



# Building Great Neighbourhoods

## CROMDALE





# 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.



# Cromdale 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: **\$8 Million**



# Cromdale Neighbourhood Reconstruction

Contributes toward:

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



# CROMDALE NEIGHBOURHOOD DESIGN







# Design Considerations

- Intersection improvements
- Active transportation
- Drainage





# Public Involvement



- Community league meeting:  
November 29, 2012
- Public meeting:  
May 16, 2013

# What We Heard

- *Suggestion for a pedestrian crosswalk signal at Jasper Ave and 82 St intersection*

## Investigation

- Low pedestrian volumes
- Adequate sightlines

## What We Propose

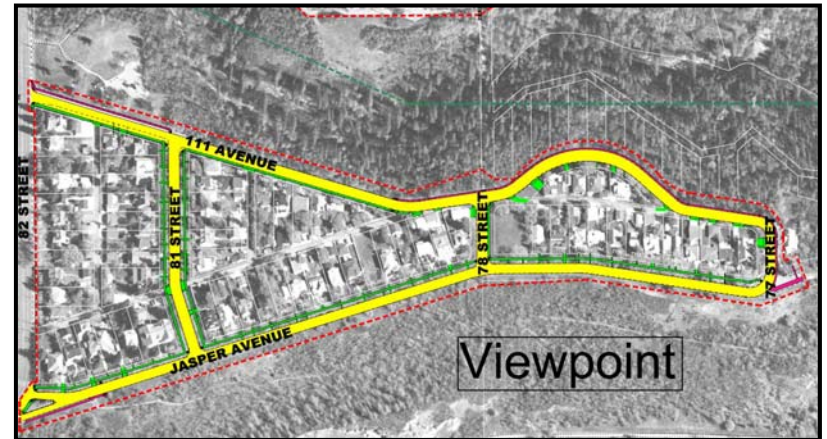
- Maintain existing crosswalk





# What We Heard

- *Suggestion for Viewpoint to be considered a separate area for purposes of decorative street lighting*



## Outcome

- City Council in favor due to historic character of the area
- Over 51% of Viewpoint residents in favor of proceeding with decorative street light local improvement
- Heritage style lighting selected





