



# Building Great Neighbourhoods

## AVONMORE





# Public Involvement



- Community league meeting:  
September 10, 2013
- Public meeting:  
March 19, 2014



# Building Great Neighbourhoods

Building Great Neighbourhoods (BGN) is a long-term framework that coordinates and integrates the efforts of three City of Edmonton programs—

- Drainage Neighbourhood Renewal
- Neighbourhood Renewal
- Great Neighbourhoods Capital Program

—to renew, replace and enhance infrastructure in Edmonton neighbourhoods.



# Avonmore Neighbourhood Reconstruction

- Reconstruct the pavement
- Replace curbs and gutters
- Replace sidewalks
- Upgrade standard streetlights
- Coordinate with other projects
  - Internal (City)
  - External (utilities)
- Surface works conceptual cost: **\$22 million**



# Avonmore Neighbourhood Reconstruction

Contributes toward:

- Improving Edmonton's livability.
- Promoting active transportation (walking and cycling).
- Preserving and sustaining the environment.





# AVONMORE NEIGHBOURHOOD DESIGN



*Current road in Avonmore*



# Design Considerations

- Intersection improvements
- Active transportation
- Road width





# What We Heard

- *I definitely want the square curbs.*
- *I would like to see the lower curbs, not the square ones.*

## Response

- Based on road type, adjacent land use, lot grades, trees and road widths.
- Straight-face and roll-face curbs will be installed as required.







# What We Heard

- *Sidewalks that slope down at corners to easily cross road with young children.*
- *Will all curbs be wheelchair accessible?*

## Response

- Mountable curb crossings at every intersection.
- Wheelchair and stroller accessible.





# What We Heard

- *Crosswalk on 73 Ave at 79 St.*

## Response

- Standard curb ramps will be installed to assist crossing at both 73 Avenue and 79 Street at the intersection.
- Pavement markings may not be required at this location.





# What We Heard

- *Improve access to Mill Creek Ravine with a pedestrian crossing across 83 St and 71 Ave.*

## Response

- The existing crosswalk at 83 Street and 71 Avenue will be maintained throughout neighbourhood renewal.
- Forwarded to LRT for consideration.



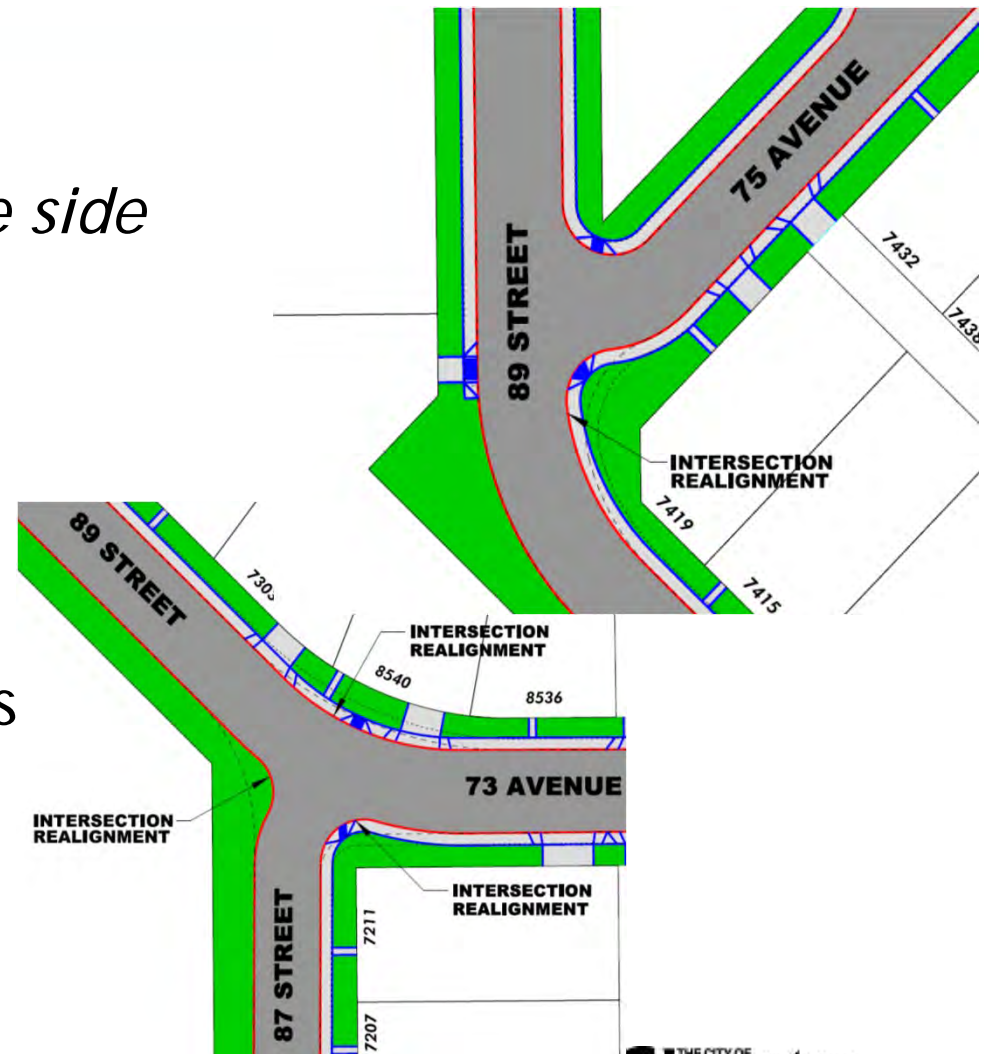


# What We Heard

- *Parking on 89 St obscures visibility and narrows lane. Should be restricted to one side only.*

## Response

- Removing parking could encourage speeding and shortcutting.
- Proposed curb realignments at intersections along 89 St improves driver sightlines.

