-Day Petition Period*
- *Bylaw Passed by City Council*
- *Construction*
- *Taxation*

## ● ● ● *Local Improvement Notices*

- *Based upon the local improvement plan, the City must send a notice to all of the persons who will be liable to pay the local improvement tax (the property owners). The City also includes:*
  - *A Petition Form*
  - *Affidavit of Execution*

# Sample Notice



17TH FLOOR, CENTURY PLACE  
9803 - 102A AVENUE  
EDMONTON, ALBERTA  
T5J 3A3

## Project # 15

November 1, 2010

Tax Roll # 6667309  
Ref:

MR. HOMEOWNER  
MRS. HOMEOWNER  
14412 64 STREET NW  
EDMONTON AB T5A 2C3

RE: Proposed Local Improvements

Local improvements are proposed for construction in 2011 adjacent to property that is registered under your name, at 1015 60 STREET NW.

The proposed local improvement is the construction of the following:

**Alley Paving, Residential**, to be assessed to owners of land benefiting from the proposed improvement at the 2011 uniform unit rate of **\$30.71** per assessable metre per annum for 10 years. The owner(s) may at any time pay the remaining balance.

The owner(s) of any lands affected may pay cash for the improvements. The cash cost for this type of improvement is **\$248.85** per assessable metre.

Based on your estimated assessed width of **15.85** metres, the **estimated** charge to you would be **\$486.75** per annum for 10 years, or **\$3,944.27** cash cost. The actual charge will be determined after construction is complete, at the time of assessment.

The total estimated cost of the local improvement is **\$201,570**. The portion of the estimated cost of the proposed local improvement to all the benefiting property owners is 50% and 50% is to be borne by the City at large.

This local improvement is being constructed in accordance with Section 393(1) of the *Municipal Government Act*, R.S.A. 2000, c. M-26 (MGA). As per City Policy C433D, this local improvement may be constructed unless the majority of the assessable owners, representing at least one half (1/2) of the value of the assessments prepared under Part 9 of the MGA for the parcels of land, petition against this proposed improvement within 30 days of this notice.

.../2

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# Sample Petition Against

Tax Roll No.: \_\_\_\_\_

Project \_\_\_\_\_

## Petition Against the Proposed Local Improvement

We, the registered owners, are opposed to the above local improvement project as notified by the Capital Construction Department, and do not wish it to proceed.

Owner's Name (Print)	Owner's Address (Where You Live)	Property Address (Improvement Location)	Owner's & (Signature)	Date	Witness (Signature)
1 _____	_____	_____	_____	_____	_____
2 _____	_____	_____	_____	_____	_____
3 _____	_____	_____	_____	_____	_____
4 _____	_____	_____	_____	_____	_____
5 _____	_____	_____	_____	_____	_____

### PLEASE NOTE:

1. To cancel this project, two conditions must be met. First, a majority (50% plus 1) of the benefiting owners must submit a petition opposing this local improvement. Second, the value of the petitioners' properties must equal at least one half of the total value of the assessments of all the benefiting properties. This form may be used.
2. If a parcel of land is owned by more than one owner, all owners must sign the petition. The owners are considered as one owner for the purpose of counting the number of owners that reply.
3. If a corporation, church, organization, estate or other entity is entitled to sign a petition, the petition may be signed on its behalf by a person who is at least 18 years old and who can produce a certificate authorizing the person to sign the petition.
4. The WITNESS must fill in the "Affidavit of Execution of Witness", (attached).

This personal information is being collected under the authority of sections 392 & 398 of the *Municipal Government Act*, R.S.A. 2000, c. M-26 and will be used to process your petition against the Local Improvement project. It is protected by the privacy provisions Section 33 (c) of the *Freedom of Information and Protection of Privacy Act*, R.S.A. 2000, c. F-26. If you have any questions about the collection contact the Branch's Administrative Assistant at: (780) 944-7657.

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# Sample Witness Affidavit

## AFFIDAVIT OF EXECUTION of WITNESS

(Must be filled in by the WITNESS and sworn before a Commissioner for Oaths)

CANADA )  
PROVINCE OF ALBERTA ) I, \_\_\_\_\_ (Witness) of the  
TO WIT ) City of Edmonton, in the Province of Alberta,  
MAKE OATH AND SAY:

1. That I was personally present and did see (Print Owner Name(s))

(1) \_\_\_\_\_, (4) \_\_\_\_\_,  
(2) \_\_\_\_\_, (5) \_\_\_\_\_,  
(3) \_\_\_\_\_,

named in the within instrument who is (are) personally known to me to be the person(s) named therein, duly sign and execute the same for the purpose named therein.

