



Building Great Neighbourhoods

BONNIE DOON



Public Involvement



- Community league meeting:
September 18, 2013
- Public meeting:
April 3, 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.



Bonnie Doon 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: **\$36 million**



Bonnie Doon Neighbourhood Reconstruction

Contributes toward:

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

BONNIE DOON NEIGHBOURHOOD DESIGN



Current road in Bonnie Doon

Design Considerations

- Intersection improvements
- Active transportation
- Road width



46 Street & 107A Avenue - Before



46 Street & 107A Avenue - After

What We Heard

- *Missing sidewalk along 94 Ave from 96 St to 96A St.*

Response

- Evaluated north and south sides for impacts to adjacent properties, mature trees and lot grading.
- New sidewalk will be along the north side of 94 Avenue from 96 Street to 96A Street.



What We Heard

- New sidewalk on 93 Ave and 95 St is better suited to the north side of 93 Ave as this will continue from 94 St.*

Response

- Shifted new sidewalk from south to north side of 93 Ave from 95 St to Mill Creek Ravine.
- Continuous east-west connection from 91 St.
- Two spruce trees will be removed and the assessed value will be reinvested into the neighbourhood.



What We Heard

- *Place sidewalk on the south side of 92 Ave between 91 St and 92 St.*

Response

- Continuous east-west connection along 92 Ave to access community playground.
- New sidewalk along 92 Ave from 92 St to 93 St (north side).



What We Heard

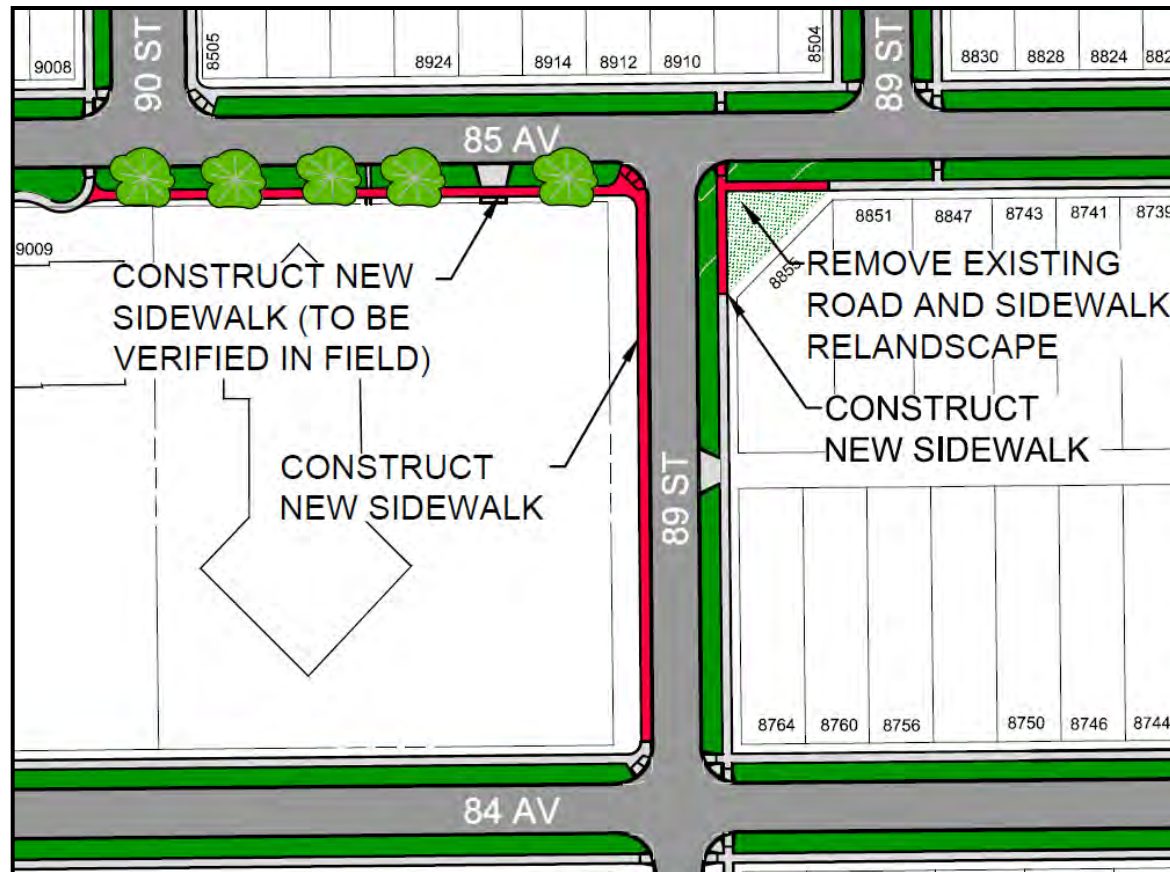
- *Place sidewalk around St. Thomas d'Aquin French Parish.*

