



BUILDING GREAT NEIGHBOURHOODS

Delton Neighbourhood Meeting One with Community League Executive April 30, 2012 7:45 to 8:50 p.m.

Attending from the Delton Community League:

Walter Gurba
Chris Nozack
Sue Nozack
Janet Henderson
Eileen Simon
Bev Monette
George Gurba
Cindy Gurba
Rean Aksenchuk
Ted Linkewich
Steve Linkewich
Lynn Gratton
Bernice Linkewich
Mike Nozack
Jerry Mueller
Stan Monette

Attending from the City of Edmonton

Darryl Mullen, Active Transportation
Steve Aguiar, Transportation Operations
Cathy Dytiuk, Office of Great Neighbourhoods
Janice Scott, Drainage Services
Gail Gravelines, Communications
Cheri Onushko, CRC

The Building Great Neighbourhoods Team met with the Delton Community League to share the City's plans to renew and replace sanitary and storm sewers, reconstruct roads, curbs and sidewalks on City owned property, replace streetlights and improvements that enhance livability starting in 2013.

The City presentation included:

- An outline of the Building Great Neighbourhoods process and timing.

- A question to the league about any initiatives underway that could align or impact opportunities for any City Capital investment.
- An overview of the Local Improvement Process and the choices property owners will make.
- An opportunity to hear from the Leagues any suggestions for capital improvements that could be made during the construction process to improve pedestrian and cycling access and the livability or attractiveness of the neighbourhood.
- A request for the Community League's help in advertising future Building Great Neighbourhood meetings.

The following provides an overview of the discussion:

League: The sidewalk in front of my house is sloped and the curb is higher than the sidewalk. This poses a problem as we have accessibility needs. There is also water pooling in front of my house.

City: The City ensures that there is adequate drainage and the curbs and sidewalks are replaced as a part of the work done in the neighbourhood.

League: Four or five years ago a manhole was put in on the opposite side of the road and water drainage is a problem.

City: Thanks for letting us know. During design, the City addresses drainage of the roads so they slope appropriately.

League: How do you determine traffic signage? Do we have to phone in?

City: The City does a review of traffic signage in the neighbourhood. If there is an area that you



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are concerned about, please let us know and the area will be reviewed.

League: Do you have people monitoring car traffic?

City: As part of the overall review of the neighbourhood, we look at areas where there are traffic concerns.

League: Most of the streets in Delton have sidewalks on both sides of the street.

City: There are some instances where neighbourhoods don't have sidewalks. In these cases, we look to add a sidewalk so there is a sidewalk on at least one side of the street.

League: What is the price of the decorative lighting?

City: This will depend on which decorative lights the neighbourhoods choose. For example, last year, Dovercourt chose the heritage arm and fluted pole. The cash rate for this choice for a typical 50 foot lot is about \$18.22 per meter or \$277.00. The other option is to pay that amount over 15 years, which is approximately \$24 a year. We will calculate the 2013 rates in November or October based on the neighbourhood's selection of decorative lights.

League: Is the sidewalk replaced with concrete or asphalt? They came around just a little while ago and did some asphalt work. Asphalt is a total disaster.

City: The City does some sidewalk maintenance that includes asphalt patching where needed. However, during reconstruction the entire sidewalk is removed and replaced with concrete walks. This includes preparing a gravel base and reinforcing the concrete with rebar.

League: What if you have a corner lot? What are the costs of sidewalk reconstruction?

City: Property owner pays the 50% cost of reconstructing the sidewalk on the short side of their property plus 15% of the costs of the long side of the sidewalk. For pie shaped lots, we take an average of the back and the front width.

League: When you put in the LED lights, do you just change the bulb or the whole fixture?

City: We change the whole pole including the concrete base. We try and keep the location of the new streetlights as close to where they currently are. The old street lighting system will continue to work as we replace it with the new one.

League: Does that mean you don't get LED lights unless you are getting your neighbourhood reconstructed?

City: There are some neighbourhoods where the city is doing a pole upgrade if it needs it. We put in LED lighting then, but not new wiring or concrete bases.

