



Building Great Neighbourhoods

WESTWOOD



Public Involvement



- Community league meeting:
October 8, 2013
- Public meeting:
March 26, 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.



Westwood 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: **\$23 million**



Westwood Neighbourhood Reconstruction

Contributes toward:

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

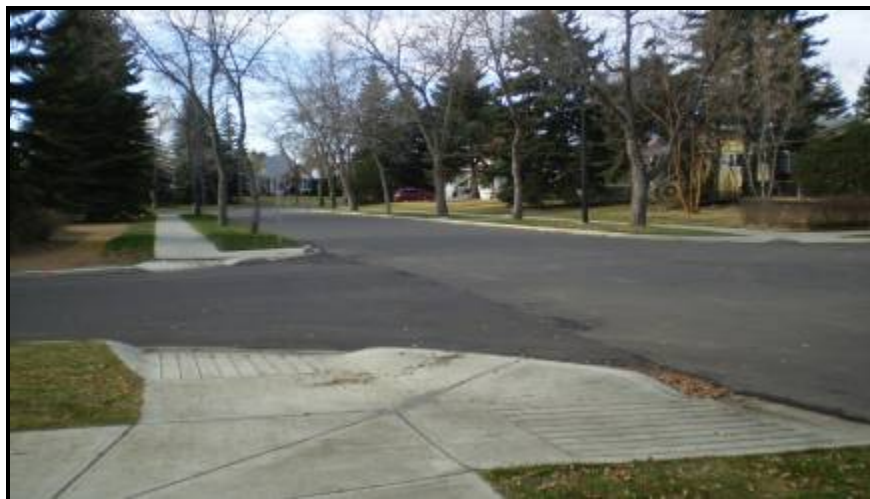
WESTWOOD NEIGHBOURHOOD DESIGN



Current road in Westwood

Design Considerations

- Intersection improvements
- Active transportation
- Road width



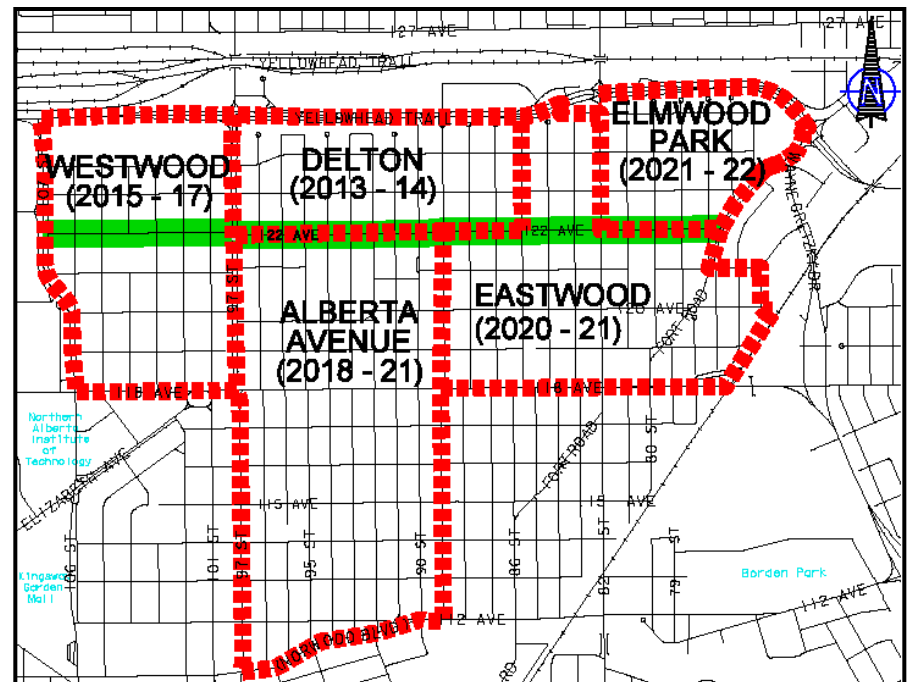
122 AVENUE (107 Street to Fort Road)

122 Avenue will be constructed as part of the new **Collector Road Renewal Program**:

- Independent project with larger network considerations
- Concept plan needed before design and construction