# What We Heard

- *Improve trails from Jasper Ave down to the main River Valley trail*

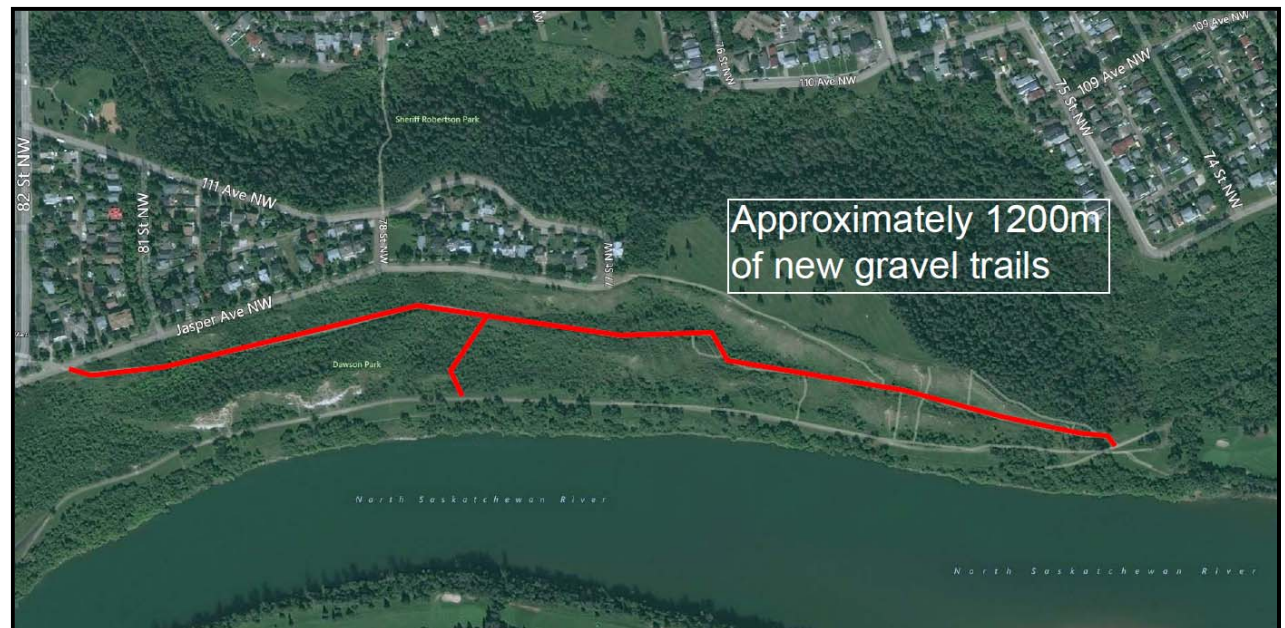
## Investigation

- Existing trail conditions not ideal for pedestrian use
- Opportunity for improvement to existing trails



# What We Propose

- Improve main trails from top of bank down to the main river valley trail (through the Great Neighbourhoods Program)
- Replace with more walkable gravel trail





# More Information

Call: 311

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

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





# CONSTRUCTION PROCESS



BEFORE



AFTER



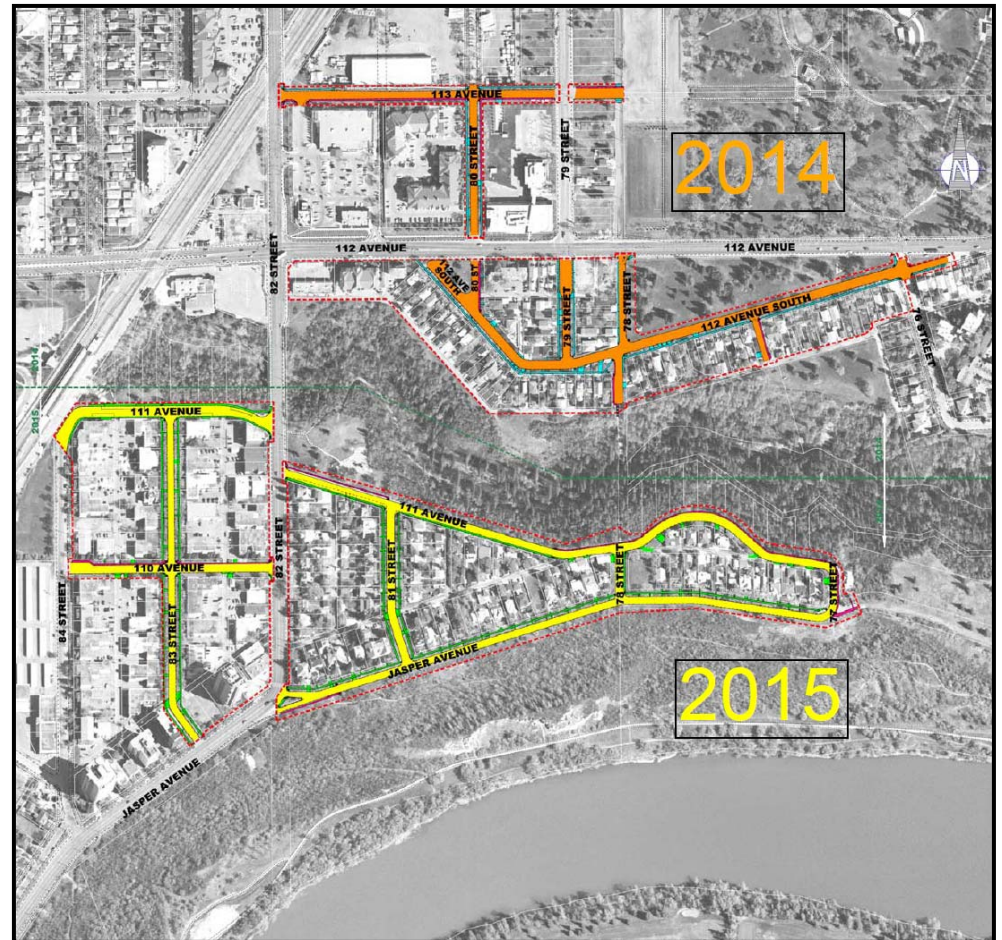


# Neighbourhood Renewal

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

# Construction Staging

- Construction will be staged over two years (2014-15).
- Ultimate staging is dependant 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: Mark Morton