Response

New sidewalk
along:

- 89 St (west side)
from 84 Ave to
85 Ave
- 85 Ave (south
side) from 89 St
to 90 St *

**to be verified
in field*

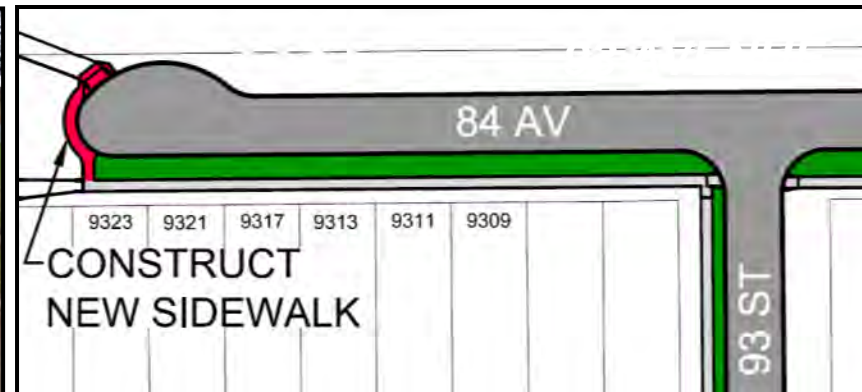


What We Heard

- Please ensure the sidewalk on 84 Avenue where it meets Mill Creek Ravine does not just connect with stairs to ravine.*

Response

- New sidewalk will wrap around 84 Avenue cul-de-sac and allow choice of stairs or shared-use path to ravine.



What We Heard

- *Install concrete pads between the trees in the Rutherford School drop-off zone for better winter accessibility.*

Response

- New boulevard concrete pads will be installed in the school loading zones along 86 Avenue and 95 Street.





