



# Building Great Neighbourhoods

## LANSDOWNE



# Public Involvement



- Community League Meeting #1:  
October 14, 2014
- Public Meeting #2:  
March 17, 2015
- Public Meeting #3:  
February 11, 2016



# 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.



# Lansdowne Neighbourhood Reconstruction

- Reconstruct the pavement
- Replace curbs and gutters
- Replace sidewalks
- Add sidewalks in missing links
- Upgrade standard streetlights
- Coordinate with other projects
  - Internal (City)
  - External (utilities)
- Surface works conceptual cost: **\$11 million**



# Lansdowne Neighbourhood Reconstruction

Contributes toward:

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





# Lansdowne Neighbourhood Design



*Current road in Lansdowne*

# Design Considerations

- Intersection improvements
- Active transportation
- Surface Drainage



*Before*



*After*



# What We Heard

## Proposed:

- *Redesigning the median at the entrance of 51 avenue and 122 street to create a new left turn bay could promote shortcutting and was unfavorable.*



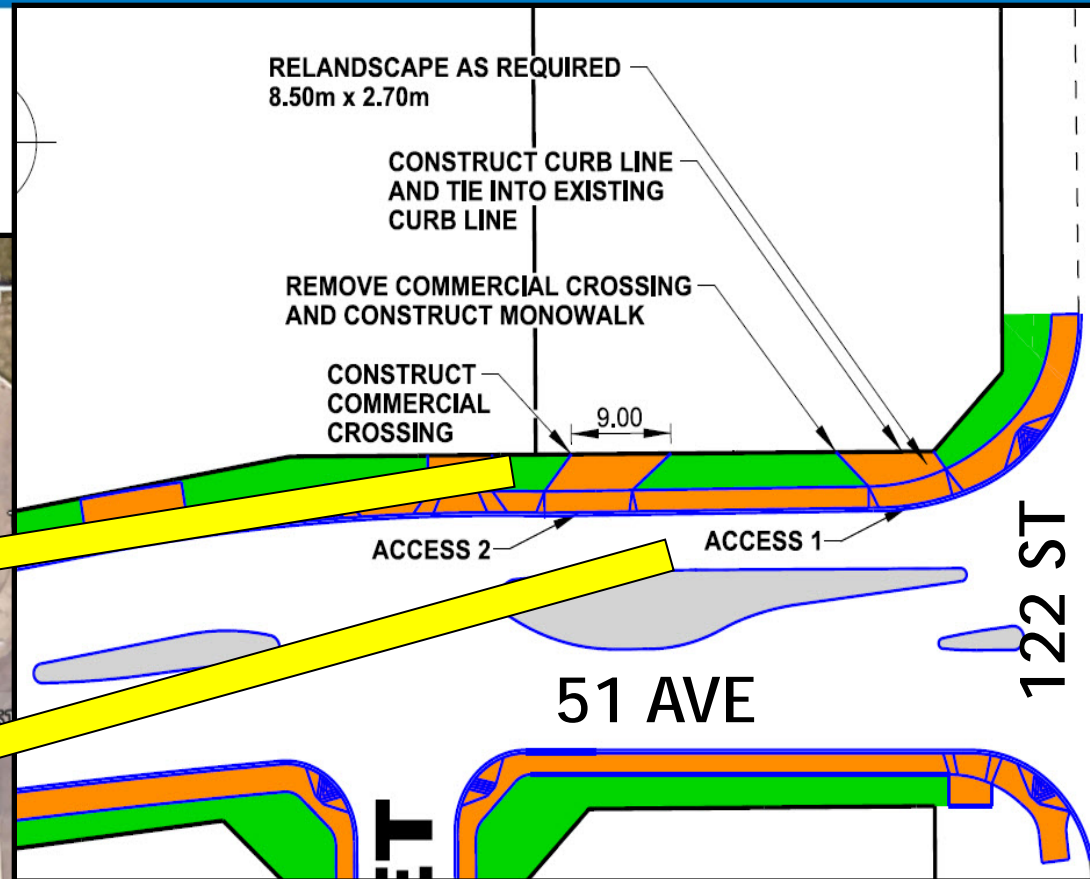
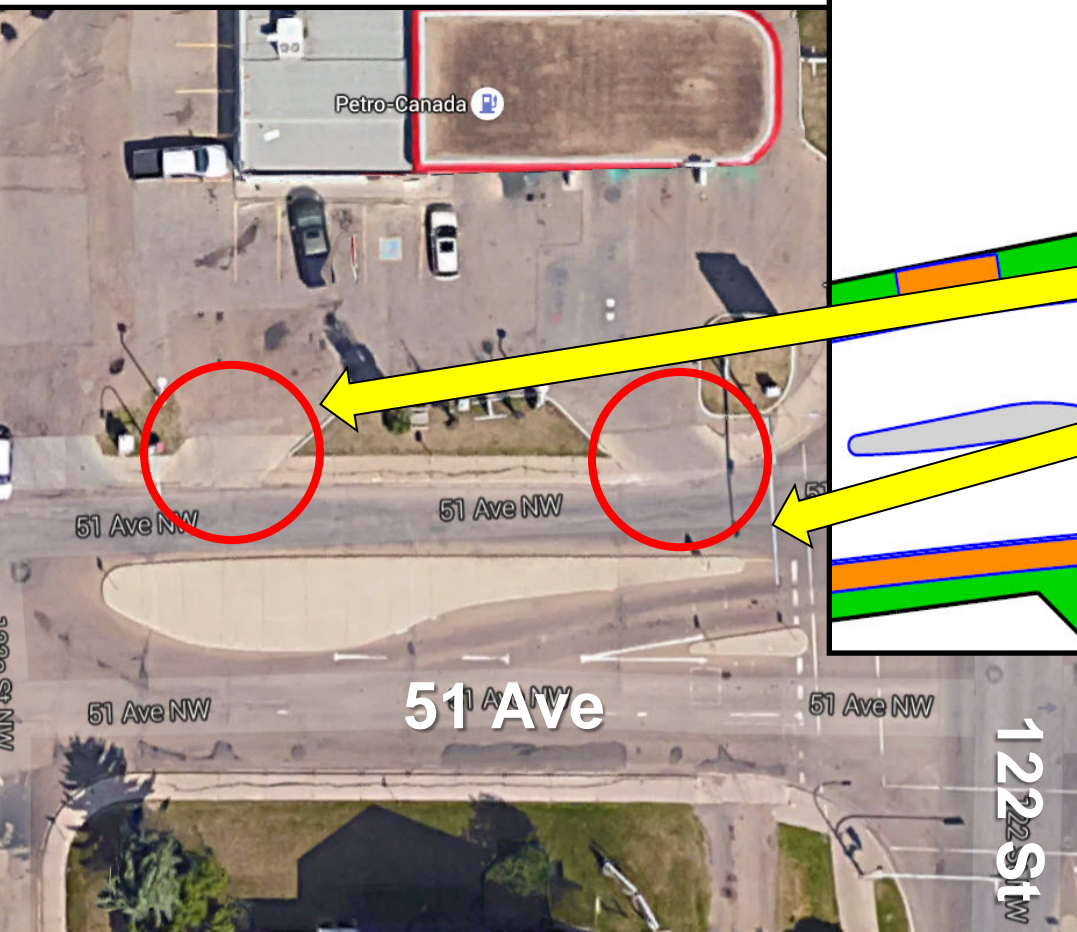
## Response:

- We investigated the area further and the left turn bay will not be implemented. The existing medians will remain.

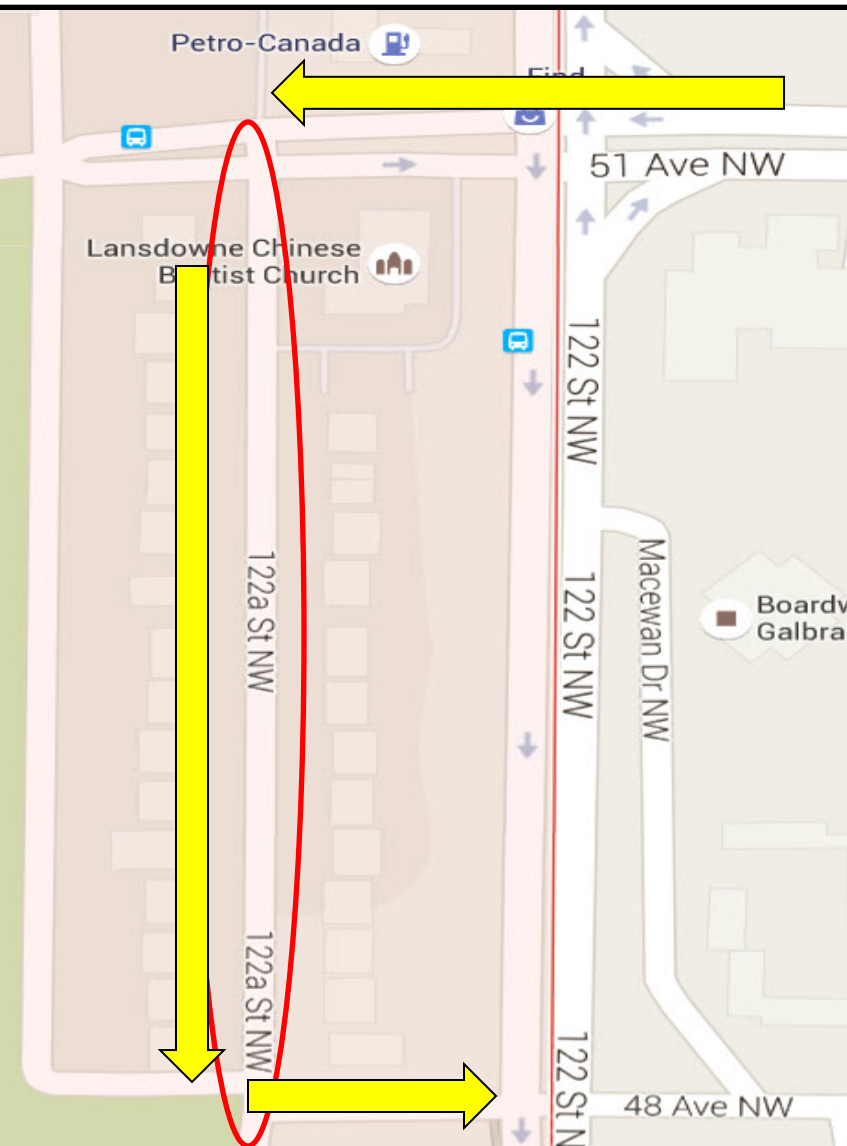


# Access Modification

Replace access 1 with a sidewalk and modify access 2 to be two way access.



# What We Heard



## Request:

- *Install “Local Traffic” signs at both ends of the 122A St between 48 Ave and 51 Ave.*

## Response:

- “Local Traffic” sign is to be used for a dead end road.
- Traffic count showed a low through volume along 51 Ave and very few vehicles turning into 122A St.
- The road will remain as per existing condition.

# What We Heard

## Request:

- *Provide a jogging path on the west side of Lansdowne Drive.*



## Response:

- Along Lansdowne Drive, there is a continuous sidewalk on the opposite side of the road that can be used as an alternative.