Phone: 780-944-7692

Email: [mark.morton@edmonton.ca](mailto:mark.morton@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

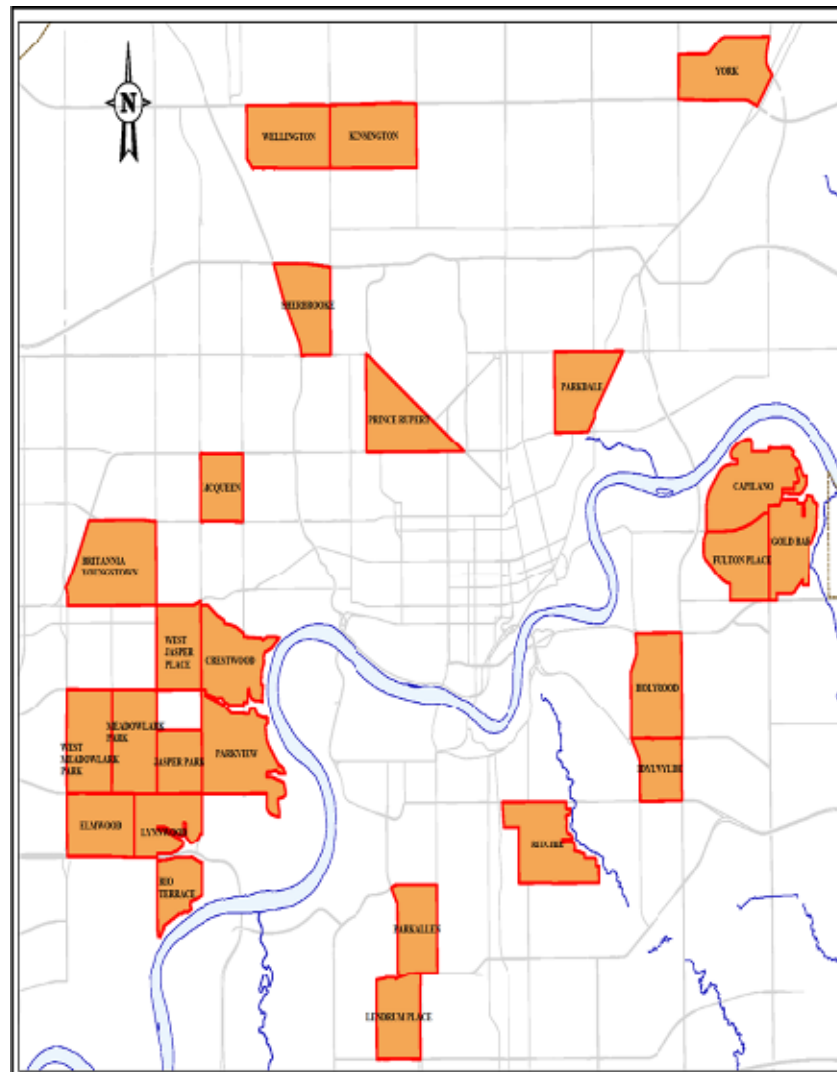
In your neighbourhood:

- Sidewalk reconstruction: 50/50 cost share with City
- Decorative streetlights: 100% paid by property owners ([Upgrade](#) cost ONLY)

Other types of local improvement:

- Curb crossing
- Alley lighting
- Streetscaping
- Alley renewal (reconstruction or resurfacing)