What We Heard

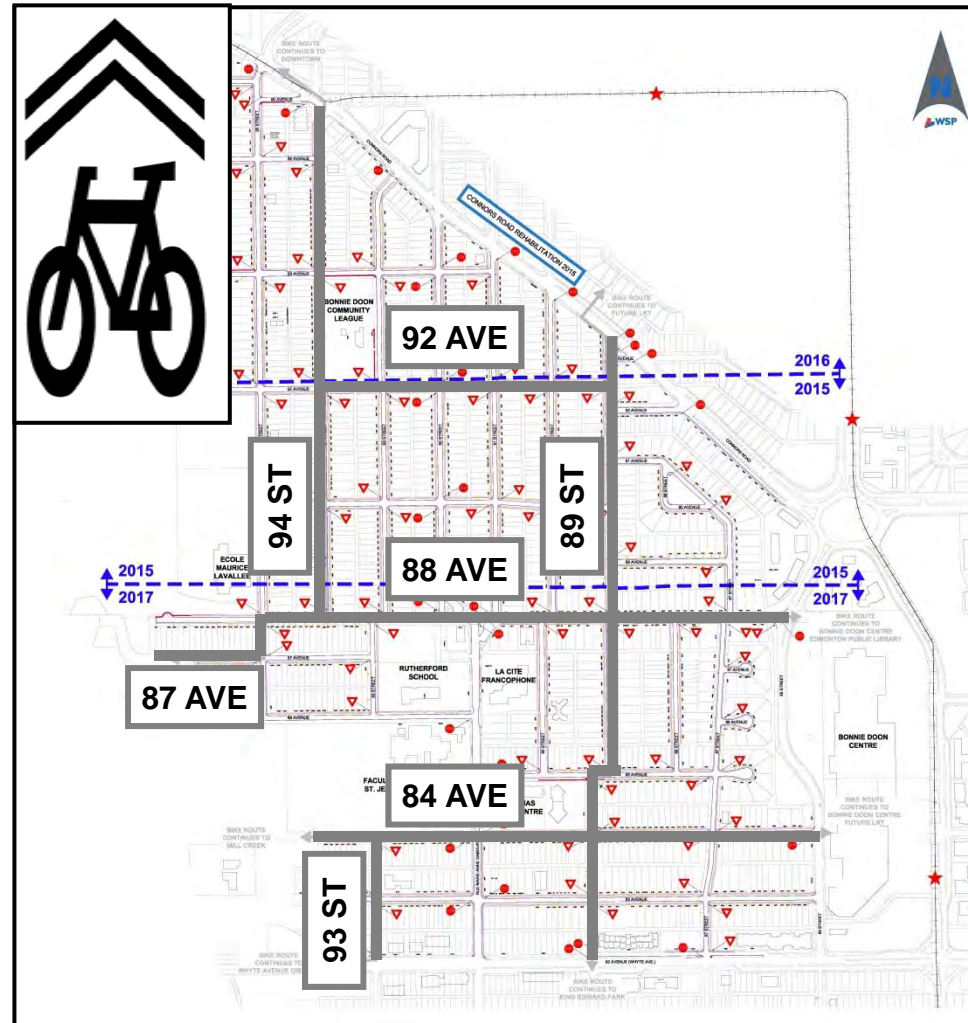
Bonnie Doon Bike Route

- *Extend the bike corridor along 88 Ave east to Bonnie Doon Centre and west to the ravine.*
- *Consider a bike corridor on 94 St from 88 Ave to Connors Rd.*
- *Please consider bike path/corridor signage north and south along 91 St between 82 Ave and 88 Ave.*
- *The shared bike path on 88 Avenue makes sense—the restricted width already slows traffic, so bike traffic will not be a significant inconvenience. A traffic light at 88 Ave and 85 St would also help bike access and safety.*

What We Heard

Response

- Revised bike route:
 - 95 St (87 Ave-88 Ave)
 - 94 St (88 Ave-Connors Rd)
 - 93 St (82 Ave-84 Ave)
 - 89 St (82 Ave-Connors Rd)
 - 92 Ave (89 St-94 St)
 - 88 Ave (85 St-95 St)
 - 87 Ave (95 St-ravine)
 - 84 Ave (85 St-ravine)
- Sharrows on both sides.
- Parking will not be affected.
- No dedicated bike lanes.

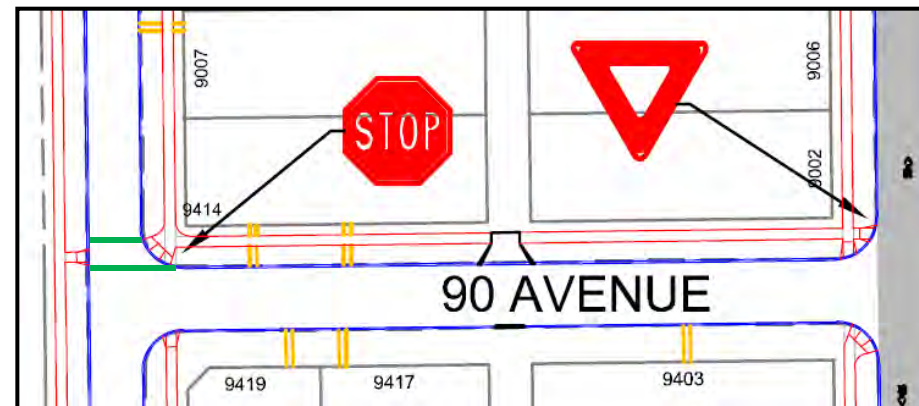


What We Changed

Crosswalk relocation (95 Street and 90 Avenue)

Response

- Relocate crosswalk from south to north side of intersection.
- Will match continuous east-west connection along north side of 90 Ave.
- Update signs and pavement markings.
- Install new curb ramp.





Great Neighbourhoods Capital Program



Harry Hardin Park in Fulton Place - Before



Harry Hardin Park in Fulton Place - After

What We Heard

- *Please add benches to the green space on 88 St and 90 Ave.*

Response

- Benches will be installed.



What We Heard

- *Please plant trees along Maurice Lavellee School.*

Response

- Trees will be planted along the north side of 88 Ave east of 95 St.



Great Neighbourhoods Capital Program

Proposed

- Add power supply to City trees so French Quarter BRZ can participate in City's Tree Lighting Program.
- Project pending City funding and approvals.