# What We Heard

## Request:

- *Provide a shared use path along the green belt from Lansdowne Drive to 122 Street.*

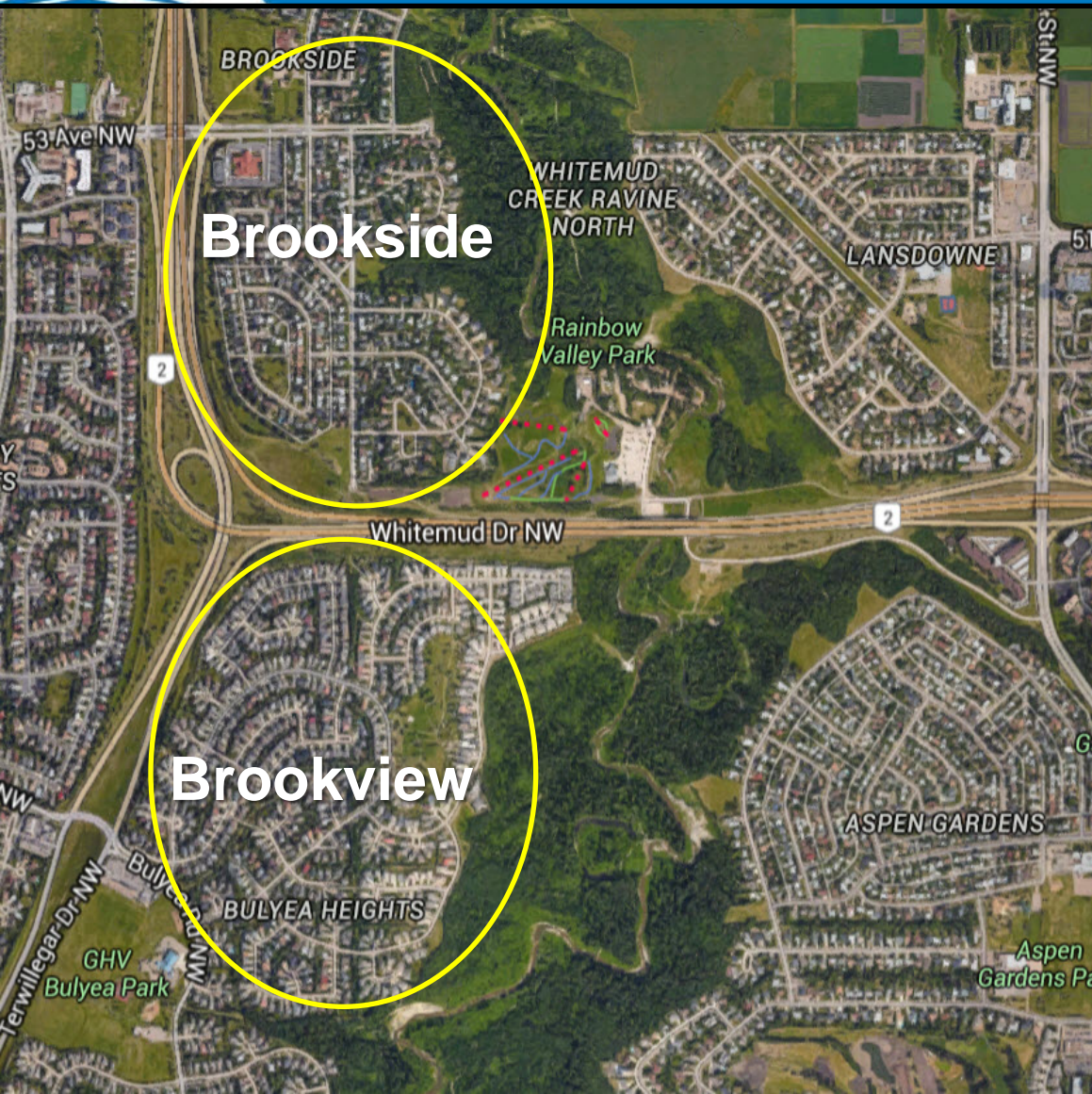


## Response:

- We are assessing this location and evaluating conflicts with utilities and high pressure oil lines that may hinder development of pathways in these areas.



# What We Heard



## Inquiry:

- *Is there any bike and pedestrian plans to connect Brookview, Brookside and University Farm?*

## Response:

- There is no funded plan to connect Brookview & Brookside.

# What We Heard

## Request:

- *Provide stairs from Lansdowne Drive down to snow valley and Whitemud drive sidewalk.*