# Neighbourhoods with Sidewalk Local Improvement







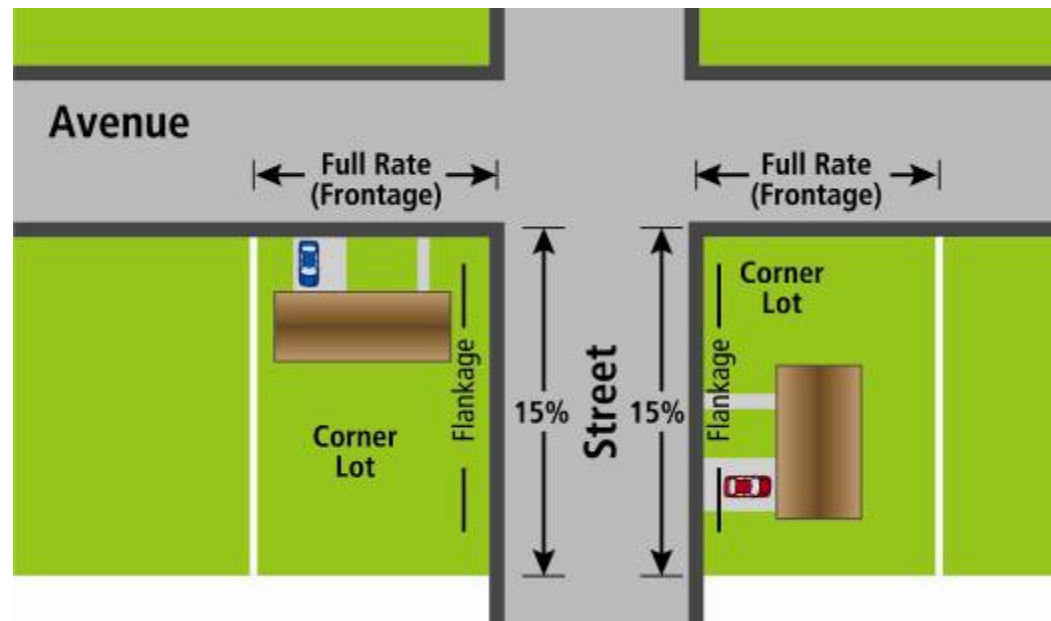
# 50/50 Cost Share for Sidewalks

- 2014 Local Improvement sidewalk rates:
  - \$198.28/m (one-time payment)
  - \$15.44/m (yearly rate over 20 years)
- A typical 50 ft. (15.24 m) frontage would cost:
  - \$3,021.79 (one-time payment)
  - \$235.31 (yearly rate over 20 years)



# Assessment Length: Frontage

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



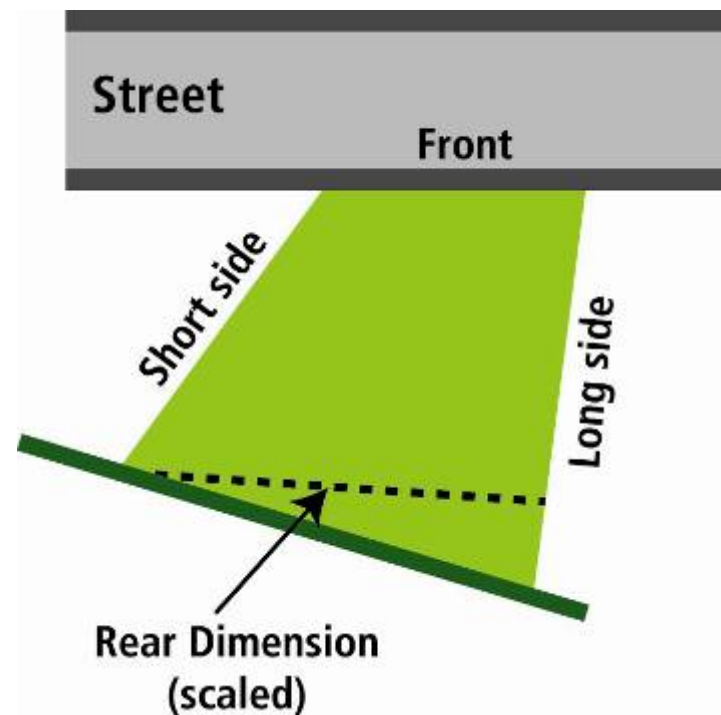


# Assessment Length: Pie-shaped or Odd-shaped Lots

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** CAPITAL CONSTRUCTION 11TH FLOOR, CENTURY PLACE  
3803 - 100 AVENUE S.E. EDMONTON, ALBERTA T6C 1S5

**Project # 15**  
Tax Ref # 9907300  
Ref:

**November 1, 2010**

MR. HOMEOWNER  
MRS. HOMEOWNER  
14412 84 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 80 STREET NW.

