



Building Great Neighbourhoods

ROSSLYN



Public Involvement



- Community league meeting:
October 2, 2013
- Public meeting:
April 16, 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.



Rosslyn 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: **\$24.8 million**



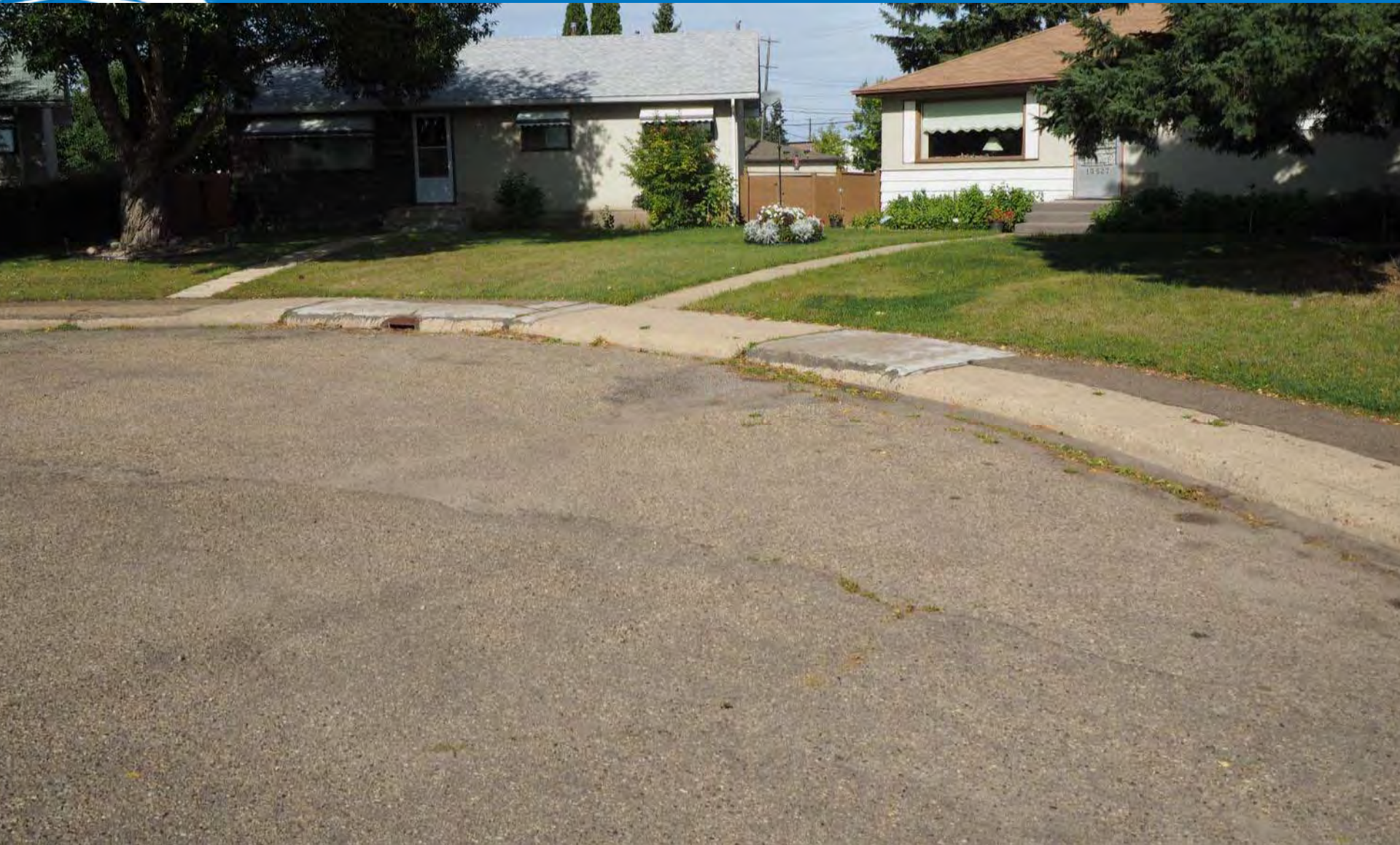
Rosslyn Neighbourhood Reconstruction

Contributes toward:

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



ROSSLYN NEIGHBOURHOOD DESIGN



Design Considerations

- Intersection improvements
- Active transportation
- Road width



46 Street & 107A Avenue - Before



46 Street & 107A Avenue - After

Active Transportation

New sidewalk on 137 Avenue (104A Street to 113A Street)

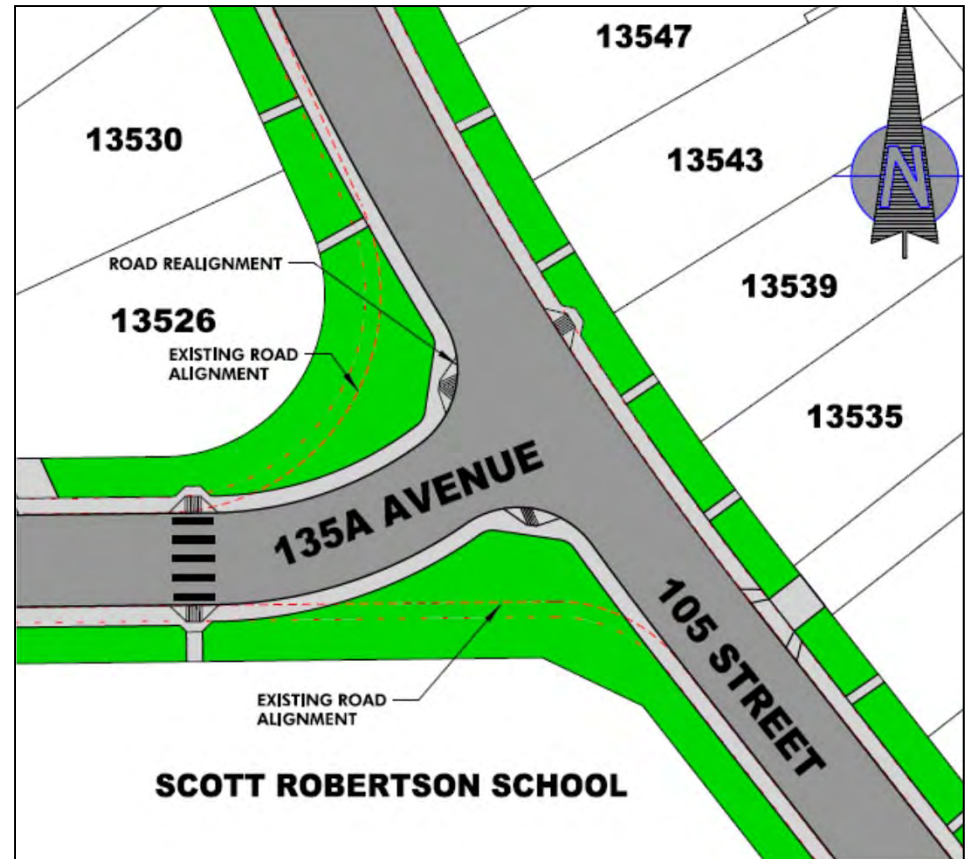
- Promotes connectivity throughout Rosslyn.
- Road will be narrowed approximately 1.2 m to avoid tree conflicts.
- Roadway operation will remain as a two-way with parking.