## Response:

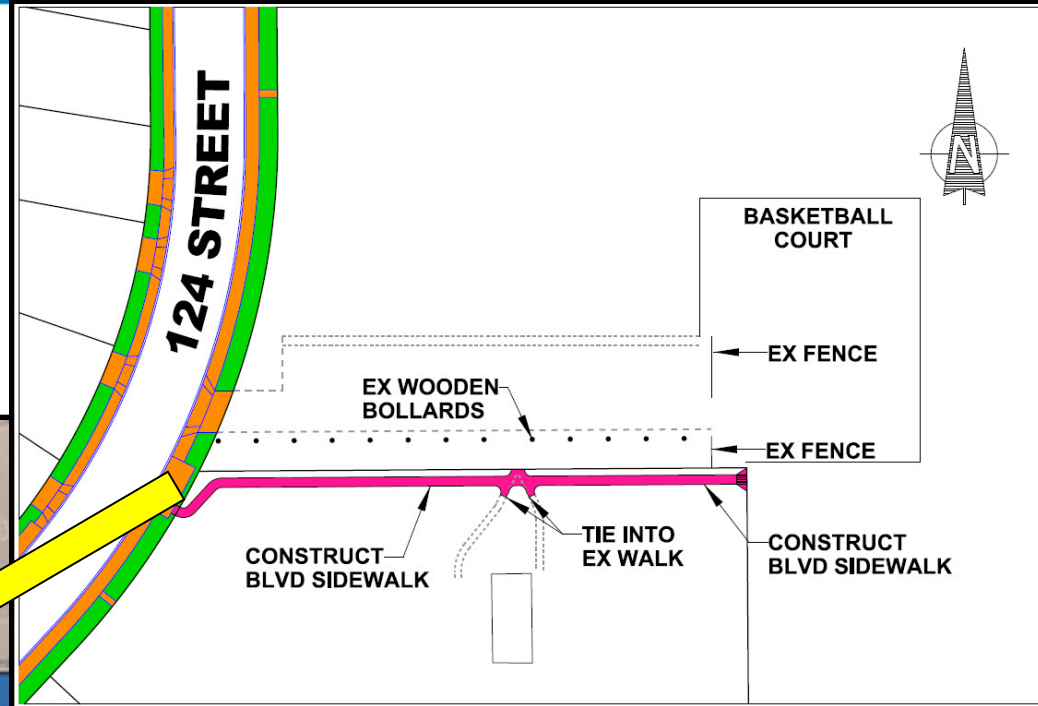
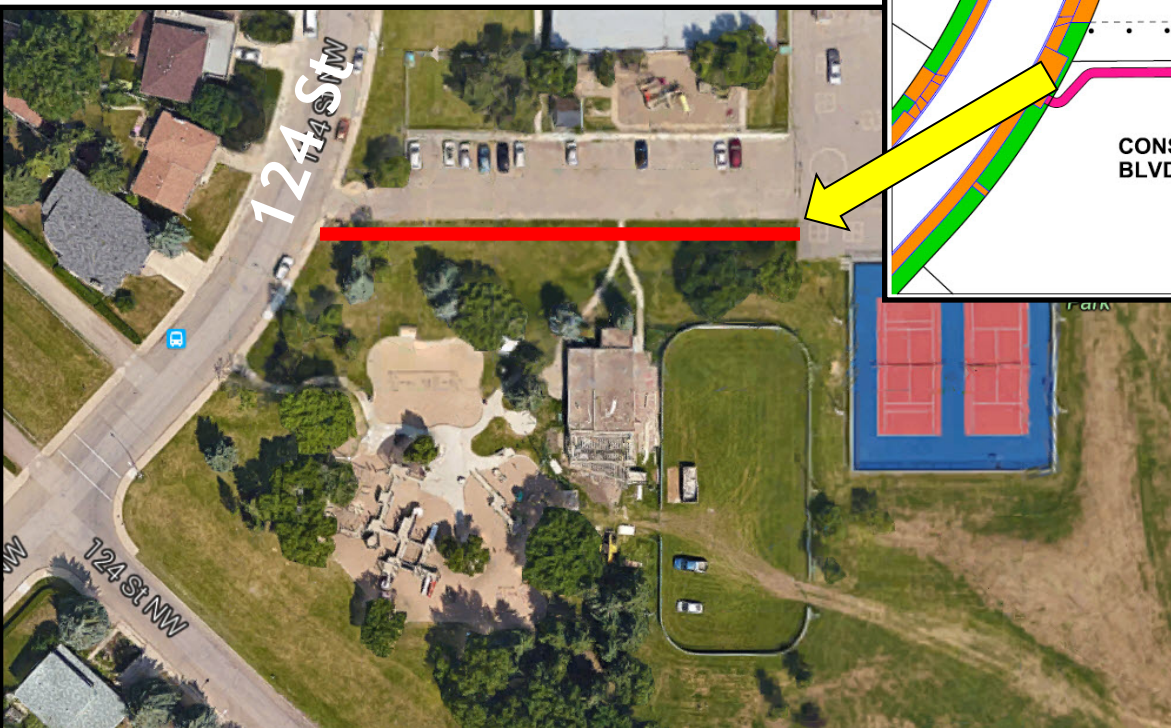
- Environmental review and geotechnical assessments will be done to determine how the area can be improved to connect top of bank to river valley trail below.



# Great Neighbourhoods Capital Program

## Proposed:

Construct concrete boulevard sidewalk to connect to Lansdowne Community League and amenities.