2. That the same was executed at the City of \_\_\_\_\_ in the Province of Alberta, and that I am subscribing witness thereto.

3. That I know the said (Print Owner Name(s))

(1) \_\_\_\_\_, (4) \_\_\_\_\_,  
(2) \_\_\_\_\_, (5) \_\_\_\_\_,  
(3) \_\_\_\_\_,

and (s)he (they) is (are) in my opinion the full age of eighteen years.

SWORN BEFORE ME at the )  
City of \_\_\_\_\_ )  
In the Province of Alberta, this )  
\_\_\_\_\_ day of \_\_\_\_\_, (Signature of Witness)  
20\_\_\_\_,

A COMMISSIONER FOR OATHS in and for  
the Province of Alberta

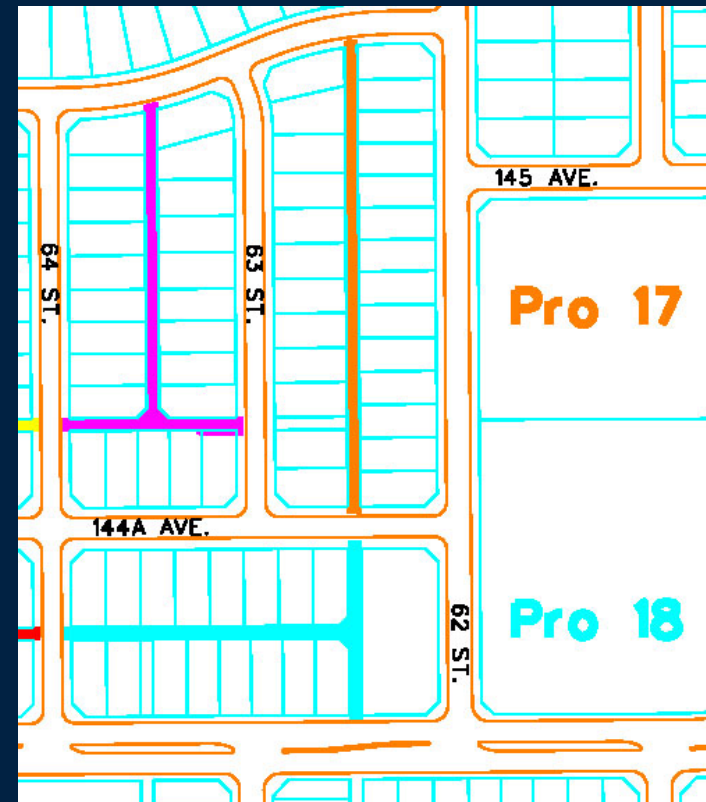
(Print Name & Expiry Date or Affix Stamp)

## ● ● ● | *Local Improvement Outcomes*

- *Local Improvement Bylaw can be approved if petition protest is not successful, the City must proceed with construction within **3 years**.*
- *If Council receives a sufficient petition against the Local Improvement within the 30-day petition period, it will not proceed.*

