



Building Great Neighbourhoods

GLENORA





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.



Glenora 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**



Glenora Neighbourhood Reconstruction

Contributes toward:

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

GLENORA NEIGHBOURHOOD DESIGN



Design Considerations

- Intersection improvements
- Active transportation
- Drainage



Public Involvement



- Community league meeting:
October 10, 2012
- Public meeting:
May 28, 2013

What We Heard

- *Provide decorative streetlights*

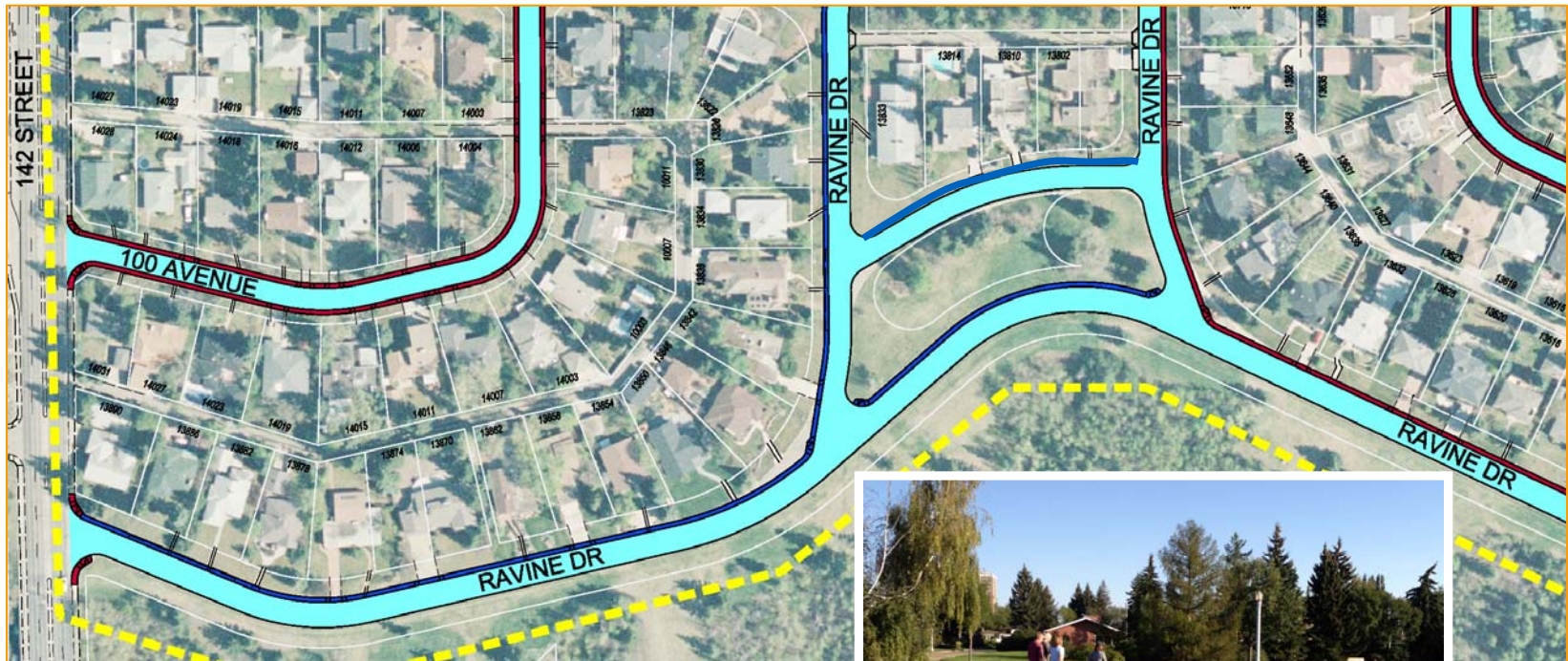
Investigation

- Expression of Interest for Glenora-style replica decorative poles.
- Waiting for Decorative Pole Local Improvement to pass.
- Details of pole style to be finalized. Information is being shared with the community league.