# 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 PROCESS



BEFORE

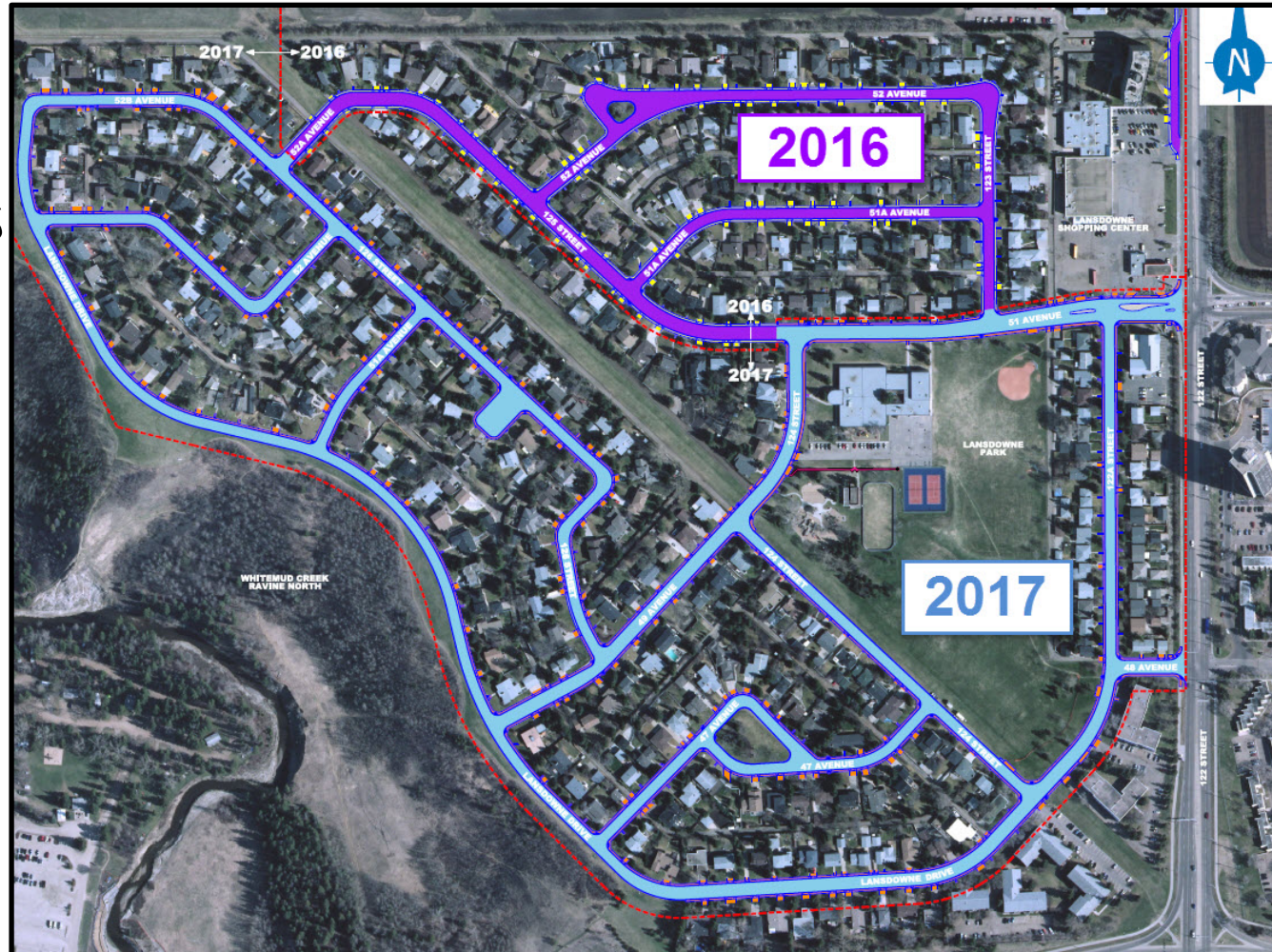


AFTER



# Construction Staging

- Construction will be staged over two years (2016-17).
- Construction warranty is 2 years.