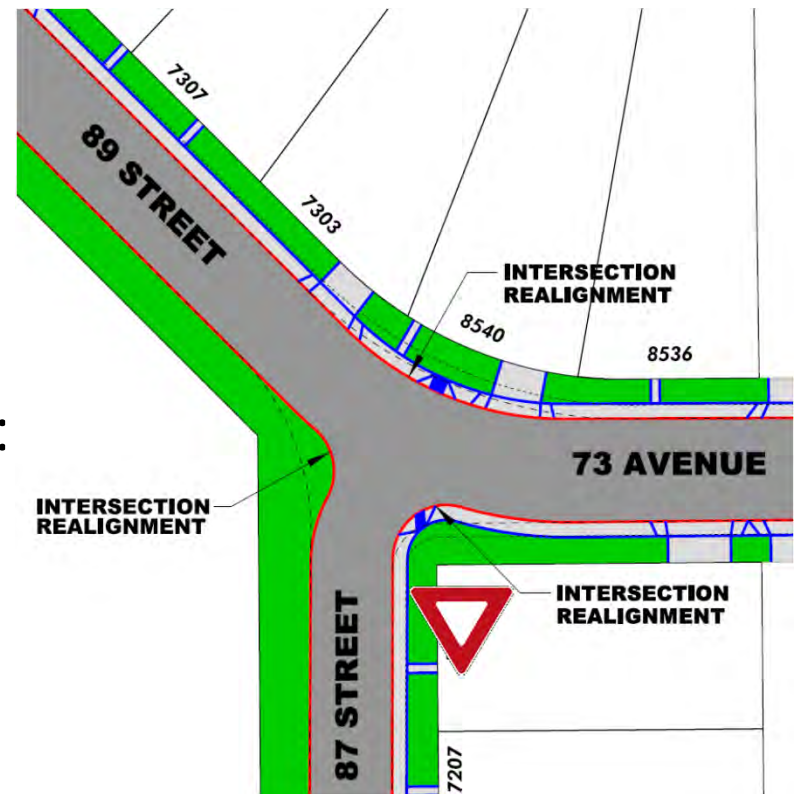


# What We Heard

- *Safer crossing/traffic calming measure at 73 Ave and 87/89 St.*
- *View at east corner of 73 Ave and 89 St obscured by a tree.*

## Response

- Proposed intersection alignment:
  - longer sight distances.
  - Shorter crossing distances.
  - Sharper curve.
- Yield sign to assign right-of-way.
- City will assess tree pruning requirements.







# What We Heard

- *Re: LRT construction, we need a designated right-turn lane on corner of 76 Ave and 83 St going south.*

## Response

- Right-turn only lane cannot be accommodated as there are only three lanes.
- LRT creates a traffic calming effect.



[www.edmonton.ca/transportation/Area\\_3\\_Detailed\\_Map.pdf](http://www.edmonton.ca/transportation/Area_3_Detailed_Map.pdf)



# What We Heard

- *Will shallow speed bumps be implemented?*
- *Somehow slow traffic on 73 Ave—speed bumps?*

## Response

- Speed bumps are not used on public roads.
- Speed is managed by the Edmonton Police Service and the Office of Traffic Safety.



[www.edmonton.ca/trafficsafety](http://www.edmonton.ca/trafficsafety)



# What We Heard

- *Will there be additional drainage on 81 St? The alley entrance forms a small lake.*

## Response

- Positive surface drainage is designed as part of roadway design. If required, a new catch basin will be installed.
- Alley reconstruction is not included in neighbourhood renewal.