Great Neighbourhoods Capital Program

Proposed

- Walkway connection from 88 Ave to Rutherford Playground/School.
- Project pending City funding and approvals.





More Information

Call: 311

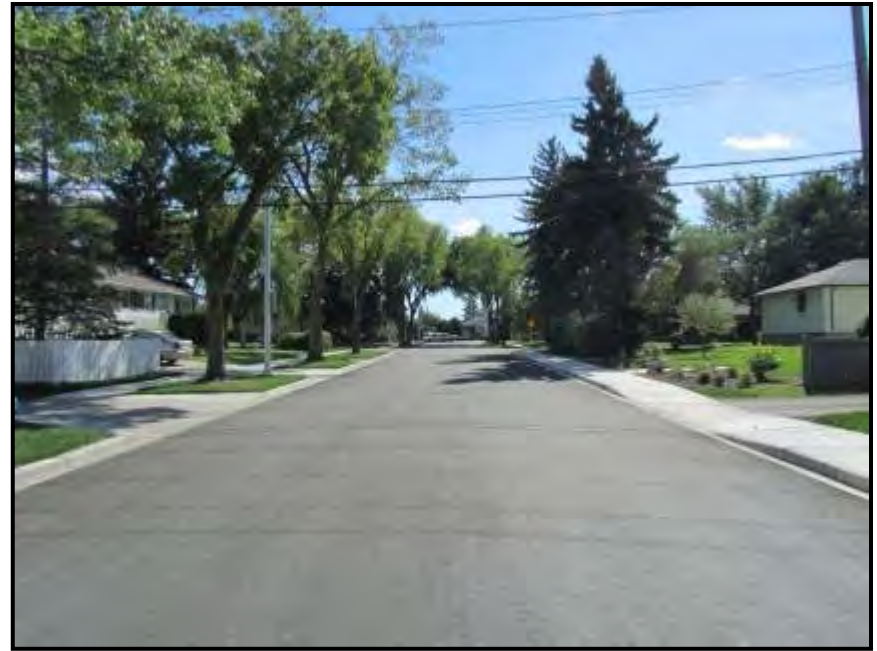
Email: BuildingGreatNeighbourhoods@edmonton.ca