Intersection Improvement

105 Street & 135A Avenue

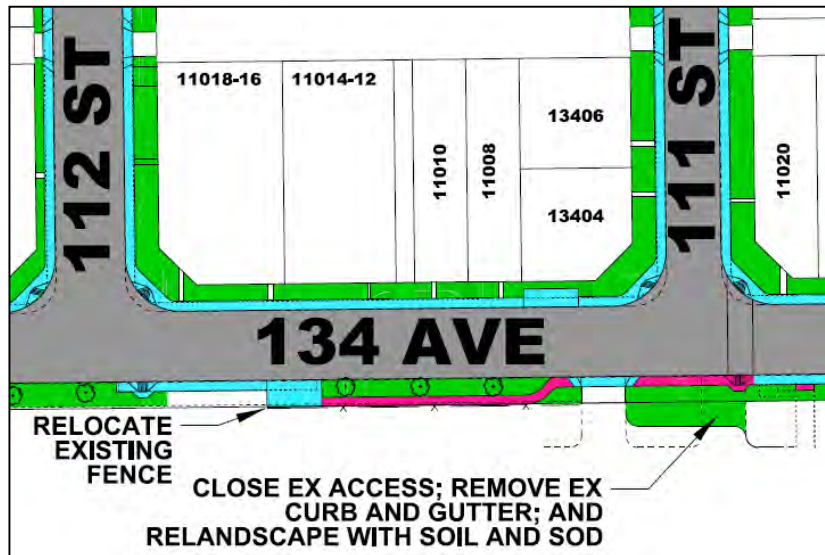
- Improves vehicle sightlines from all directions.
- Improves operations.
- Reduces pedestrian crossing distance.



What We Heard

134 Avenue and 111 Street community league east access closure.

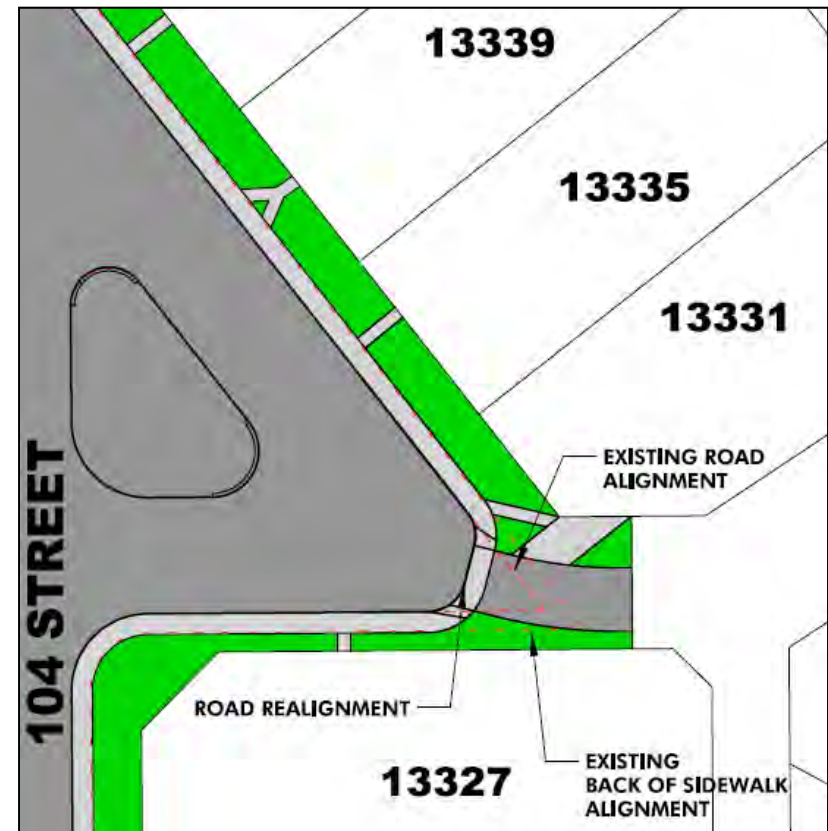
- Improve operation of intersection for vehicles and pedestrians.



What We Changed

Realign 104 Street crescent

- Promote walkability with a continuous sidewalk connection.





Great Neighbourhoods Capital Program



Harry Hardin Park in Fulton Place - Before



Harry Hardin Park in Fulton Place - After

What We Heard

- *Extend Grand Trunk Park bike/walking path system through Rosslyn Park and add benches to increase use on the east end of the park.*

Response

- Existing sidewalk north of 132 Ave on the east side of 109 St.
- Pathway will not be installed in Rosslyn Park.
- Can work with community recreation coordinator on future park plans.