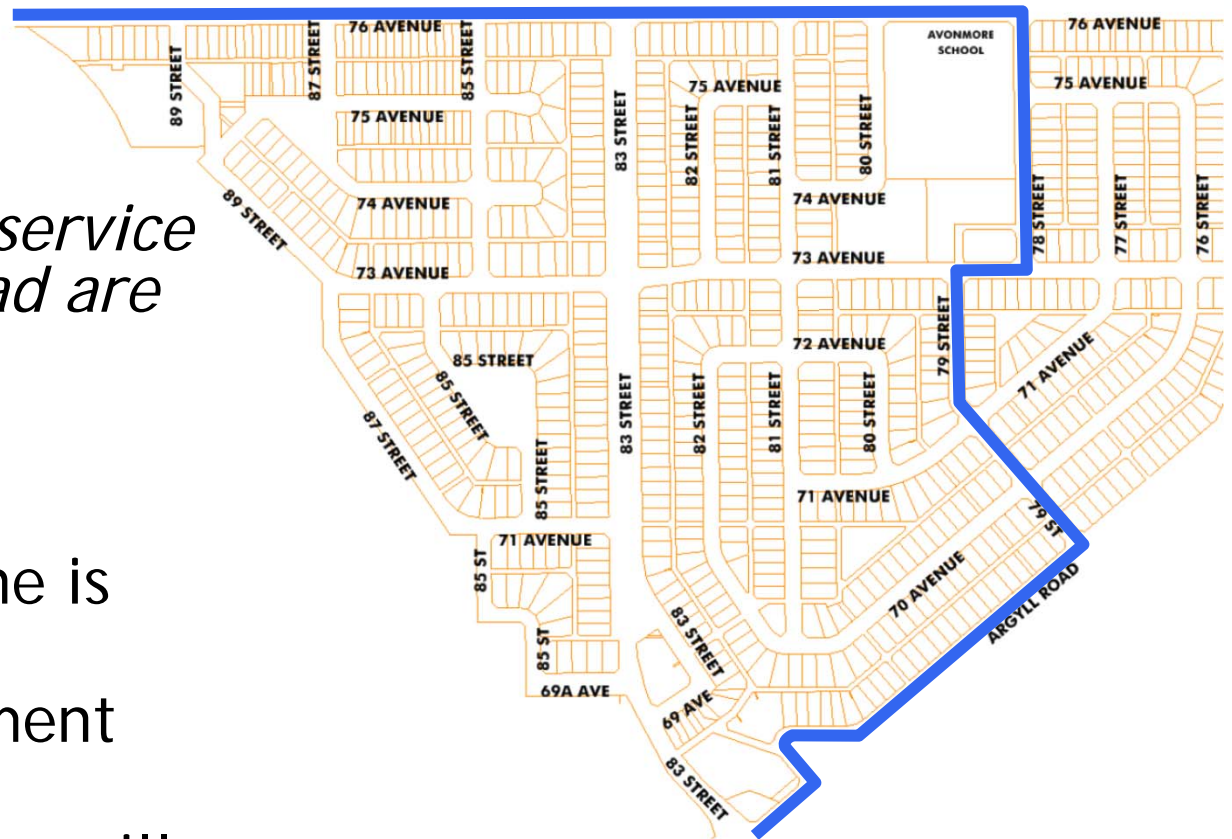


# What We Heard

- *Bike lanes on the service road on Argyll Road are unnecessary.*

## Response

- Dedicated bike lane is not proposed.
- Signage and pavement markings only.
- Roadway operations will not change.







# What We Heard

- *Make 70 Ave a treed boulevard.*

## Response

- 70 Ave is approximately 11.5 m wide south of 79 St.
- The available width is not enough for mature trees.
- 70 Ave will not be narrowed.







# What We Heard

- *Plant trees along 73 Ave.*

## Response

- Several mature trees along 73 Ave.
- The City is not planting any additional trees in this location.
- Homeowners may choose to plant trees on their property.





# What We Heard

- *Please add benches at the top of the toboggan hill at Millcreek Ravine.*

## Response

- Benches will be installed on the east side of Mill Creek ravine near the toboggan hill.
- They will be similar to the ones installed on the west side near Argyll.





# What We Heard

- *Please add picnic tables in the green space at 85 St and 72 Ave.*
- *Please add picnic tables in the green space at 83 St and Argyll Rd.*

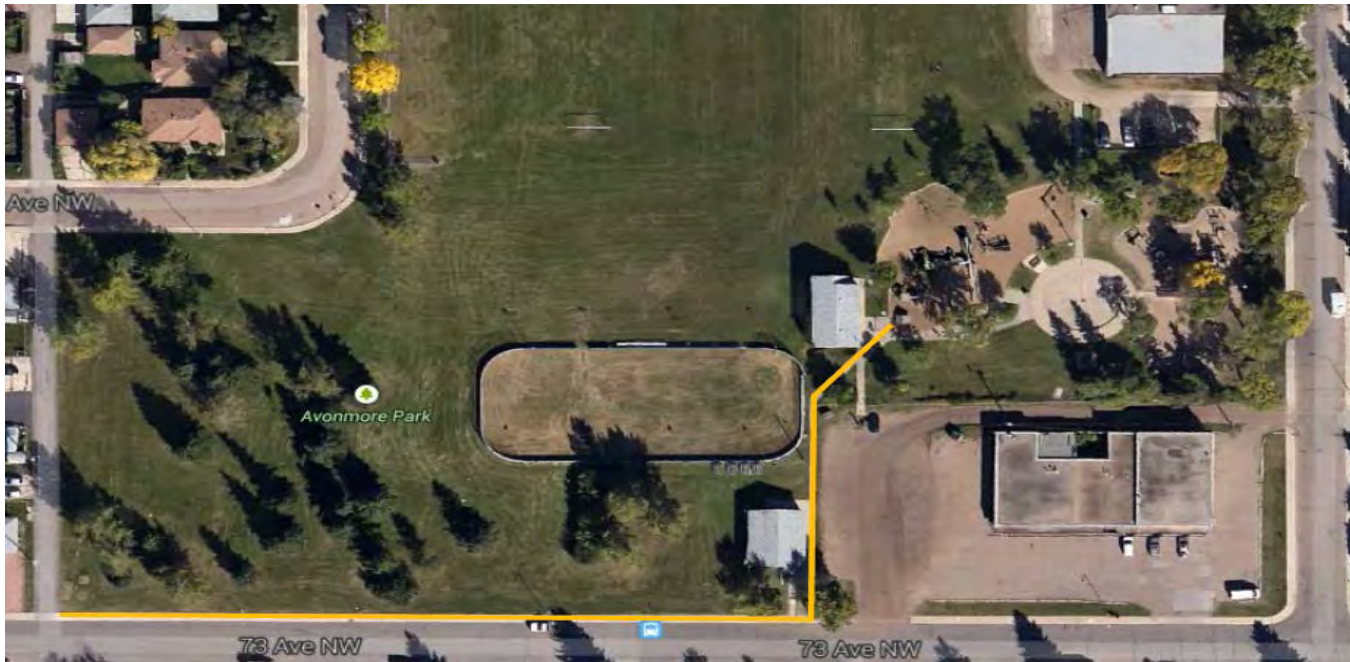
## Response

- Picnic tables will be installed at 85 St and 72 Ave.
- Picnic tables will not be installed at 83 St and Argyll Rd.