Website: edmonton.ca/BuildingGreatNeighbourhoods

CONSTRUCTION PROCESS



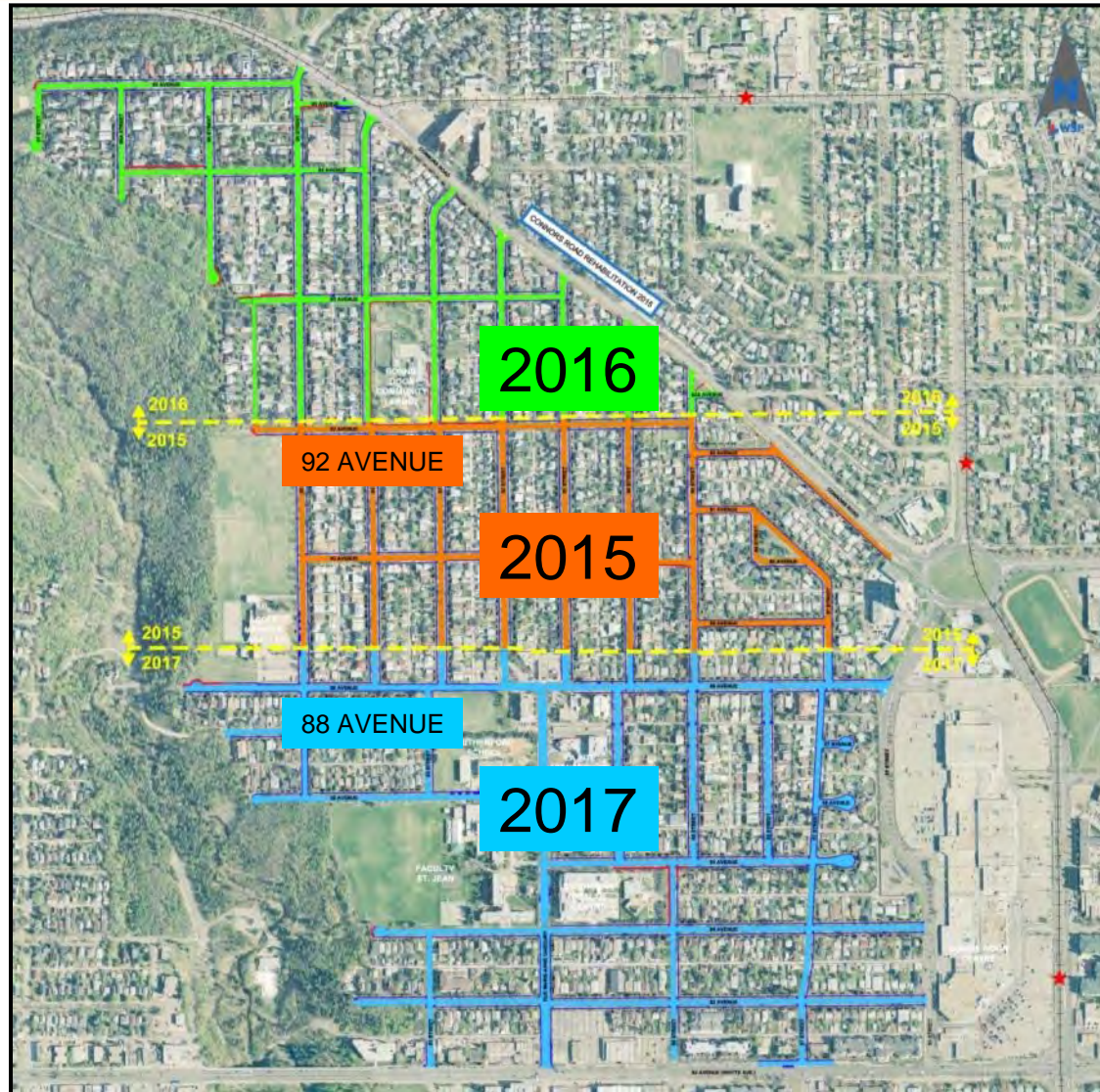
BEFORE



AFTER

Construction Staging

- Construction will be staged over three years (2015-17).
- 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



Private Crossings Boulevard Sidewalk



Private Crossings Curbline Sidewalk





Gravel Driveway Accesses

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 Without Upgrade



BEFORE



AFTER

Gravel Driveway Access With Upgrade



BEFORE



AFTER

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

BEFORE

AFTER





Neighbourhood Renewal

- Contract awarded to the lowest qualified bidder.
- Construction Completion Certificate (CCC) issued at the **end of each construction season.**

 Address deficiencies

- Final Acceptance Certificate (FAC) issued **two years** after CCC.

 Address deficiencies

- Two-year contractor warranty period **starts after** issuing CCC.
 - Includes materials and workmanship.

Construction Communication

- Construction bulletins provided:
 - Beginning of construction season (by City)
 - 7-10 days prior to construction adjacent to your property (by contractor)
- No parking 48 hours before construction
- Contact us for:
 - Access needs
 - Scheduling information





More Information

Contact: Terrence Gosine, P. Eng.