What We Heard

- *No sidewalk on Ravine Drive*



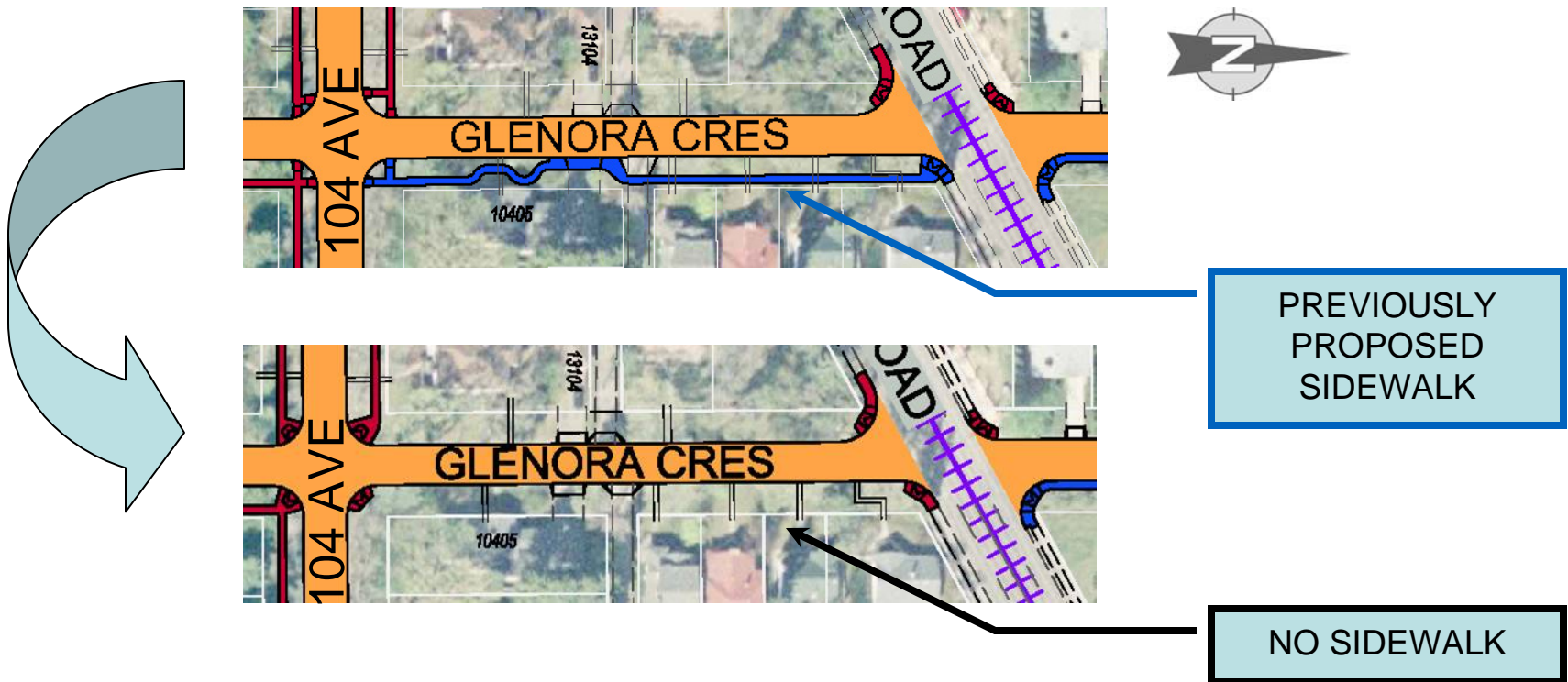
Investigation

- Observed pedestrian use
- Completes neighbourhood connectivity



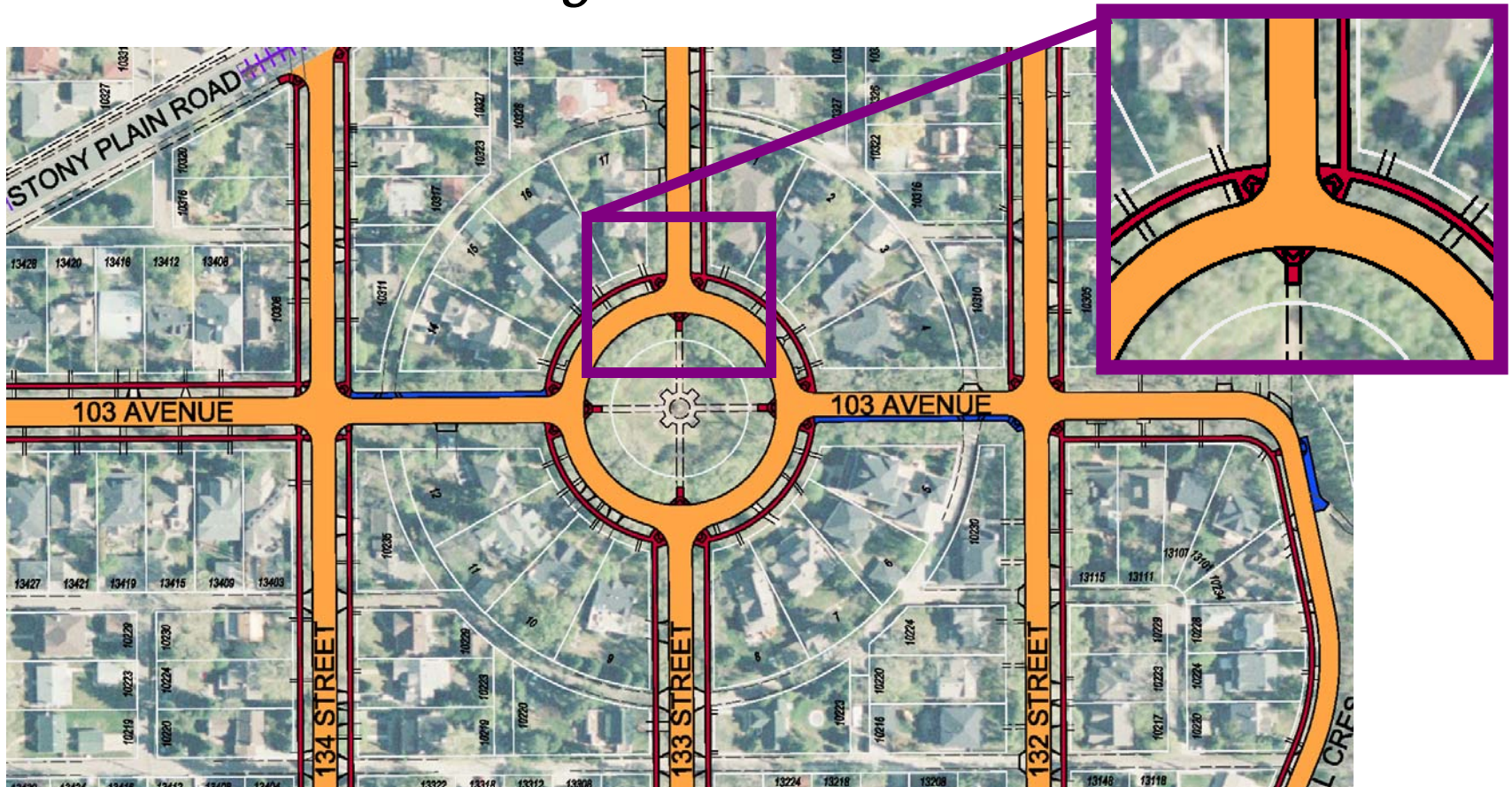
What We Heard