# What We Heard

- *Construct a walkway through Avonmore Park.*



## Response

- Hard surface connection exists along 73 Avenue.
- No indication of high use in the area.
- Pathway will not be installed.





# What We Heard

- *Would like community signs.*
- *Request to clean up area under trees in Avonmore Park.*
- *Upgrade soccer fields.*

## Response

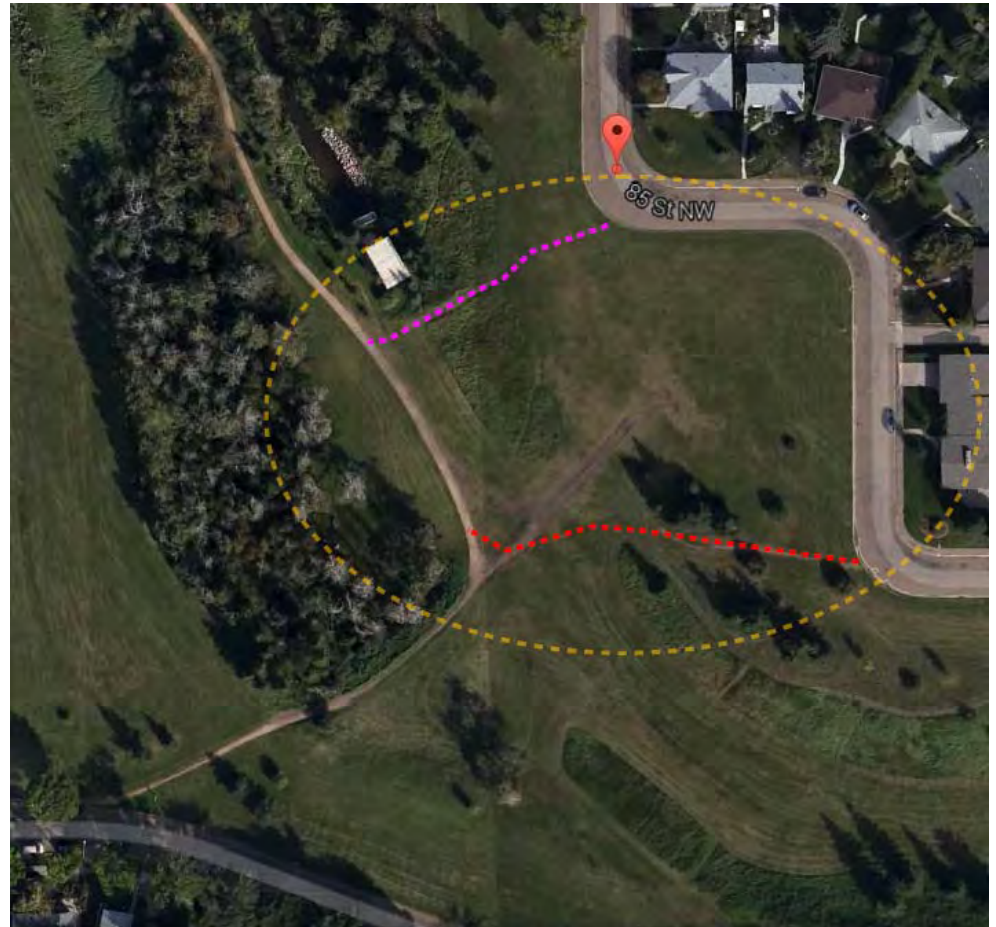
- Residents can work with the community league and community recreation coordinator to pursue signage in the neighbourhood or if they have concerns about trees in the Park.
- The sports fields were realigned **five** years ago and are not identified for further alignment. They are functioning properly as-is.





# Great Neighbourhoods Capital Program

- Existing granular trail overgrown.
- May improve/formalize a granular connection to the main trail below.
- Final alignment strongly influenced by existing grades.





# More Information

Call: 311

Email: [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca)

Website: [edmonton.ca/BuildingGreatNeighbourhoods](http://edmonton.ca/BuildingGreatNeighbourhoods)