# 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





# Private Crossings: Boulevard Sidewalk





# Private Crossings: Curbline Sidewalk







# Gravel Driveway Access

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

# Gravel Driveway Access: Without Upgrade



# Gravel Driveway Access: With Upgrade



BEFORE



AFTER



# Landscaping



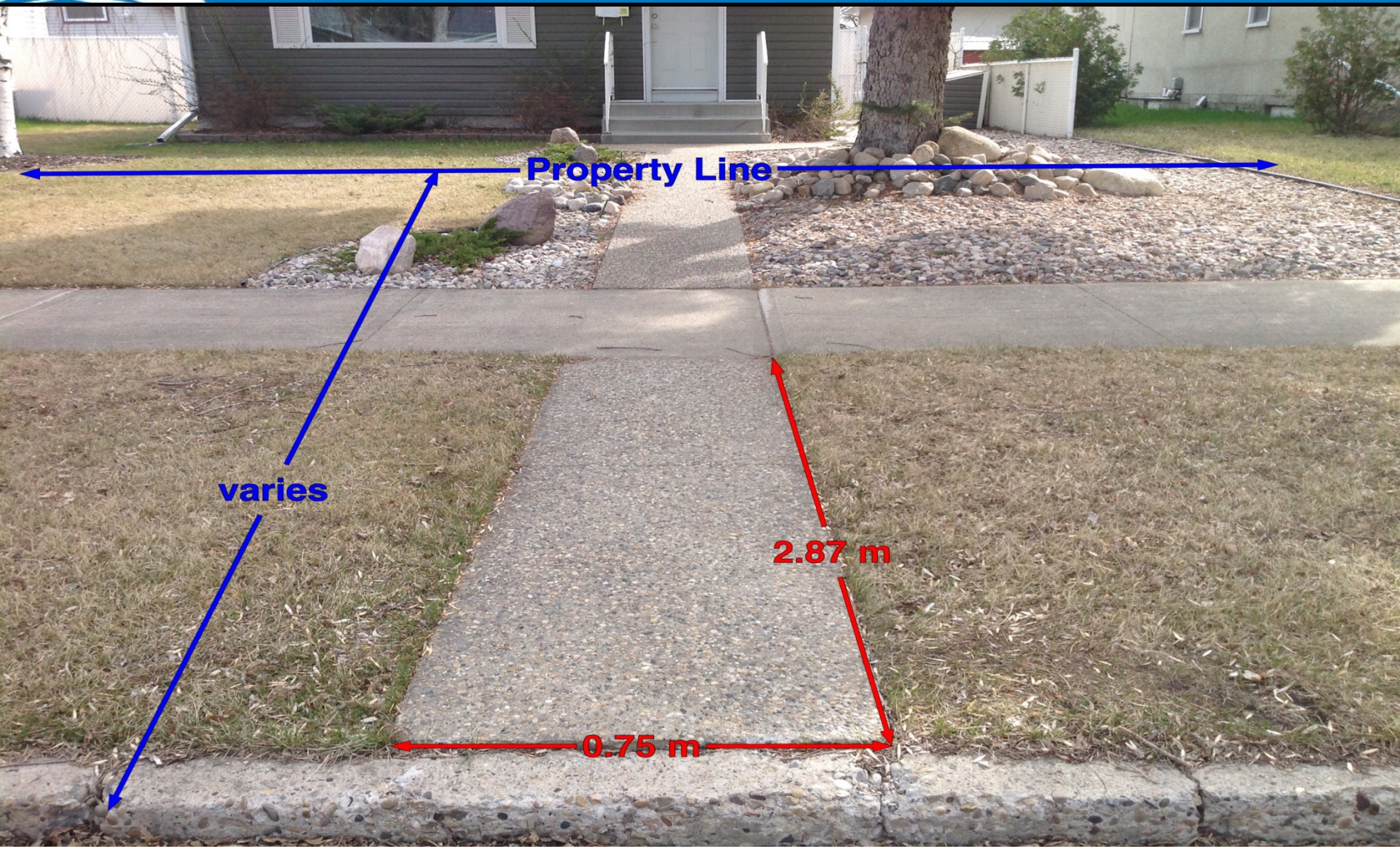


# Landscaping Issues





# Landscaping Issues





# Road Reclamation





# Ready for Paving



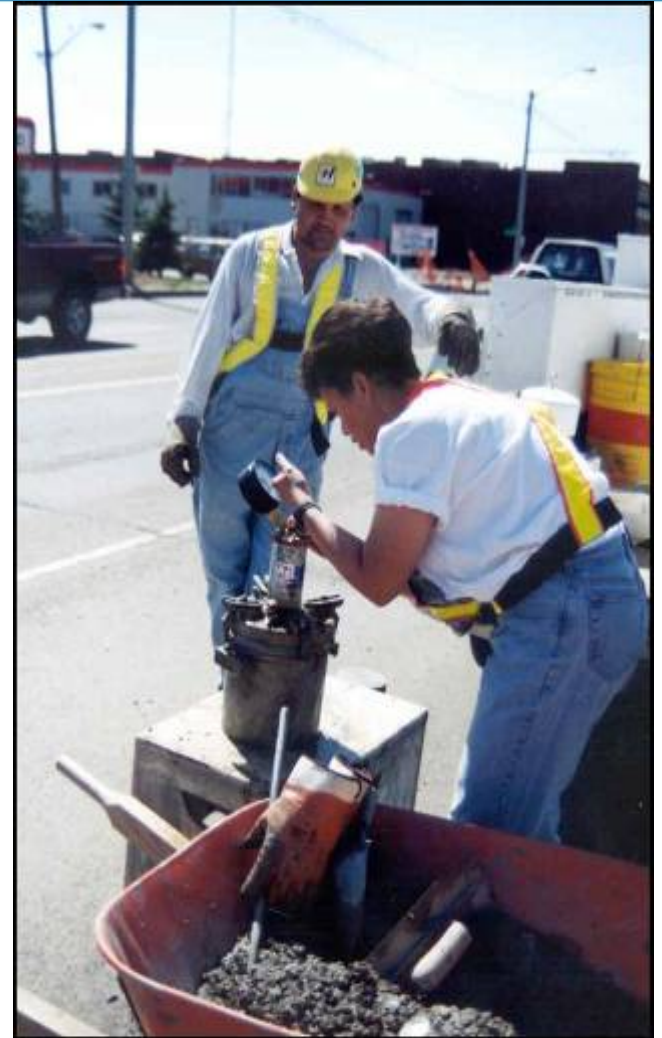


# Paving





# 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.
  - Only materials and workmanship



# Construction Communications

- Construction bulletins provided:
  - Beginning of construction season from the City
  - Before start of construction adjacent to your property by the Contractor
  - 48 hours before construction: no parking
- Contact us for:
  - Access needs
  - Scheduling information





# More Information

Contact: Mark Morton

Phone: 780-994-7692

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 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

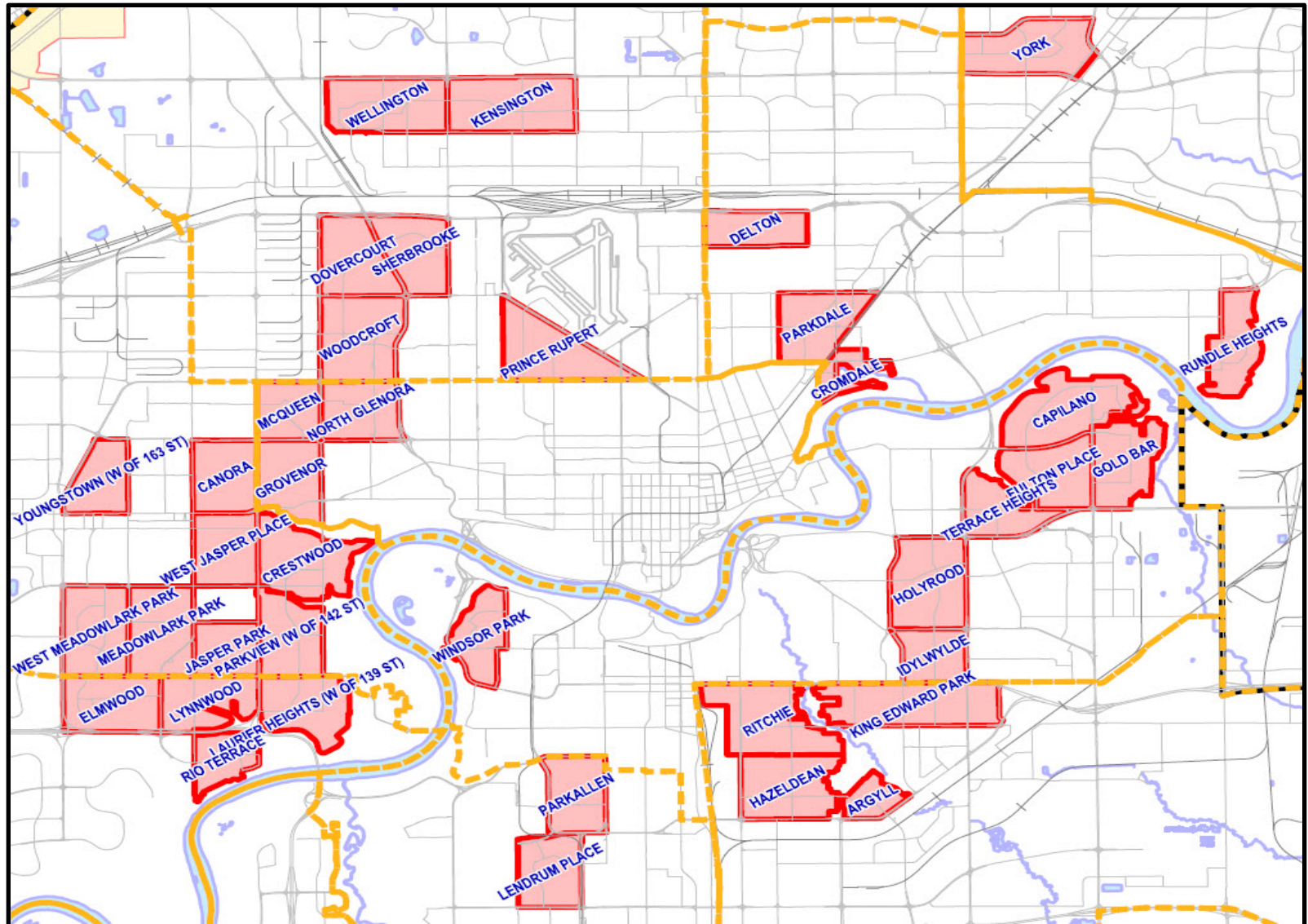
In your neighbourhood:

- Sidewalk reconstruction (50-50 cost share with City)

Other types of local improvement:

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

# Neighbourhoods with Sidewalk Local Improvement





# 50-50 Cost Share for Sidewalks

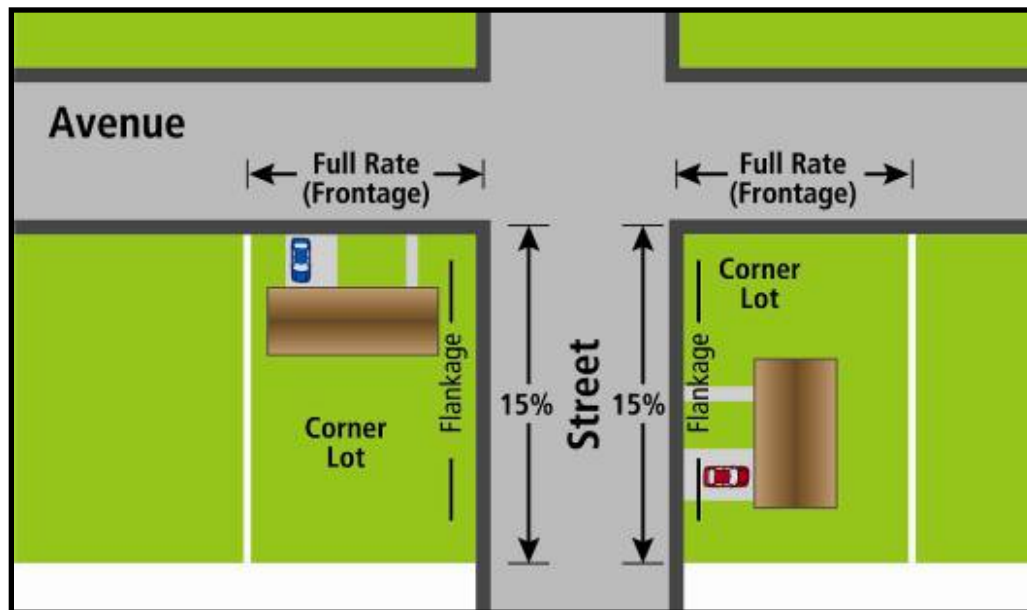
- 2016 Local Improvement sidewalk rates:
  - \$204.21/m (one-time payment)
  - \$14.29/m (amortized over 20 years)
- A typical 50 ft. (15.24 m) frontage would cost:
  - \$3,112.16 (one-time payment)
  - \$217.78 (amortized over 20 years)



# Assessment Length: Frontage & Flankage

- Frontage = shorter side of the lot used for assessment
- Flankage = long side of lot at 15% of length used for assessment

*Note: The orientation of the house does not affect the assessment calculation.*



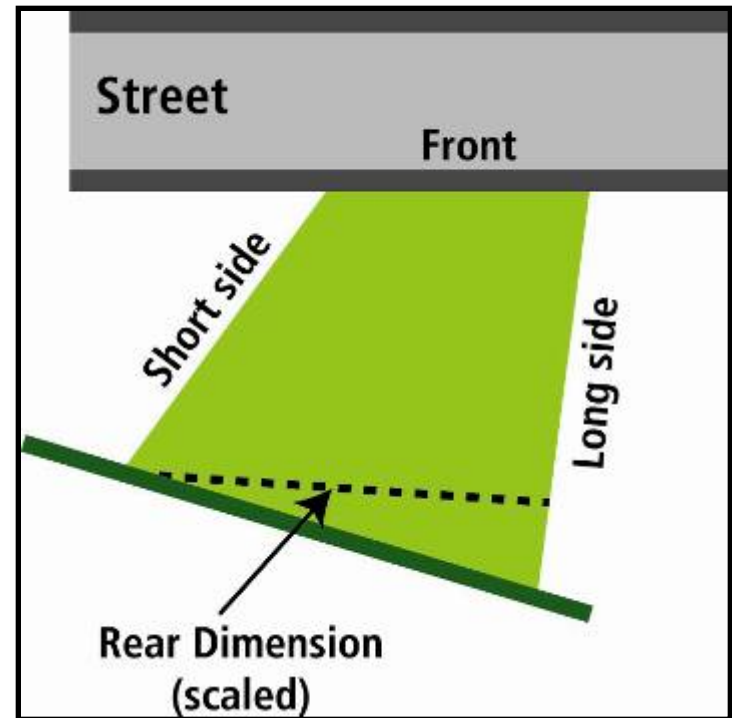


# Assessment Length: Pie-shaped or Odd-shaped Lots

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

Integrated Infrastructure Services | City of Edmonton  
Transportation Infrastructure  
Neighbourhood Renewal Program

7th floor  
Century Place  
8803-102A Avenue  
Edmonton, AB T5J 3A3  
Canada  
edmonton.ca



## LOCAL IMPROVEMENT NOTICE

January 25, 2016

Please join us for an [Information Session](#) at Central Lions Seniors Recreation Centre (11113-113 Street) on February 18, 2016 at 6:30pm.