- *No sidewalk on Glenora Crescent*



What We Heard

- No sidewalk re-alignment on Alexander Circle*



What We Heard

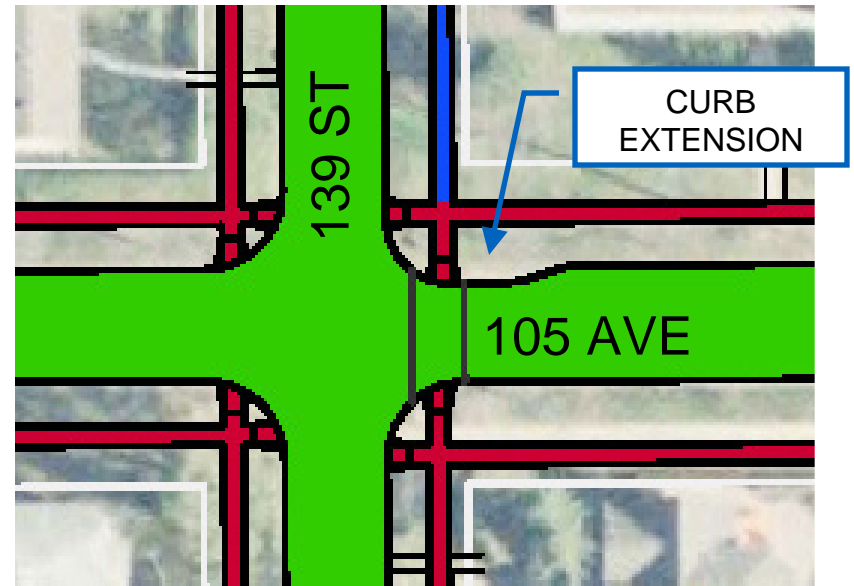
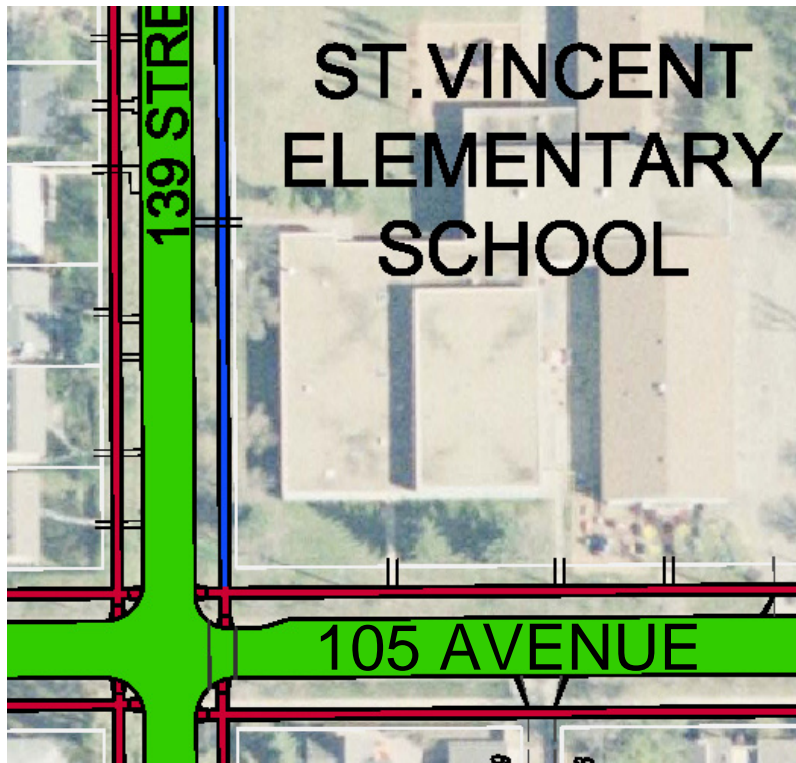
Great Neighbourhoods Capital Program:

- *Connecting sidewalk in Samuel Dickson Rotary Park*



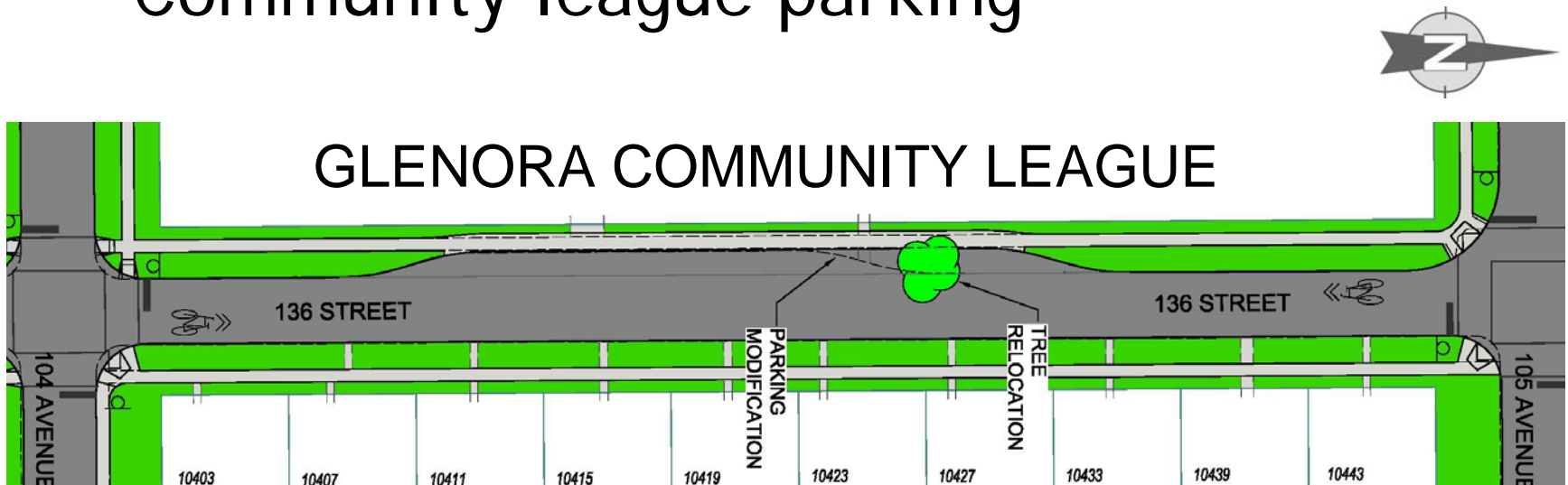
What We Heard

- Curb Extension (bump out):