League: Concern with LED lights as there may be no glare in our house. If it's a concentrated light what about break and enters and people looking into our vehicles?

City: The current lighting system produces alternating bright and dark areas along the roadway which causes people's eyes to continually re-adjust to the varied lighting levels. The LED lights produce uniform lighting along the roadway which eliminates the light and dark spots for drivers and allows for better sight lines. Street lighting isn't designed to light up your house for security purposes.

League: With the new LED lights are we going to get the same or better level of lighting for the sidewalks?

City: The same or better. This is very direct lighting. If you want to see an example of this



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lighting you can visit a neighbourhood that has had this work completed. Neighbourhoods with the complete rebuilt streetlight similar to what will occur in Delton include West Jasper Place and Capilano. The following nearby neighbourhoods have had their streetlights upgraded to LED – Glengarry, Balwin and Belvedere.

League: Does this upgrade include alley lighting?

City: We will upgrade the bulbs of current alley lighting to LED. However, if you want to install new alley lighting then property owners will need to initiate an Alley Lighting Local Improvement.

League: What do you do with the trees on the lot that have gone underneath the sidewalks and heaved them?

City: The City has developed special tree treatment techniques to alleviate tree root problems consisting of re-aligning walks vertically and/or horizontally where possible and adding extra reinforcement bars and joints.

League: It's the City trees that are causing the problems.

City: The City has developed special tree treatment techniques to alleviate tree root problems consisting of re-aligning walks vertically and/or horizontally where possible and adding extra reinforcement bars and joints.

League: We have a tree just out here in front of the hall. It's a spruce tree on city property that has heaved things up pretty good.

City: The City has Urban Foresters that does an assessment of trees in the neighbourhood. Prior to construction, the trees are trimmed. Usually the City uses special tree treatment techniques in construction of new sidewalks, however, in rare

instances, the tree may have to be removed and replaced.

League: Will the city remove a lot of the tree trunks in our neighbourhood. We have about six or eight tree stumps left after trees were cut down?

City: Thanks for letting us know about the stumps. The City leaves the stumps as a marker for where the new tree will go. When the new tree is planted, the stump is ground and the new tree planted in the hole. If grinding occurs and a new tree is planted sometime later, the planting location disappears and makes planting a new tree difficult because of the obstacle created by the old tree's roots.

League: Are you repaving the alleys as well?

City: No. Residents will need these alleys as a way to access your property during construction.

League: Why don't our city taxes pay for this?

City: Your general taxes pay for fire, police, library and other services and in the past, little was left to pay for neighbourhood renewal needs. Sidewalk 50/50 local improvement was a project initiated in 1995 by Council to address sidewalk reconstruction through the neighbourhood renewal program. It was successful and the 50/50 cost share was made policy in 1997. From 1995-2012, 26 neighbourhoods have had their sidewalks reconstructed using this formula. Also, in 2009 City Council created a neighbourhood renewal tax levy for the construction of roads, curbs, gutters and streetlights. This tax levy was 2% in 2009 and 2010 and 1.5% for 2011-2014.

League: We have a combined sewer system here. Will you be separating it?

City: No. Just relining and repairing the existing system. It's very expensive to separate.



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League: On 124 Avenue, there is a stop sign in the area that no one seems to use. There is lots of traffic that goes along there and from 87 Street to 97 Street, people don't stop or yield.

City: As we go through the design process, we will take a look at this area.

League: Our concern is that when our skating rink is in use, the parking on the road gets really tight, particularly when there are windrows. Also, the driveway pad on the north side of the park needs to be addressed. On any given night we have up to 40 teens involved in activities here and they park all up and around the roads. There is a pole that could be moved near our parking lot.

City: As we go through the design process, we will take a look at these concerns.

Next Steps:

The City of Edmonton will host a neighbourhood wide meeting where all residents and property owners are invited to review preliminary designs that show neighbourhood improvements.

The presentation shown at the Community League tonight will be posted on the website. As well as any handouts that were provided. Please visit: www.edmonton.ca/buildinggreateighbourhoods