MR PROPERTY OWNER MRS PROPERTY OWNER

6969 66A AVENUE NW  
EDMONTON AB S5X 5E9

RE: Proposed Sidewalk Local Improvement

Local Improvements are proposed in Lansdowne Neighbourhood for construction in 2016 and 2017 and includes sidewalk reconstruction. The details of the local improvement assessment for your property are indicated below.

The total cost for all sidewalk local improvements in your neighbourhood is **\$3,411,966.00** and the cost is split - 50% paid by the benefitting property owners and 50% is paid by the City at large. Your cost for this improvement is shown below.

### Sidewalk Local Improvement Details for Project 1

Tax Roll #	Address	Estimated Length (m)	Payment Options	
			Cost per year*	One Time Cost*
XXXXXXX	6969 66A AVENUE NW	15.24	217.78	3,112.16

\* Costs are determined by multiplying the estimated length by the uniform tax rate described on the back side of this sheet.

You have the option to [petition against the proposed local improvement](#). If you choose to petition against, the petition must be received [within 30 days](#) of this notice, February 18, 2016. The local improvements are being constructed in accordance with provincial legislation\*\*. For more details regarding this assessment or the local improvement process refer to the back of this sheet and the information included.

Please note, condominium owners receive a notice for each condo unit, parking stall and storage unit that have a separate tax roll number. The Address description in the table above for some of these may have no entries.



# 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 Capital Construction Department, and do not want 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 (60% 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 reside.
3. If a corporation, church, organization, society or other entity is wished 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 valid form authorizing the person to sign the petition.
4. The WITNESS must fill in the "Affidavit of Execution of Witness" (attached).

For a complete information on property assessment, see The Assessor's Manual, 2000, A-2000-01, published by the City of Edmonton, 11010-10000, 11010-10000 and 11010-10000. For a complete information on the Local Improvement Project, see the City of Edmonton, 11010-10000, 11010-10000 and 11010-10000. For a complete information on the Local Improvement Project, see the City of Edmonton, 11010-10000, 11010-10000 and 11010-10000. For a complete information on the Local Improvement Project, see the City of Edmonton, 11010-10000, 11010-10000 and 11010-10000.

# 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 ) PROVINCE OF ALBERTA ) TO WIT )	I, _____ (Witness) of the City of Edmonton, in the Province of Alberta, 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.

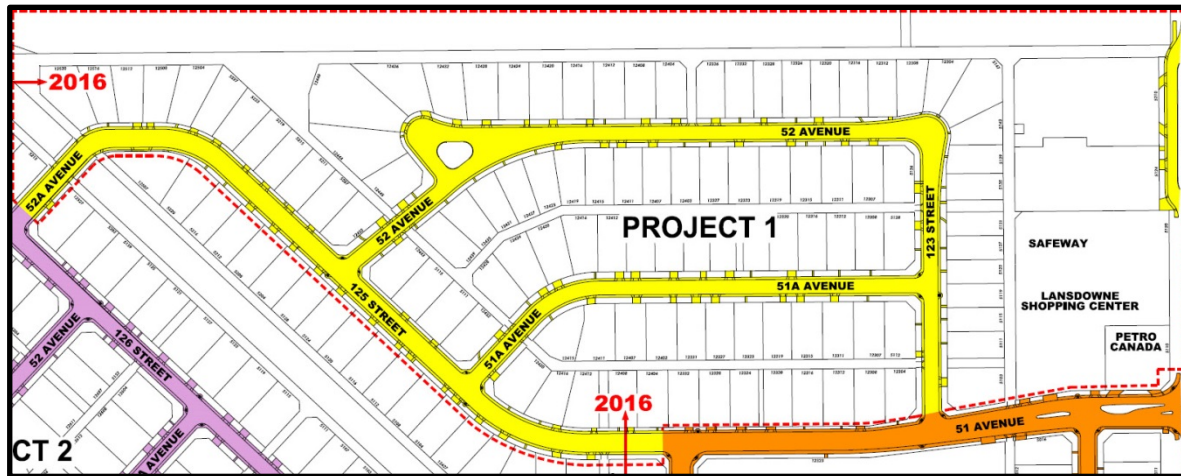
SWORN BEFORE ME at the \_\_\_\_\_ )  
City of \_\_\_\_\_ )  
In the Province of Alberta, this \_\_\_\_\_ )  
\_\_\_\_\_ day of \_\_\_\_\_, (Signature of Witness)  
20\_\_\_\_,

A COMMISSIONER FOR OATHS in and for  
the Province of Alberta

(Print Name & Expiry Date or Affix Stamp)



# Local Improvement Project Map



- Sidewalk reconstruction is done by project area.
- A map of project area provided with Local Improvement Notice.
- If 50 % + 1 of property owners in any given project area petition against the local improvement, it is defeated.
- If defeated, property owners will be notified, otherwise, construction will proceed as proposed.



# 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)

Phone: (780) 944-7672

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

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



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