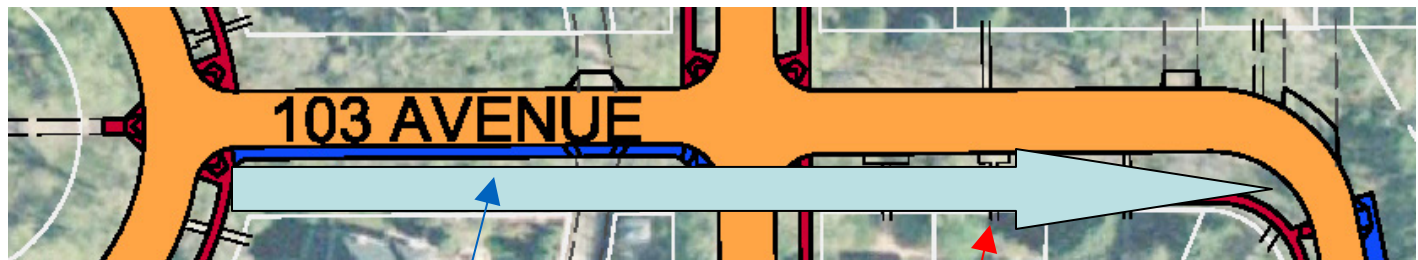
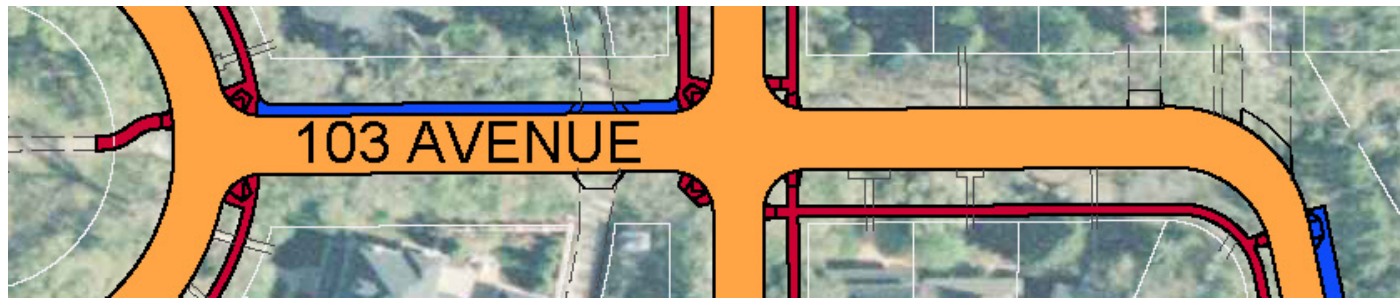
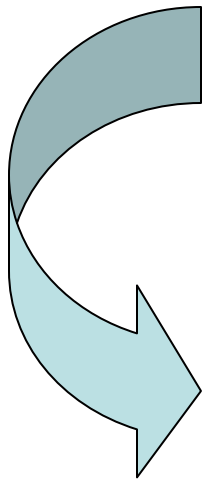
What We Heard

- Community league parking



What We Changed

- Flipped sidewalk to south side of 103 Avenue



NEW
SIDEWALK

EXISTING
SIDEWALK

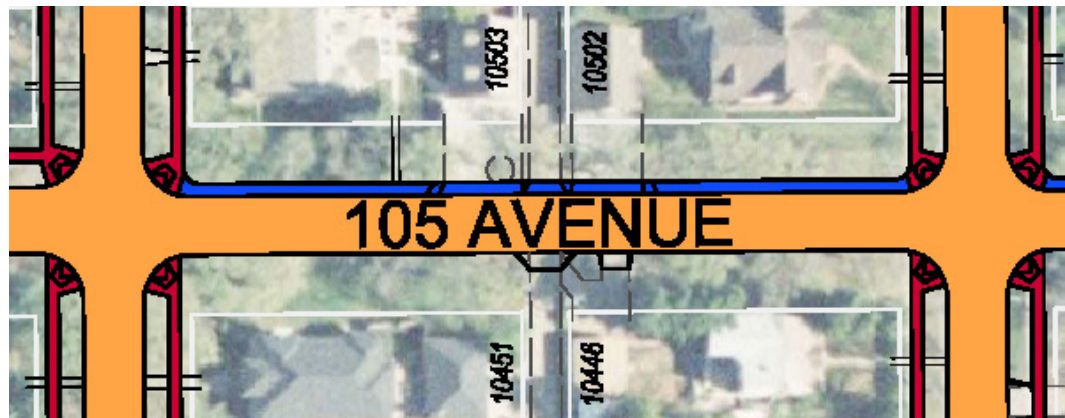
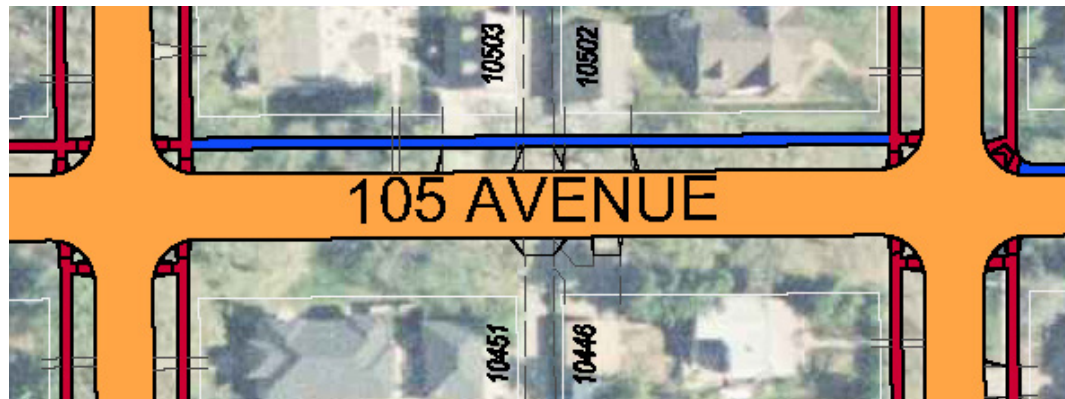
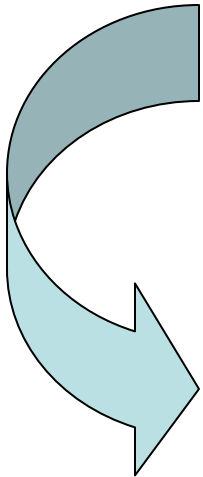
What We Changed