The proposed local improvement is the construction of the following:

**Alley Paving, Residential**, to be assessed to owners of land benefitting 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 benefitting 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

# 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**

I/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 (66% 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 named to sign a petition, the petition may be signed on its behalf by a person who is at least 16 years old and who can produce a valid power of attorney authorizing the person to sign the petition.
4. The WITNESS must be in the Office of Execution of Witnesses (attached).

THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. IT IS THE PROPERTY OF THE CITY OF EDMONTON AND IS LOANED TO YOU. IT IS TO BE RETURNED TO THE CITY OF EDMONTON, 10000 104 Avenue, Edmonton, Alberta T5H 1J6. (506) 243-7297.



# 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

- Viewpoint decorative pole selection:
  - Black, replica-Glenora style
- 2014 Local Improvement decorative streetlight rates:
  - \$171.57/m (one-time payment)
  - \$16.35/m (yearly rate over 15 years)
- A typical 50 ft. (15.24m) frontage would cost:
  - \$2,614.73 (one-time payment)
  - \$249.17 (yearly rate over 15 years)



# Decorative Streetlight Local Improvement Outcomes

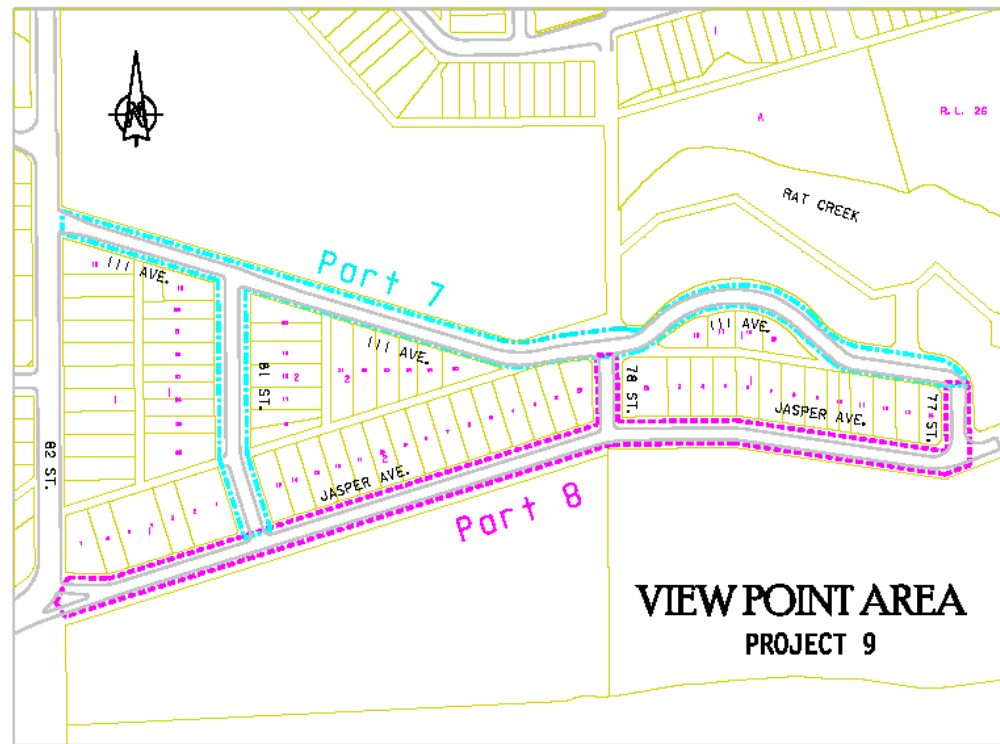
- **Project not supported**  
(>50% petitions received)
  - City will pay 100% of cost to rebuild lighting to current standards.
- **Project supported**  
(<50% petitions received)
  - Property owners will pay 100% of the cost to install decorative streetlights.





# Decorative Streetlights

- Entire Viewpoint area is considered ONE PROJECT
- Must have the majority of property owners to defeat the local improvement for decorative streetlights





# 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 / Virgilio Mendoza, CET)

Phone: (780) 944-7663

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

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