# CONSTRUCTION PROCESS



BEFORE



AFTER



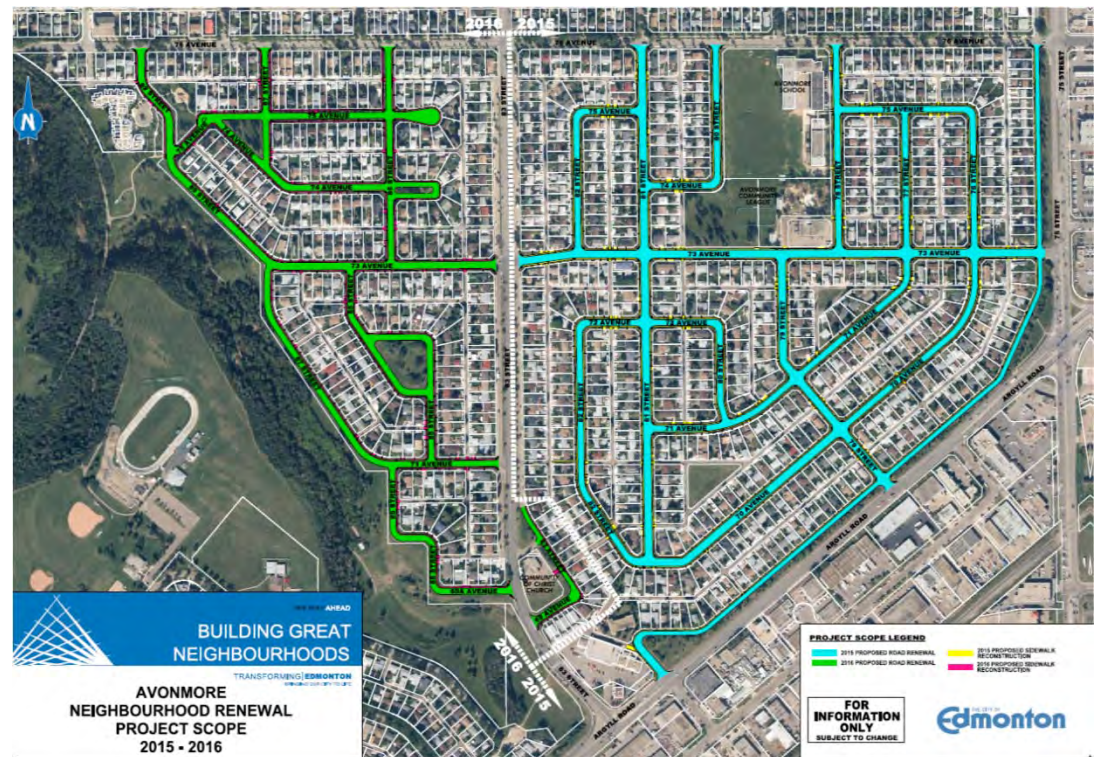
# Neighbourhood Renewal

- Contract has been awarded to the lowest qualified bidder.
- Two-year contractor warranty period.



# Construction Staging

- Construction will be staged over two years (2015-16).
- Ultimate staging is dependent on weather conditions, coordination with utilities, and unforeseen design and construction issues.







# Preconstruction Activities

- Underground utility work
- Pruning of existing trees
- Installation of new streetlights





# Photo Record of Neighbourhood





# Removal of Sidewalk





# Setting Sidewalk Forms





# Placement of Granular Base







# Hand Poured Sidewalk





# Machine Poured Sidewalk







# Mature Trees and Roots







# Curb Ramps at Corners





# Private Connector Sidewalks & Crossings





# Gravel Driveway Access

- Improve gravel driveway access to concrete
- Costs:
  - City: base preparation
  - Property owner:
    - Concrete only
    - Curb crossing permit
- Advantages:
  - Easier snow removal
  - Enhanced drainage
  - Reduction of gravel tracking





# Gravel Driveway Access



Before construction



After construction





# Concrete Driveway Access





# Landscaping





# Road Reclamation





# Ready for Paving







# Paving



# Quality Assurance







# Defeated Local Improvement

## Asphalt patching





# Defeated Local Improvement

## Grinding



# Defeated Local Improvement

## Mud-jacking







# Completed Project







# Construction Communications

- Construction bulletins provided:
  - Beginning of construction season
  - 7-10 days before start of construction adjacent to your property
  - 48 hours before construction: no parking
- Contact us for:
  - Access needs
  - Scheduling information





# More Information

Contact: David Scheelar

Phone: (780)-495-0271

Email: david.scheelar@edmonton.ca

Website: [edmonton.ca/neighbourhoodrenewal](http://edmonton.ca/neighbourhoodrenewal)