- Adjustment to bike route



What We Changed

- Changed sidewalk type on 105 Avenue





More Information

Call: 311

Email: BuildingGreatNeighbourhoods@edmonton.ca

Website: edmonton.ca/BuildingGreatNeighbourhoods

CONSTRUCTION PROCESS



BEFORE



AFTER

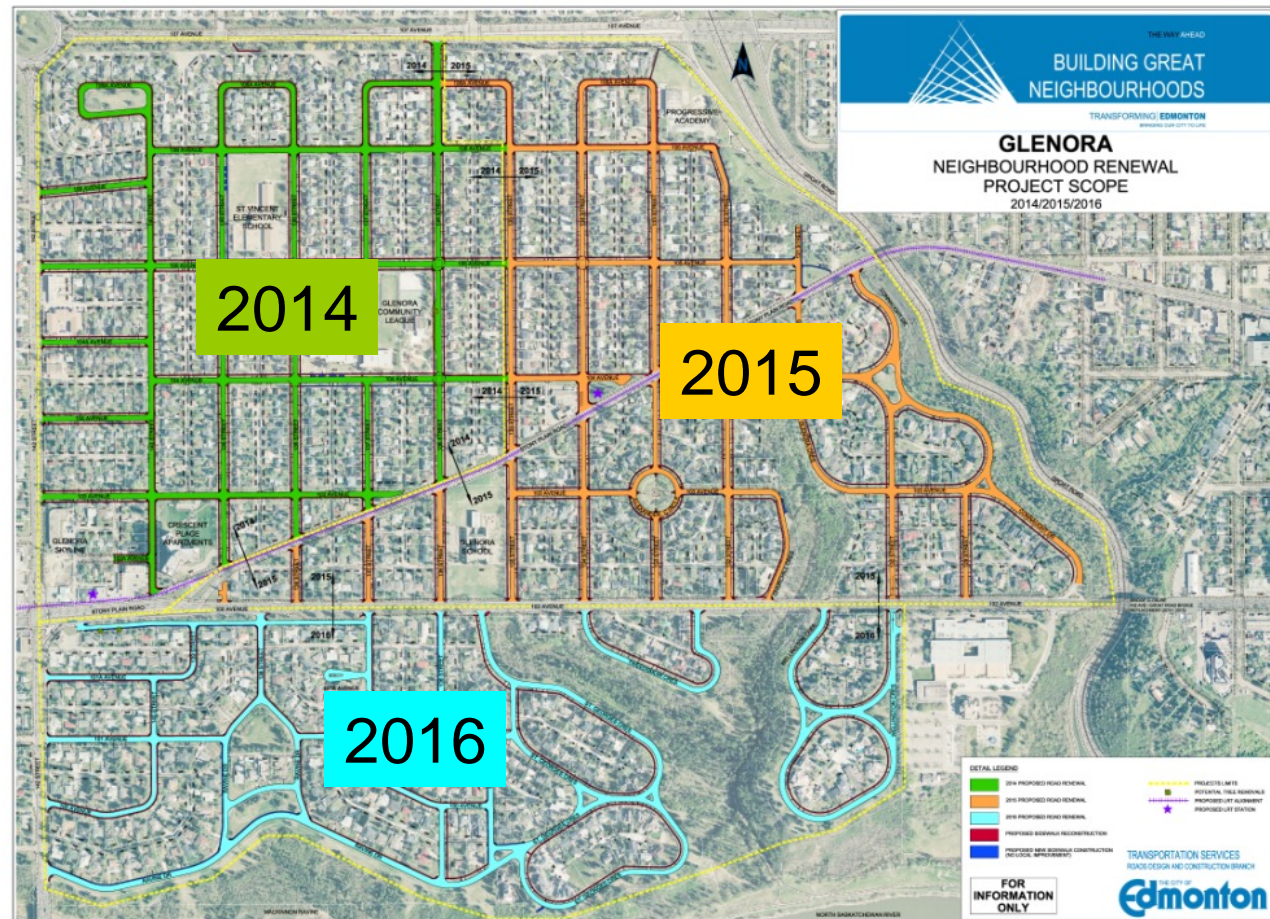


Neighbourhood Renewal

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

Construction Staging

- Construction will be staged over three years (2014-16)
- 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: Jason Caudron, P.Eng.