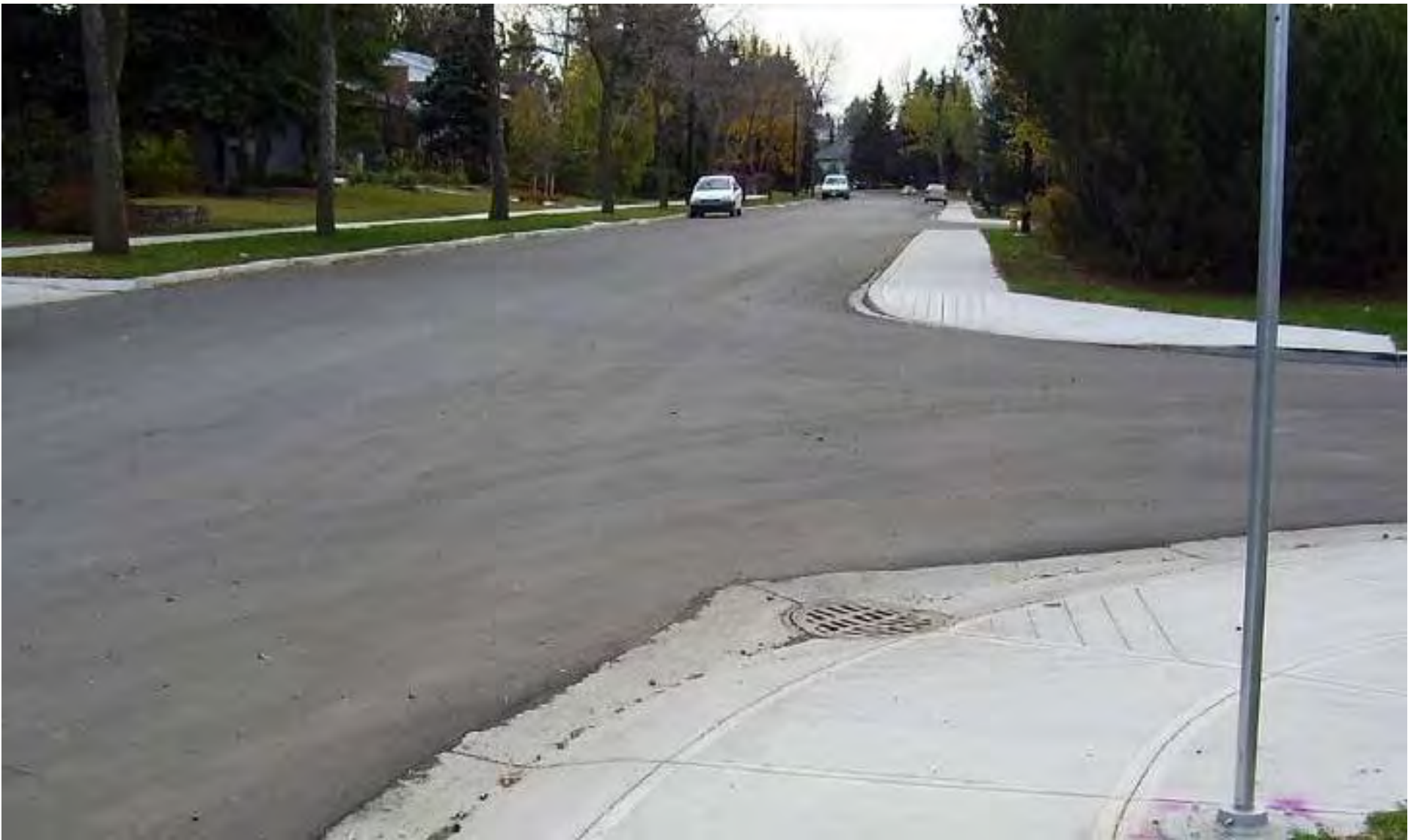
Phone: 780-944-0266

Email: terrence.gosine@edmonton.ca

Website: edmonton.ca/neighbourhoodrenewal



LOCAL IMPROVEMENT PROCESS





What is a Local Improvement?

- A construction project undertaken **near or adjacent to your property**
- City Council considers it of **greater benefit to an area** than to the municipality as a whole
- Paid **in whole** or **in part** by property owner through a **local Improvement tax**
- Regulated by the Provincial ***Municipal Government Act***