# LOCAL IMPROVEMENT PROCESS







# What is a Local Improvement?

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



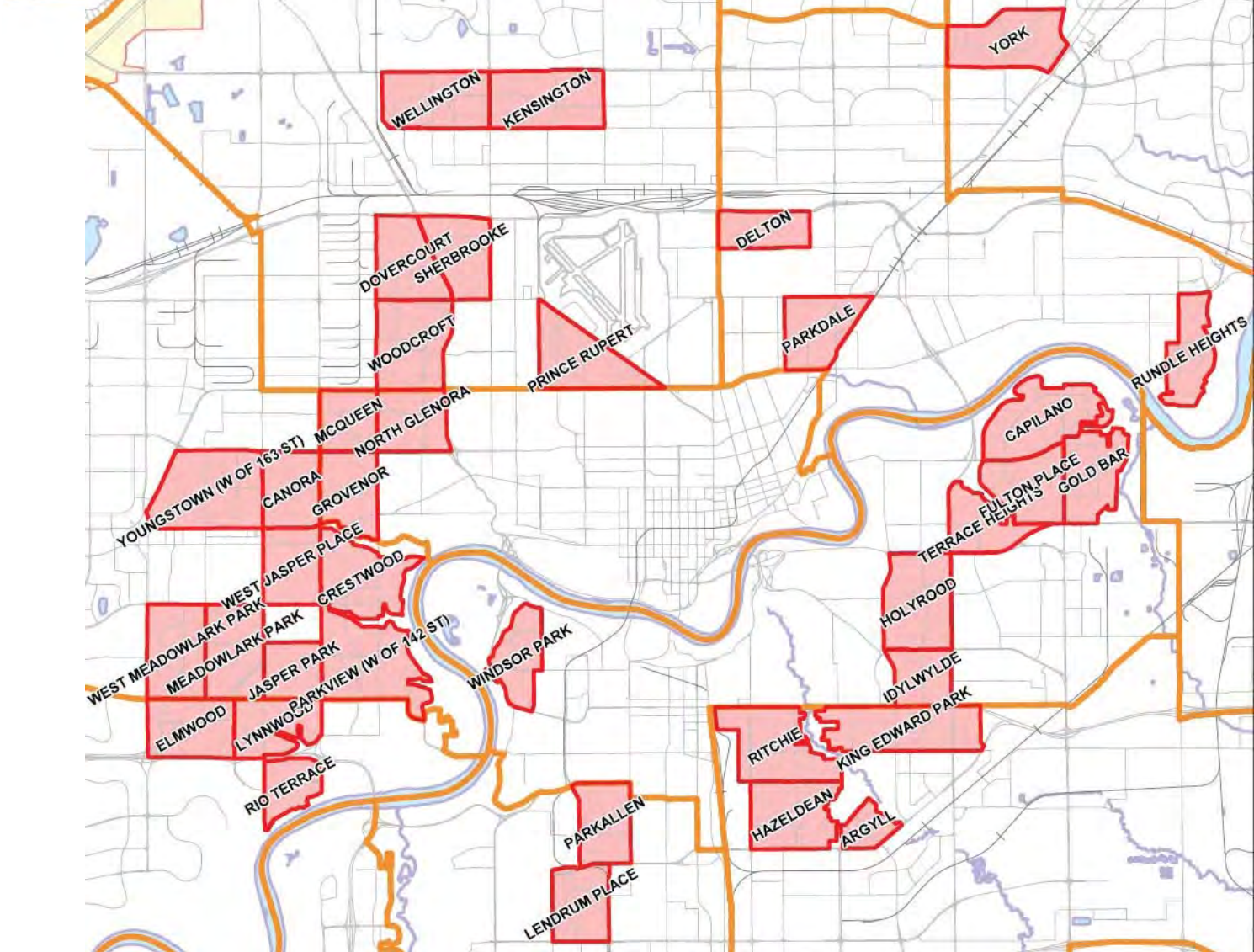
# Types of Local Improvement

In your neighbourhood:

- Sidewalk reconstruction: 50/50 cost share with City
- Decorative streetlights: 100% paid by property owners  
(for **only the difference** between the  
Upgrade & the Standard cost ONLY)

Other types of local improvement:

- 100% Property Funded Sidewalks
- Curb crossing
- Alley lighting
- Streetscaping
- Alley renewal (reconstruction or resurfacing)







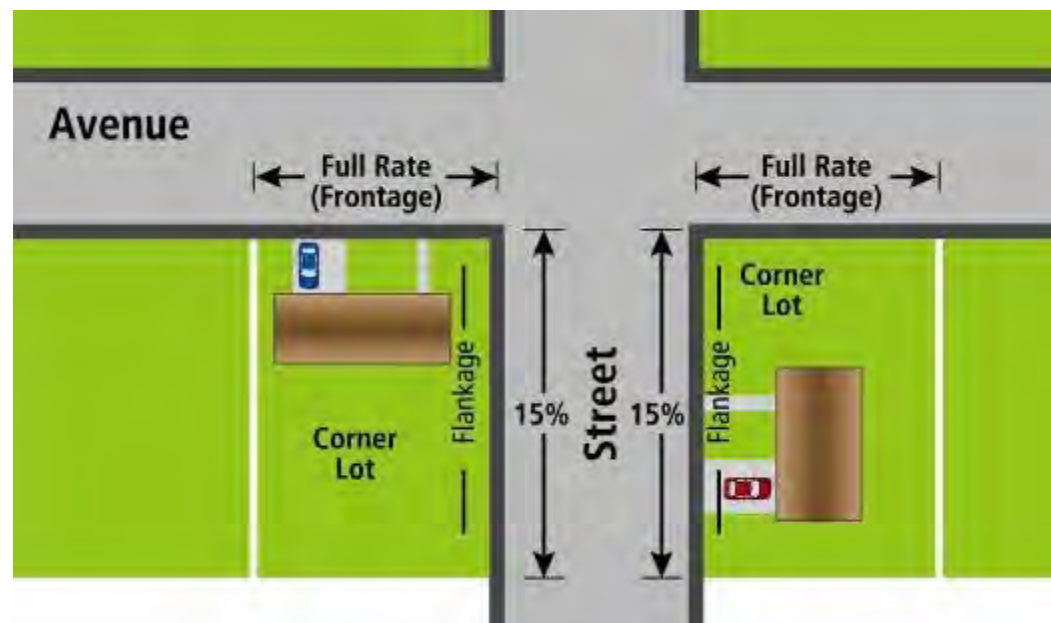
# 50/50 Cost Share for Sidewalks

- 2015 Local Improvement sidewalk rates:
  - \$212.79/m (one-time payment)
  - \$16.05/m (yearly rate over 20 years)
- A typical 50 ft. (15.24 m) frontage would cost:
  - \$3,242.92 (one-time payment)
  - \$244.60 (yearly rate over 20 years)
  - \$20.38 per month