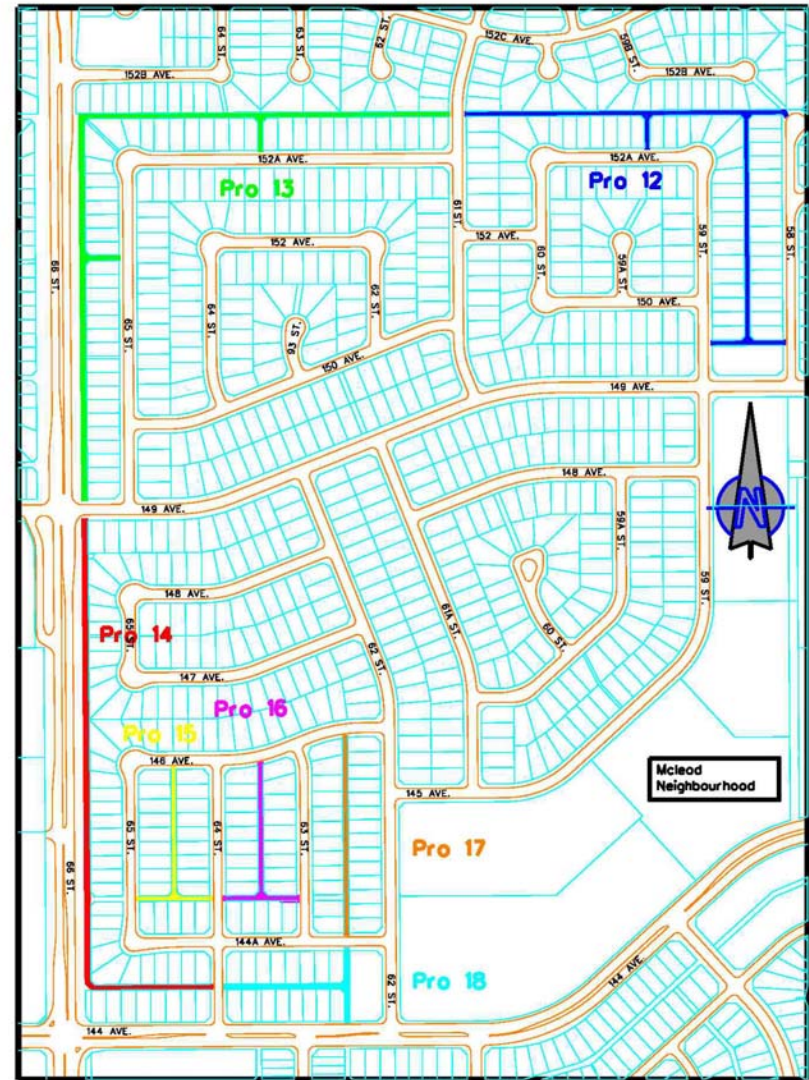
# Local Improvement Projects for Alleys

- *Dozen or more Alley Projects are Created*
- *Each Individual Project May be Petitioned Against*
  - *Must have the Majority of Property Owners within the project area to Defeat the Local Improvement*
  - *Note that the petition affect only the individual project*



# Project Area

- *Map Showing Individual Projects within the Neighbourhood*



## *What is Required for a Petition to be Valid?*

- *Petitions against the Local Improvement must be signed by a majority of the property owners who would be liable to pay the local improvement tax.*
- *Signatures must be witnessed and have a witness affidavit signed by Commissioner for Oaths attached.*
- *In the case of a property with multiple owners, all owners of that property are counted as “one owner”, but all owners of that property must sign the petition.*

## *What is Required for a Petition to be Valid? (Cont'd...)*

- *Owners signing must represent a majority (50 plus 1%) and at least 1/2 of the total value of the property assessment.*
- *Petitions must be received on or before  
**December 2, 2010***
- *The City of Edmonton does not count itself in determining the sufficiency of a petition.*



## *Bylaw*

- *The City must prepare a Bylaw for the local improvement.*
- *The Bylaw must pass three (3) readings at City Council.*



## *Construction*

- *Construction of any part of the Local Improvement Project may be started after the Bylaw has passed three(3) readings.*





## ***Taxation***

- *Local Improvements must be imposed on the tax roll within three(3) years of the date of the sending of the notice.*
- *Local Improvement charges will appear on your **Tax Notice** in the year following construction.*



## *Alley Reconstruction Costs*

- *There are two methods of payment; a one time cash payment or a yearly payment amortized over 10 years.*
- *Rates and Sample Costs to property owners are as follows:*



# Alley Reconstruction Costs

## ➤ 2011 Rates:

### *Total Unit rate*

- CASH RATE: \$248.85 / metre
- YEARLY RATE: \$30.71 / metre per year for 10 years.

### *50/50 Unit rate:*

- CASH RATE: \$124.43 / metre
- YEARLY RATE: \$15.35 / metre per year for 10 years.

## ➤ Sample Costs to Property owner:

- For a 15.24 metre (50 foot) Lot.
  - Cash:  $\$124.43 \times 15.24 \text{ metres} = \$1,896.31$
  - OR
  - Yearly:  $\$15.35 \times 15.24 \text{ metres} = \$233.93 \text{ per year for 10 years.}$