Types of Local Improvement

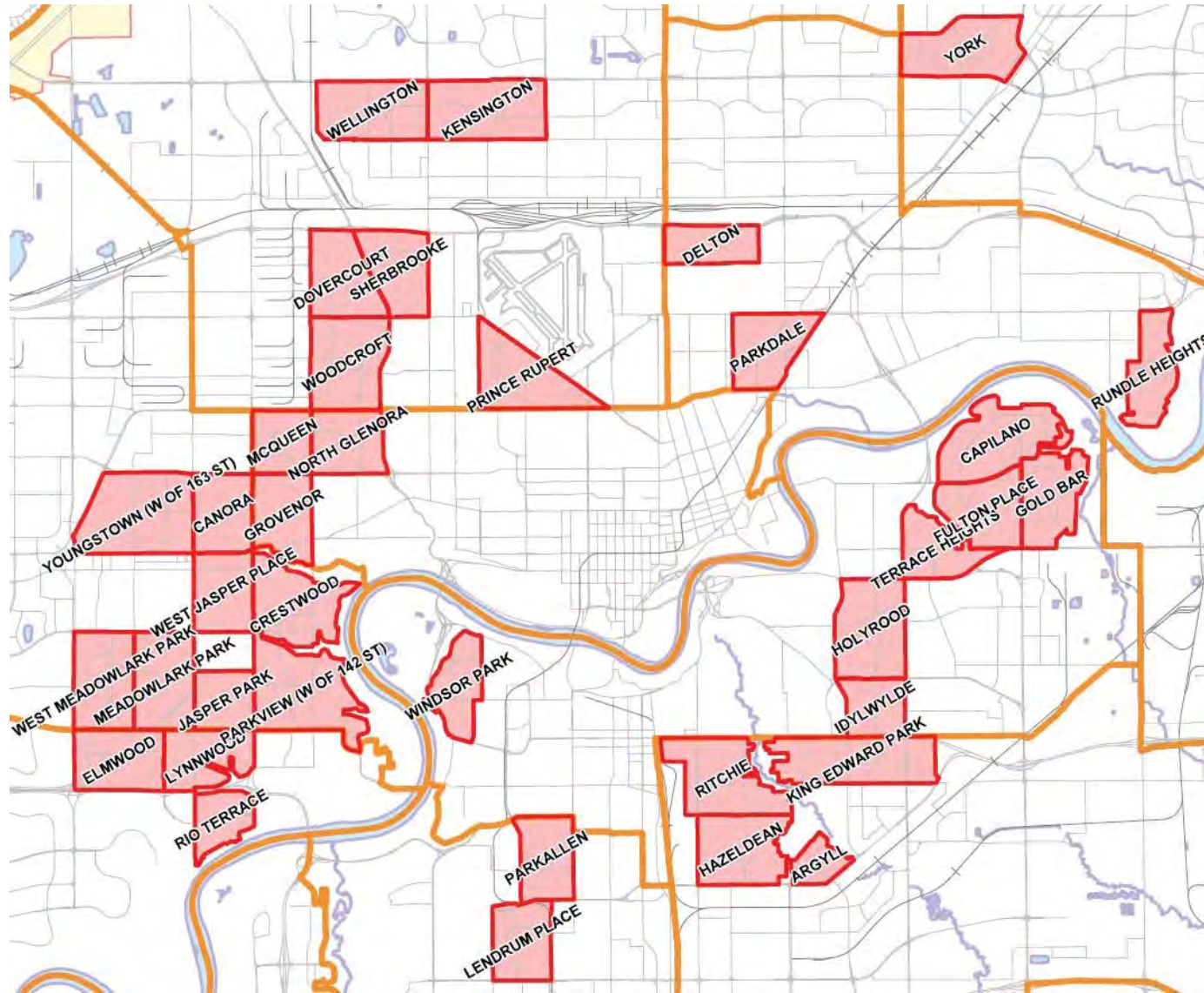
In your neighbourhood:

- Sidewalk reconstruction: 50-50 cost share with City

Other types of local improvement:

- 100% property owner funded sidewalks
- Decorative street lighting
- Curb crossing
- Alley lighting
- Streetscaping
- Alley renewal (reconstruction or resurfacing)