# Assessment Length: Frontage

- Frontage assessable length is the shorter side of the lot
- The orientation of the house does not impact the frontage calculation

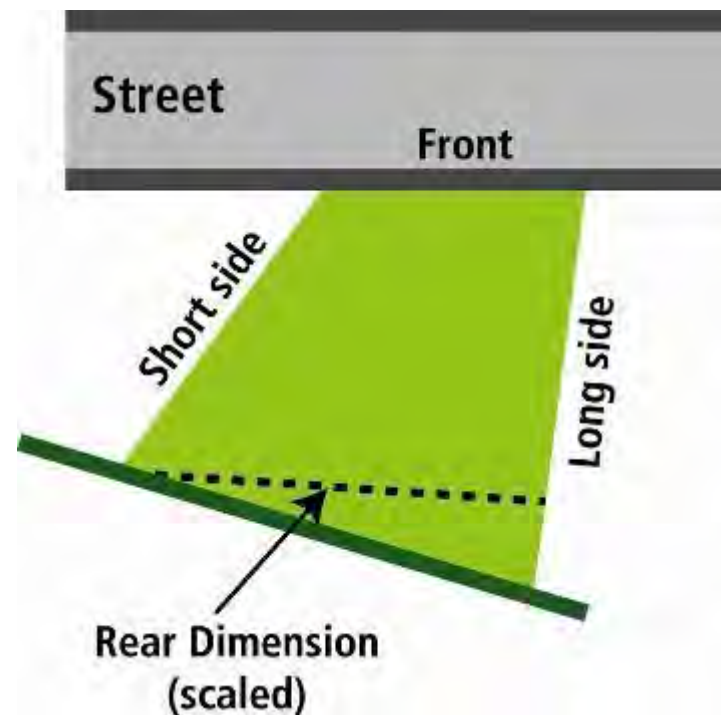


# Assessment Length: Pie-shaped or Odd-shaped Lots

For odd-shaped lots, local improvement will be assessed as:

$$\frac{(\text{front} + \text{rear dimension})}{2}$$

*Note: this average may not be more than two times the front parcel dimension.*







# Local Improvement Notices

Package includes:

- Invitation
- **Notice**
- Petition Form
- Affidavit of Execution
- Local Improvement Project Map
- Neighbourhood Renewal Brochure

**Edmonton** TRANSPORTATION SERVICES  
7TH FLOOR, CENTURY PLACE  
8803 - 102A AVENUE  
EDMONTON, ALBERTA  
T5J 3A3  
FAX (780) 944-7707

**Project# 04**  
Tax Roll# xxxxxxx  
Ref. C

January 12, 2015

MR. HOMEOWNER  
MRS. HOMEOWNER  
6969 886A STREET NW  
EDMONTON AB S5X 5E9

RE: Proposed Sidewalk Local Improvement

Local improvements are proposed for construction in 2015 adjacent to property that is registered under your name at XXXX XX STREET NW.

The proposed local improvement is **sidewalk reconstruction** to be assessed to owners of the land benefiting from the proposed improvement. Your property will be assessed based on your **estimated length of 15.24 metres**.

There are two ways that the owner may pay for these local improvements:

**Option 1:** is to pay the cost amortized over 20 years at the unit rate of **\$16.05** per assessable metre. Based on the assessable length of your lot, this is **\$244.60** per year. The owner(s) at any time may pay the remaining balance.

**Option 2:** is to make a one time payment at the unit rate of **\$212.79** per assessable metre. Based on the assessable length of your lot this one time payment is **\$3,242.92**.

Once construction of the sidewalk is completed, the -actual assessable length will be determined and used for the assessed length.

The total cost of the local improvement for Project# **04** as indicated on the included map is **\$230,244.00**. The portion of the 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 the date on this notice by February 11, 2015.**



# Local Improvement Petition

Package includes:

- Invitation
- Notice
- **Petition Form**
- Affidavit of Execution
- Local Improvement Project Map
- Neighbourhood Renewal Brochure

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

**Petition Against the Proposed Local Improvement**

(We, the registered owners, are opposed to the above local improvement project, as noted on the Capital Construction (Improvement) map, and so we wish to proceed.)

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

**PLEASE NOTE:**

1. To cancel this project, two conditions must be met: First, a majority (60%) plus 1 of the remaining owners must submit a petition opposing the local improvement. Second, the value of the additional procedures must equal or exceed 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 own.
3. If a corporation, church, organization, estate, or other entity is named to sign a petition, this petition may be signed on its behalf by a person who is at least 18 years old and who can produce and sign a document authorizing the person to sign the petition.
4. The petition must be in the office of the City Clerk (attached).

If a person, corporation or other entity is named to sign a petition, it must be signed by a person who is at least 18 years old and who can produce and sign a document authorizing the person to sign the petition. This form may be used.