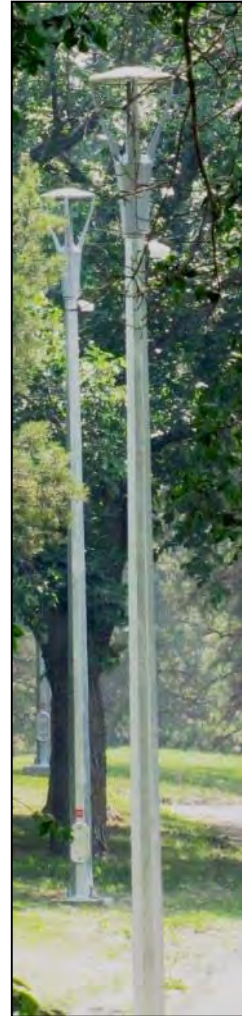


What We Heard

- *Can there be lighting along the walking path to make it safer?*
- *Put benches along the parkway (old railway tracks).*

Response

- Lighting and benches will be installed along the trail from 127 Ave to 137 Ave.





More Information

Call: 311

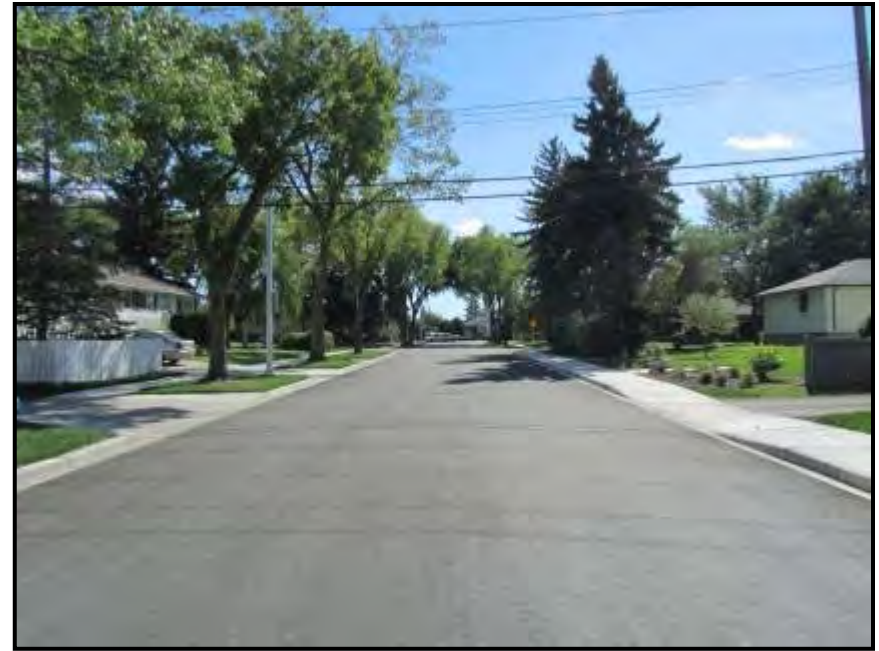
Email: BuildingGreatNeighbourhoods@edmonton.ca