Phone: (780) 495-0268

Email: jason.caudron@edmonton.ca

Website: 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)

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)



Local Improvement Notices

Package includes:

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



7TH FLOOR, CENTURY PLACE
9603 - 102A AVENUE
EDMONTON, ALBERTA
T5J 3A3

FAX (780) 944-7707

Project #

Tax Roll #
Ref: D

February 3, 2014

MR. HOME OWNER
MRS. HOME OWNER

EDMONTON AB

RE: Proposed Local Improvements

Local improvements are proposed for construction in 2014 adjacent to property that is registered under your name, at

The proposed local improvement is the construction of the following:

Sidewalk Reconstruction, to be assessed to owners of land benefiting from the proposed improvement at the 2014 uniform unit rate of **\$15.44** per assessable metre per annum for 20 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 **\$198.28** per assessable metre.

Based on your **estimated assessed width of 15.24 metres**, the charge to you would be **\$235.31** per annum for 20 years, or **\$3,021.79** cash cost. The actual charge based upon the actual assessable width will be determined after construction is complete, at the time of assessment.

The total cost of the local improvement for the project is **\$501,256**. 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 this notice.

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) _____

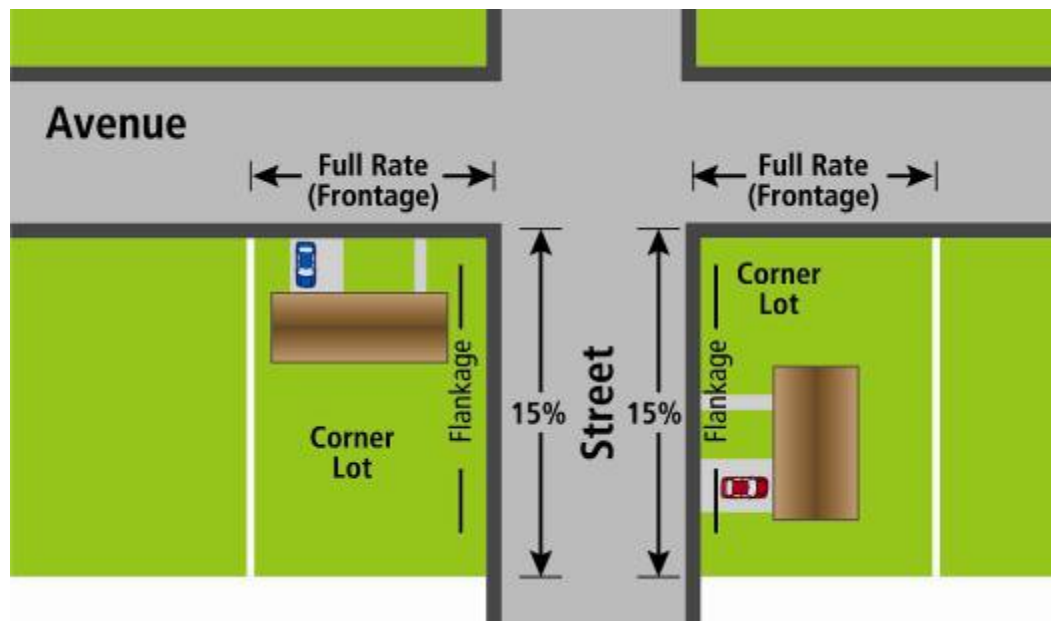
and (s)he (they) is (are) in my opinion the full age of eighteen years.

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)

Assessment Length: Frontage

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

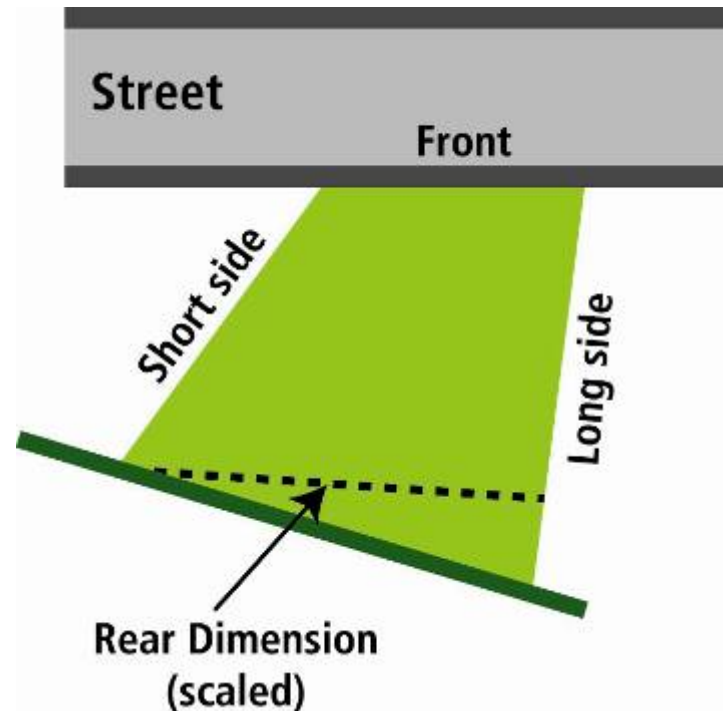


Assessment Length: Pie-shaped or Odd-shaped Lots

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.