Neighbourhoods with Sidewalk Local Improvement



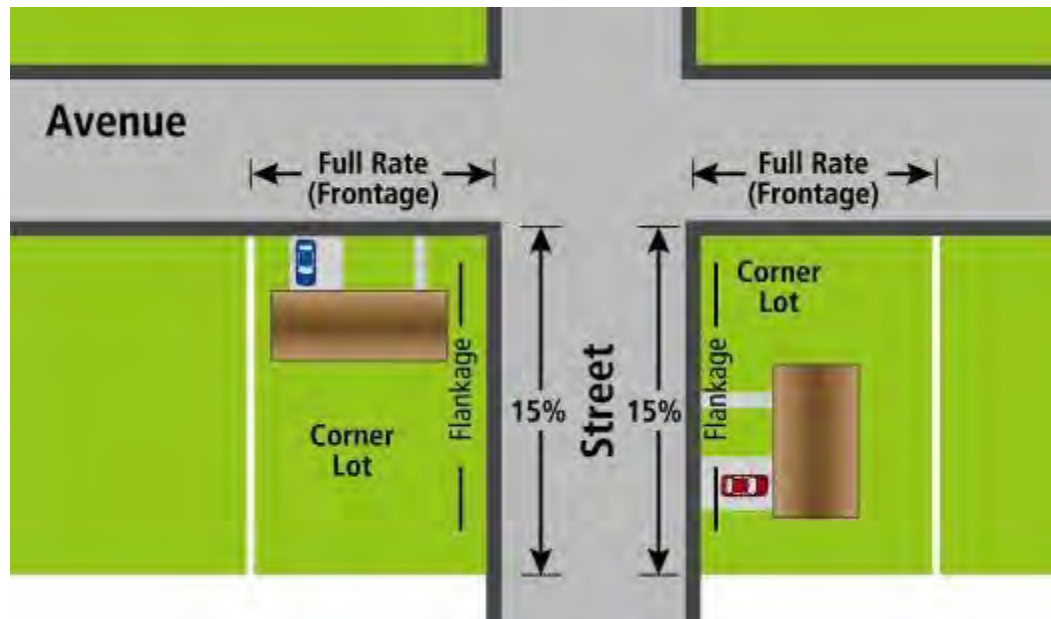
50-50 Cost Share for Sidewalks

- 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)



Assessment Length: Frontage

- Frontage length is the shorter side of the lot
- The orientation of the house does not have an effect on the frontage calculation

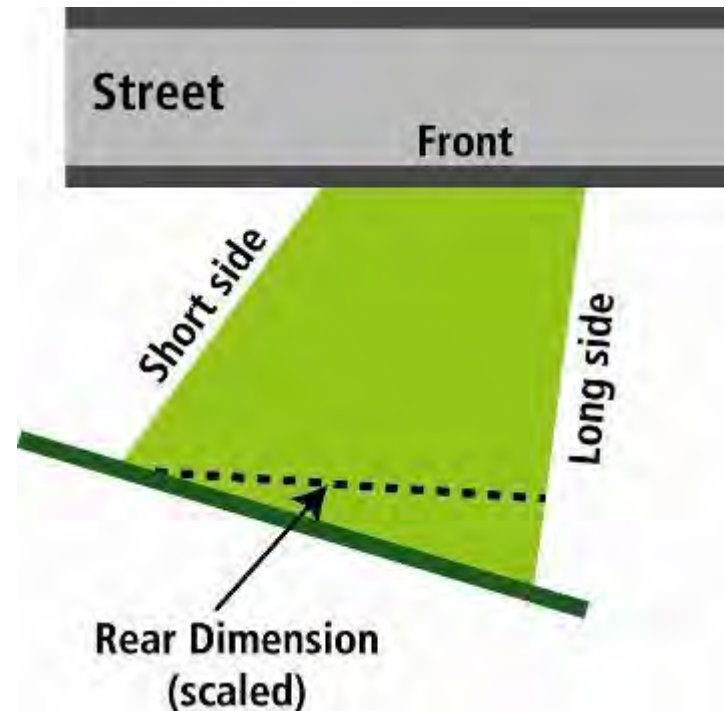


Assessment Length: Pie-shaped or Odd-shaped Lots

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

 **TRANSPORTATION SERVICES** 7TH FLOOR, CENTURY PLACE
800 - 102A AVENUE
EDMONTON, ALBERTA
T5J 3A5
FAX: (780) 944-7797

February 2, 2015

Project# 53
Tax Roll# xxxxxxx
Ref. C

MR. HOMEOWNER
MRS. HOMEOWNER
6969 656A 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# 53 as indicated on the included map is **\$369,406.00**. 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 March 5, 2015.**

.../2

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 notified by the Transportation Services, 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 <u>must</u> 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. <u>If a parcel of land is owned by more than one owner, all owners must sign the petition.</u> 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 <u>must</u> fill in the "Affidavit of Execution of Witness", (attached).					
<small>This personal information is being collected under the authority of sections 302 & 306 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-25. If you have any questions about the collection of personal information, please contact the F.O.I.P. office at (780) 496-2807.</small>					

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 _____, 20____, (Signature of Witness) _____

A COMMISSIONER FOR OATHS in and for
the Province of Alberta
(Print Name & Expiry Date or Affix Stamp)



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
Virgilio Mendoza, CET or Melinda Durand, CET

Direct Phone: 780-944-7672 (Virgilio Mendoza)

General Phone: 780-944-7663

Email: NeighbourhoodRenewal@edmonton.ca

Website: edmonton.ca/Localimprovements



Information & Feedback

INFO

Call: 311

Email: BuildingGreatNeighbourhoods@edmonton.ca

Website: 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 in spring 2015