# Assessment Length – For Odd Shaped Lots?

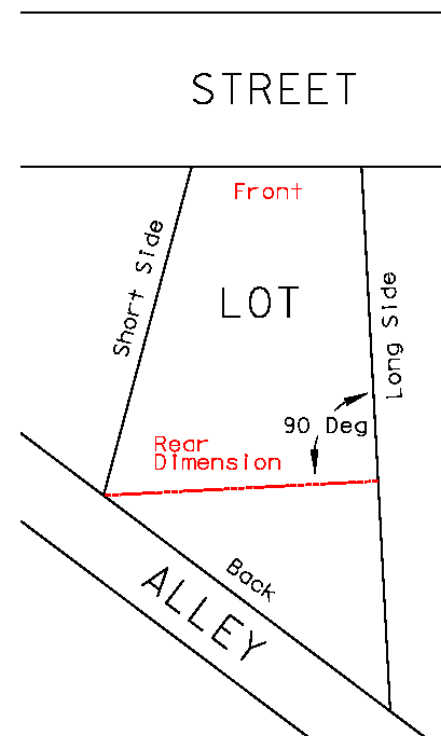
- *LI will be assessed as follow:*

*Assessed Length =*

$$\frac{(Front + Rear Dimension)}{2}$$

*Note:*

*This average may not be more than 2 times  
the front parcel dimension*





## *Assessment Length – For Corner Lots?*

- *Flankage is the longer side of the lot or parcel.*
  - *Flankage shall be assessed fifteen (15%) percent of the total number of lineal metres along the side or flankage thereof abutting the alley where the local improvement is undertaken.*

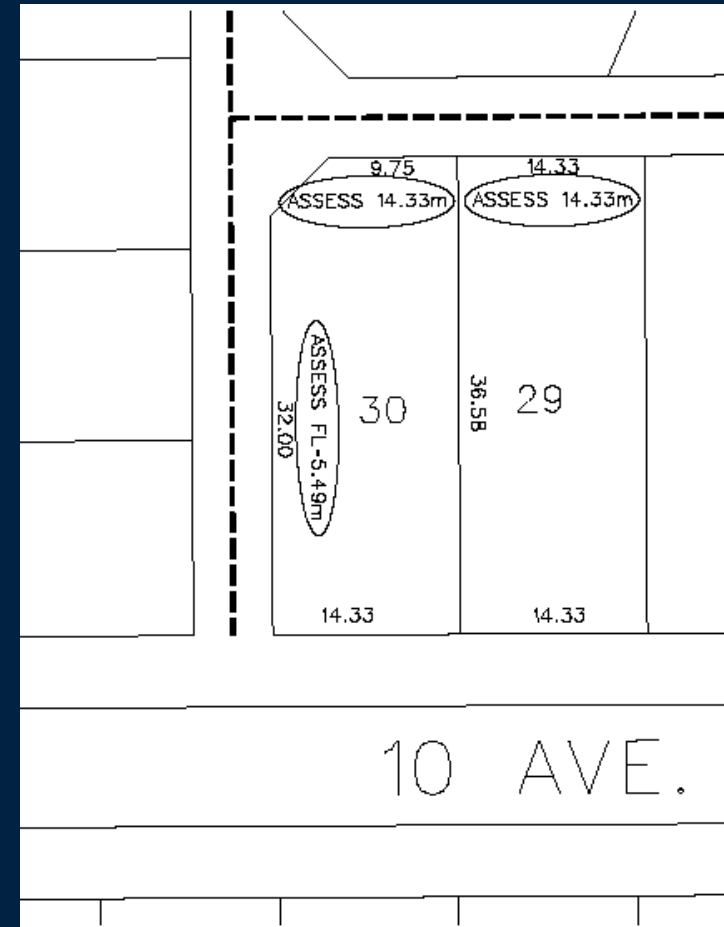
## Example of Flankage

- *LI will be assessed as follow:*

*Assessed length =  
Short side + 15% of flankage (long  
side)*

*For this Example:*

$$14.33m + (15\% \times 36.58m) = 19.82m$$





## For More Information Contact:

Virgilio Mendoza  
Neighbourhood Renewal, Roadways Construction  
Roads Design & Construction Branch

Phone: 780-944-7672

E-mail: [virgilio.mendoza@edmonton.ca](mailto:virgilio.mendoza@edmonton.ca)



# *Alley Construction*

***Presented By: Tony Sestito***

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November 16, 2010





# *Before Construction*



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## *Construction Notices*

- *Construction Bulletins provided:*
  - *7- 10 Day before commencement of construction adjacent to your property*
  - *48 Hours*



# *No Access During Construction*



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# Garbage Collection Coordination



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# *Laydown Areas*



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# *Excavation*



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# *Grading*



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# *Placing Gravel Base*



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# *Paving Asphalt*



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## *Driveway Tie In*



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# Possible Crossing Reconstruction



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# *Topsoil and Seed*



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# *Longitudinal Drainage*



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## ***For More Information Contact:***

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Transportations Operations Branch*

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