Decorative Streetlight Cost

- Glenora decorative pole selection:
 - Glenora-style replica pole
- 2014 Local Improvement decorative streetlight rates:
 - \$93.61/m (one-time payment)
 - \$8.92/m (yearly rate over 15 years)
- A typical 50 ft. (15.24m) frontage would cost:
 - New \$1,426.62 (one-time payment)
 - New \$135.94 (yearly rate over 15 years)



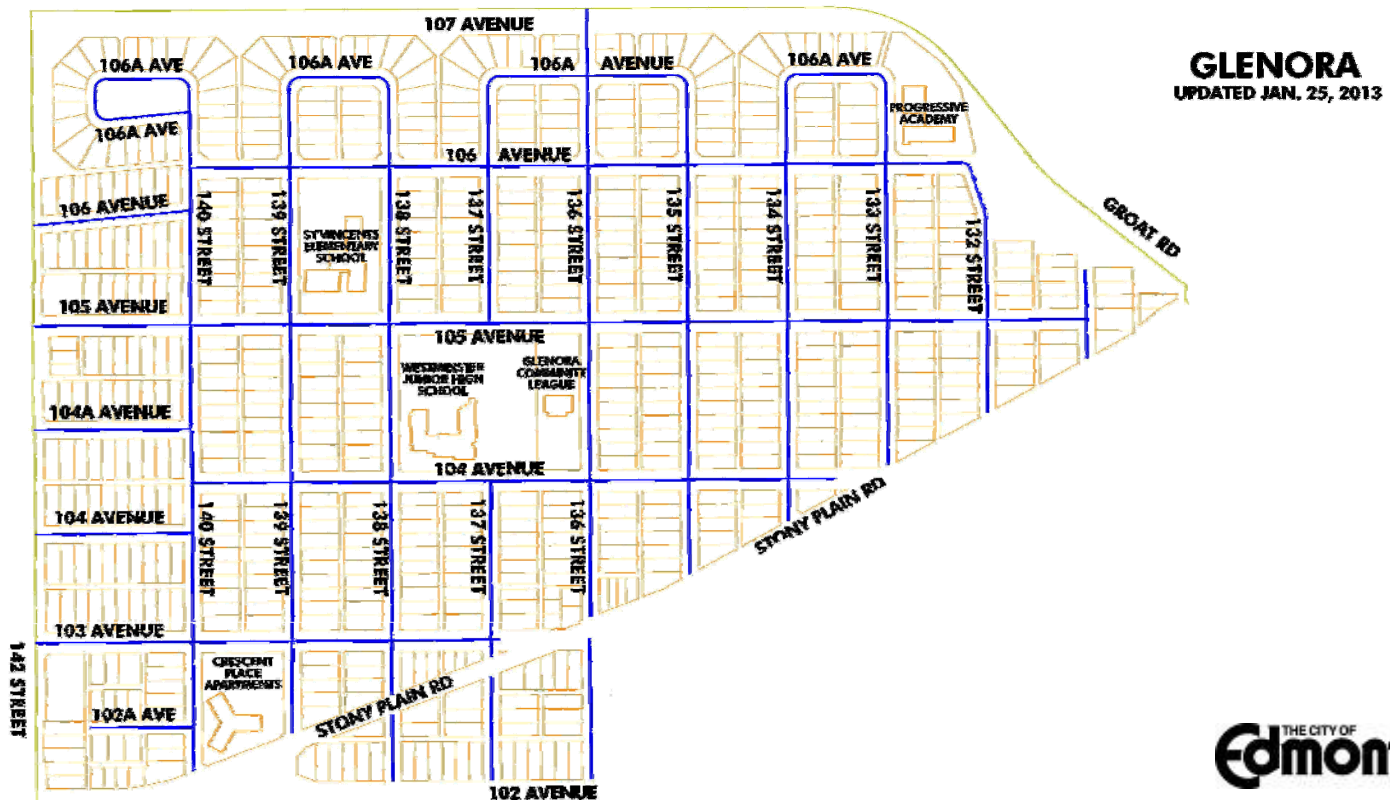
Decorative Streetlight Local Improvement Outcomes

- **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 neighbourhood 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
(Virgilio Mendoza, CET / Melinda Durand, CET)

Phone: (780) 944-7663

Email: NeighbourhoodRenewal@edmonton.ca

Website: edmonton.ca/LocalImprovements