Website: edmonton.ca/BuildingGreatNeighbourhoods

CONSTRUCTION PROCESS



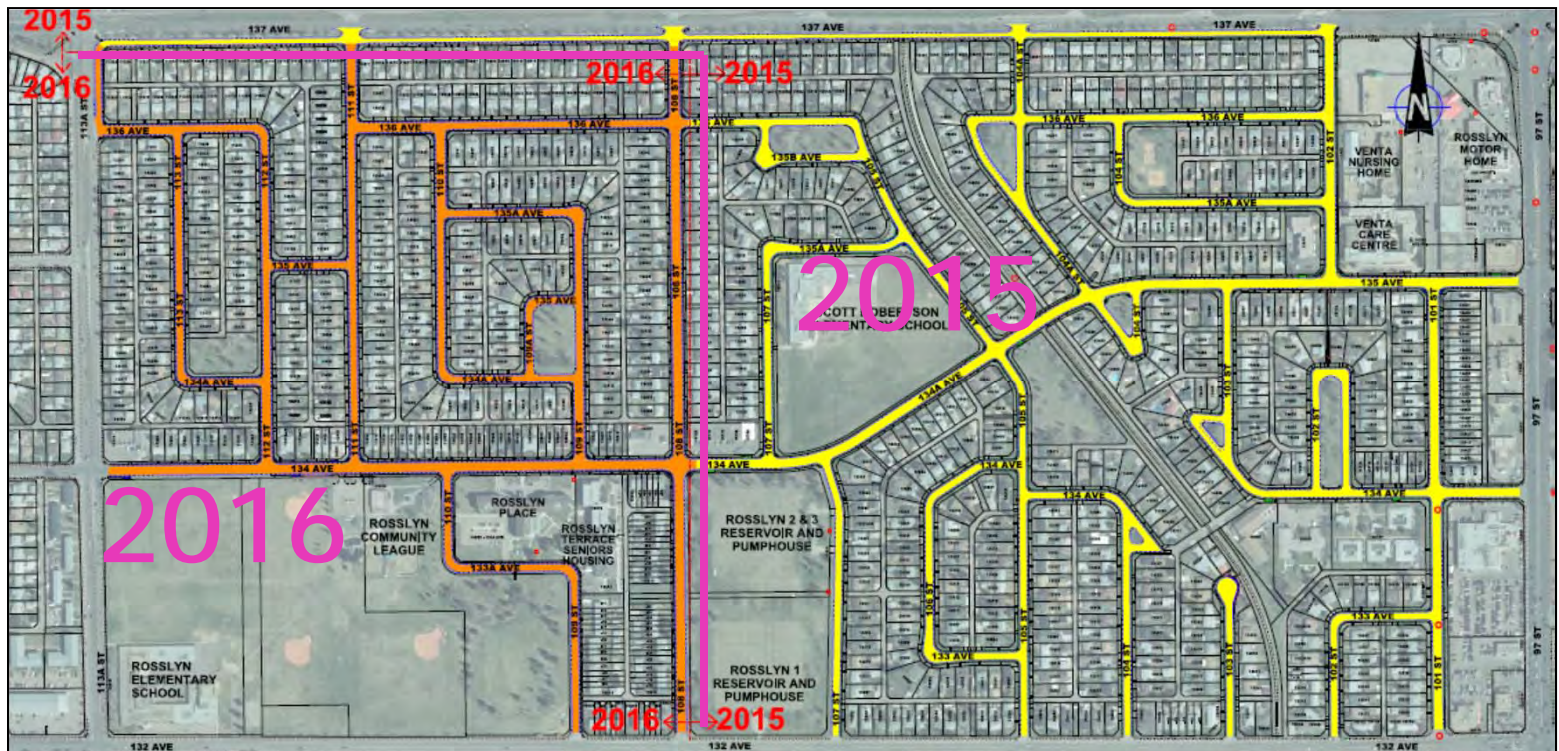
BEFORE



AFTER

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.

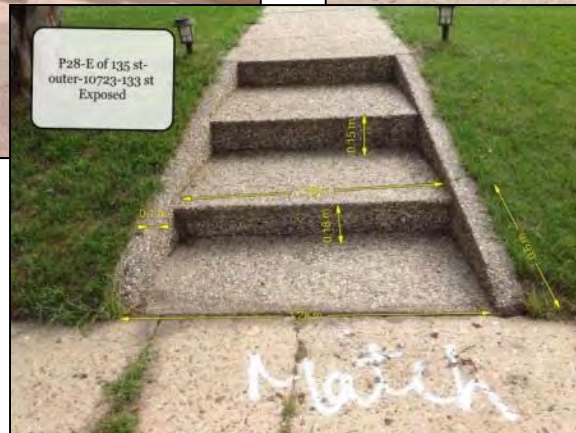


Preconstruction Activities

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



Photo Record of Neighbourhood





Removal of Sidewalk



NS 79Ave 145st
to 144st



Sidewalk with Forms



Sidewalk without Forms



Placement of Granular Base



Machine Poured Sidewalk



Mature Trees and Roots



Curb Ramps at Corners



Private Connector Sidewalks



Private Crossings

Curbline Sidewalk



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) is issued at the **end of each construction season**.
 - Address deficiencies
- Final Acceptance Certificate (FAC) is issued **two years** after CCC.
 - Address deficiencies
- Two-year contractor warranty period starts **after** issuing CCC.