# Affidavit of Execution

Package includes:

- Invitation
- Notice
- Petition Form
- **Affidavit of Execution**
- Local Improvement Project Map
- Neighbourhood Renewal Brochure

**AFFIDAVIT OF EXECUTION of WITNESS**  
(Must be filled in by the WITNESS and sworn before a Commissioner for Oaths)

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





# Decorative Streetlight Cost

- Avonmore selected the black, octagonal pole with a Heritage Arm
- 2015 Local Improvement decorative streetlight rates:
  - \$9.78/m (one-time payment)
  - \$0.82/m (yearly rate over 15 years)
- A typical 50 ft. (15.24m) frontage costs:
  - \$149.05 (one-time payment)
  - \$12.50 (per year for 15 years)
  - \$1.04 (per month)





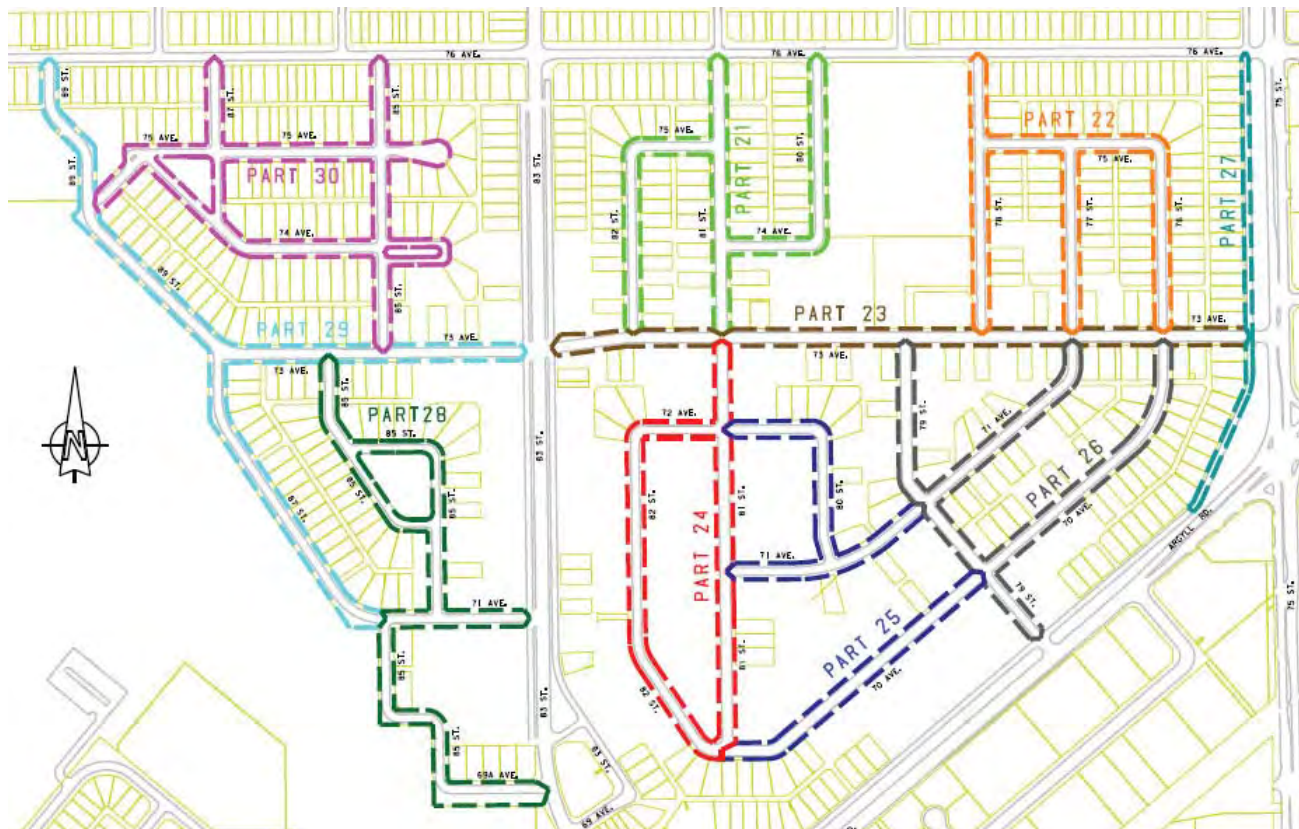
# Decorative Streetlight Local Improvement Outcomes

- **Project not supported**  
( $<50\%$  petitions received)
  - City will pay 100% of cost to rebuild lighting to current standards.
- **Project supported**  
( $>50\%$  petitions received)
  - Property owners will pay 100% of the cost to install decorative streetlights.



# Decorative Streetlights

- The entire Avonmore neighbourhood is ONE project.
- The majority of property owners must sign petition in order to defeat the local improvement.







# Local Improvement Process

- City prepares **Local Improvement Plan**
- **Notices** sent to owners
- **Bylaw** prepared
- 30-day **petition period**
- Bylaw passed by **City Council**
- **Construction**
- **Local Improvement Tax Levy**



# More Information

Contact: General Local Improvements  
Melinda Durand, CET or Virgilio Mendoza, CET

Direct Phone: (780) 944-7665 (Melinda Durand)

General Phone: (780) 9447663

Email: [NeighbourhoodRenewal@edmonton.ca](mailto:NeighbourhoodRenewal@edmonton.ca)

Website: [edmonton.ca/LocalImprovements](http://edmonton.ca/LocalImprovements)



# Information & Feedback

## INFO

Call: 311

Email: [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca)

Website: [edmonton.ca/BuildingGreatNeighbourhoods](http://edmonton.ca/BuildingGreatNeighbourhoods)

## FEEDBACK

- Comment forms available at front desk or survey online.
- Will accept comments for [2 weeks](#) after tonight's meeting.
- Construction begins spring 2015.