Construction Communication

- Construction bulletins provided:
 - Beginning of construction season (by City)
 - 5-10 days before start of construction adjacent to your property (by contractor)
 - 24-48 hours before construction: no parking
- Contact us for:
 - Access needs
 - Scheduling information





More Information

Contact: Adnan Akram, P. Eng.

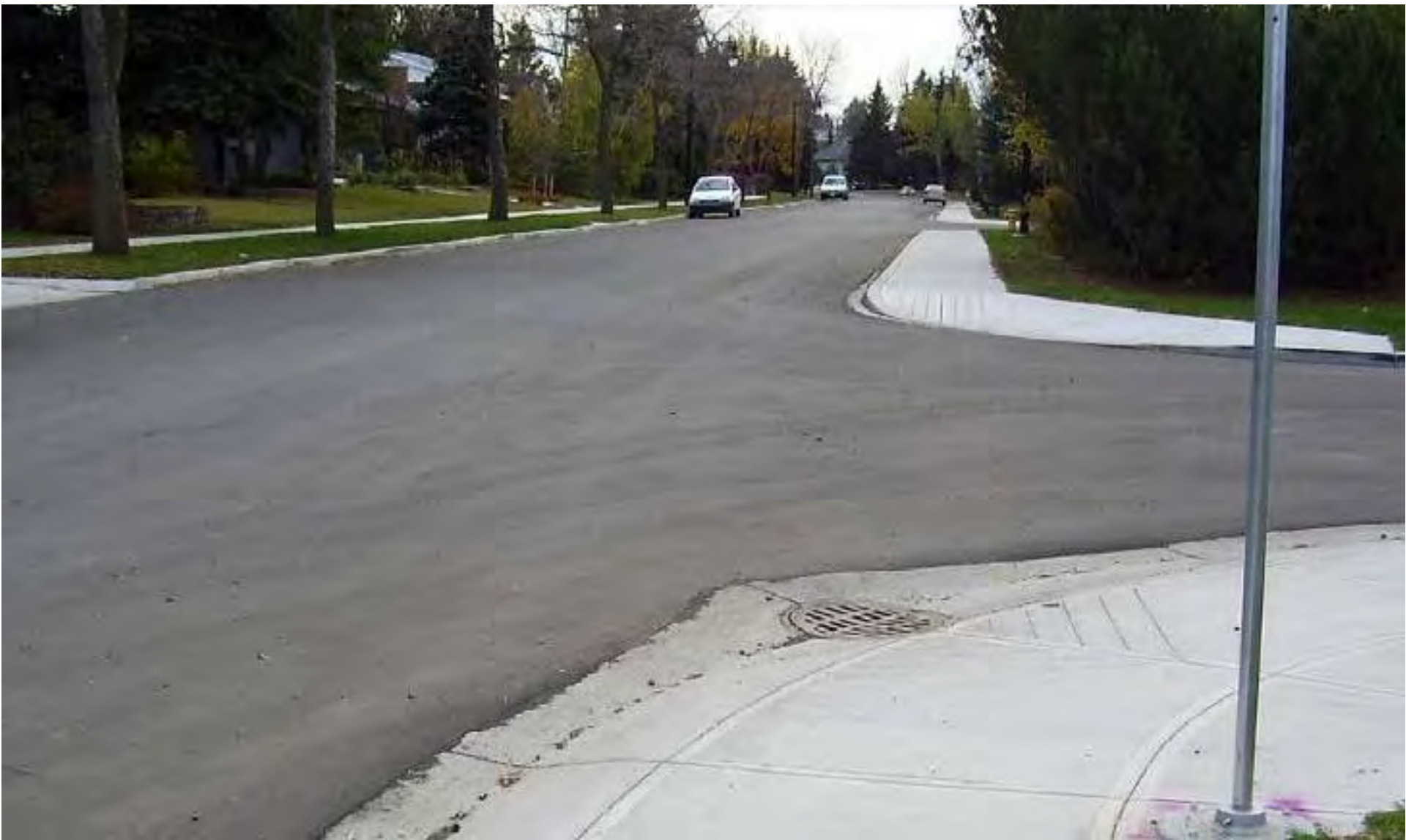
Phone: 780-423-6728

Email: adnan.akram@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

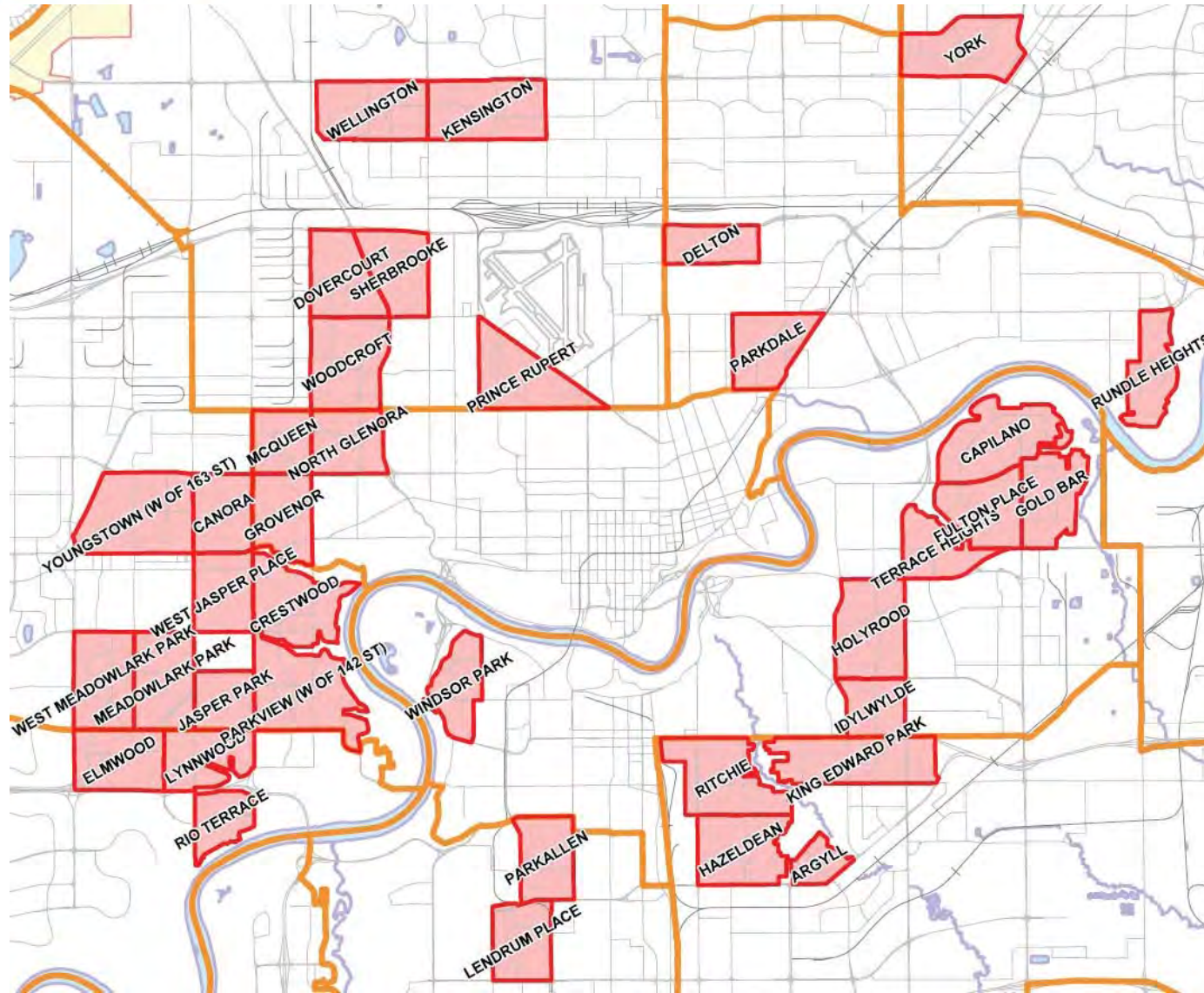
In your neighbourhood:

- 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



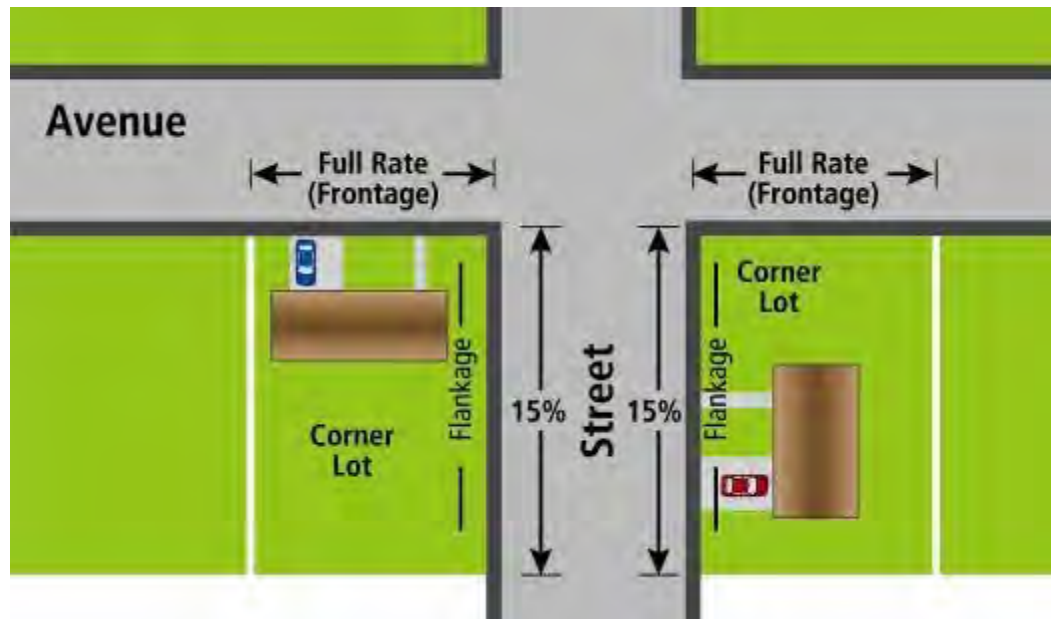
50/50 Cost Share for Sidewalks

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

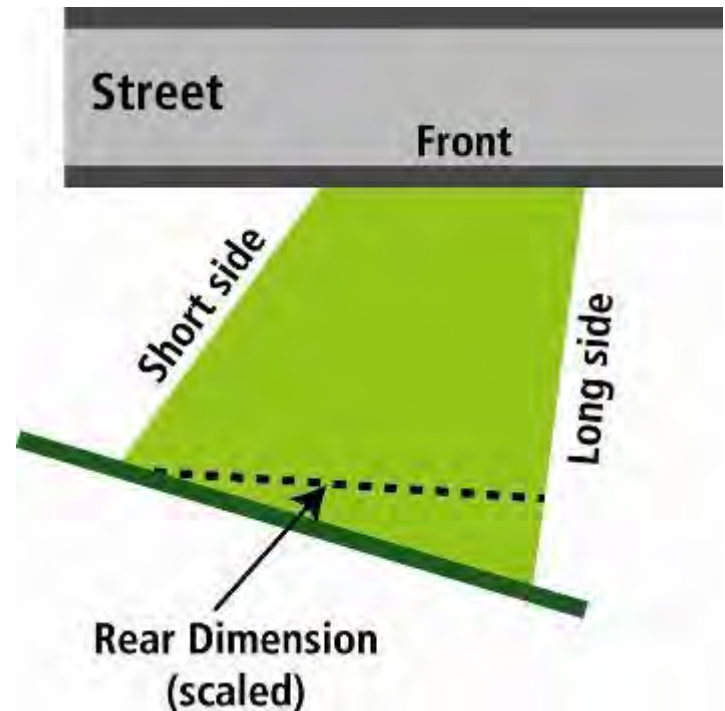


Assessment Length: Pie-shaped or Odd-shaped Lots

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 392 & 396 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