Anticipated timelines:

- Concept Planning:
Early 2015
- Concept Plan
Completion:
Late 2015
- Construction:
2017 (*Tentative*)





122 AVENUE (107 Street to Fort Road)

- **Considerations:**
 - Various Neighbourhood Renewal Projects
 - NAIT expansion
 - Blatchford development
- **Neighbourhood requirements:**
 - Consistent roadway features
 - Pedestrian and transit connectivity
 - Traffic safety and operations
- **Next Steps:** Gather input from surrounding neighbourhoods

ACTIVE TRANSPORTATION

New sidewalks:

- 124 Avenue (97 to 102 Street) - South side
- 124 Avenue (103 to 107 Street) - South side
- Better connectivity to existing north-south sidewalks on intersecting streets
- Major tree conflicts on north side of 124 Avenue



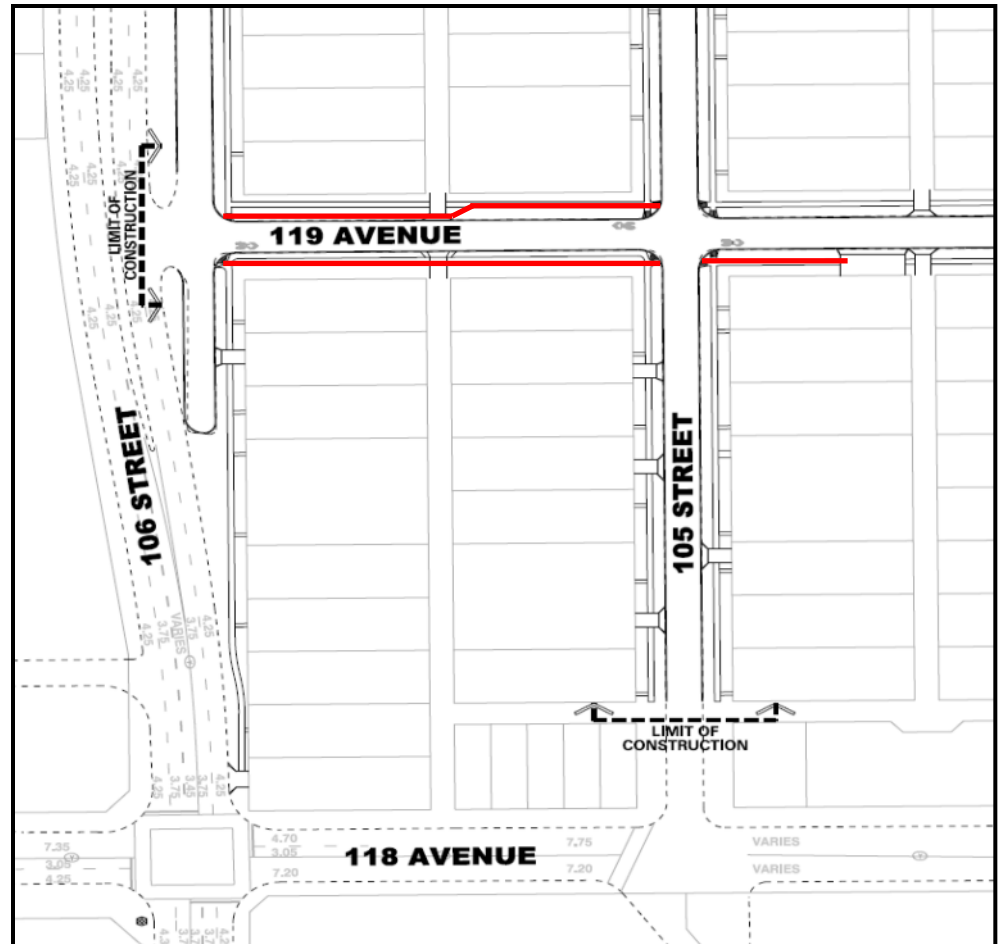
ACTIVE TRANSPORTATION

New monowalk/boulevard sidewalk:

- North side of 119 Avenue from 105 to 106 Street

New boulevard sidewalk:

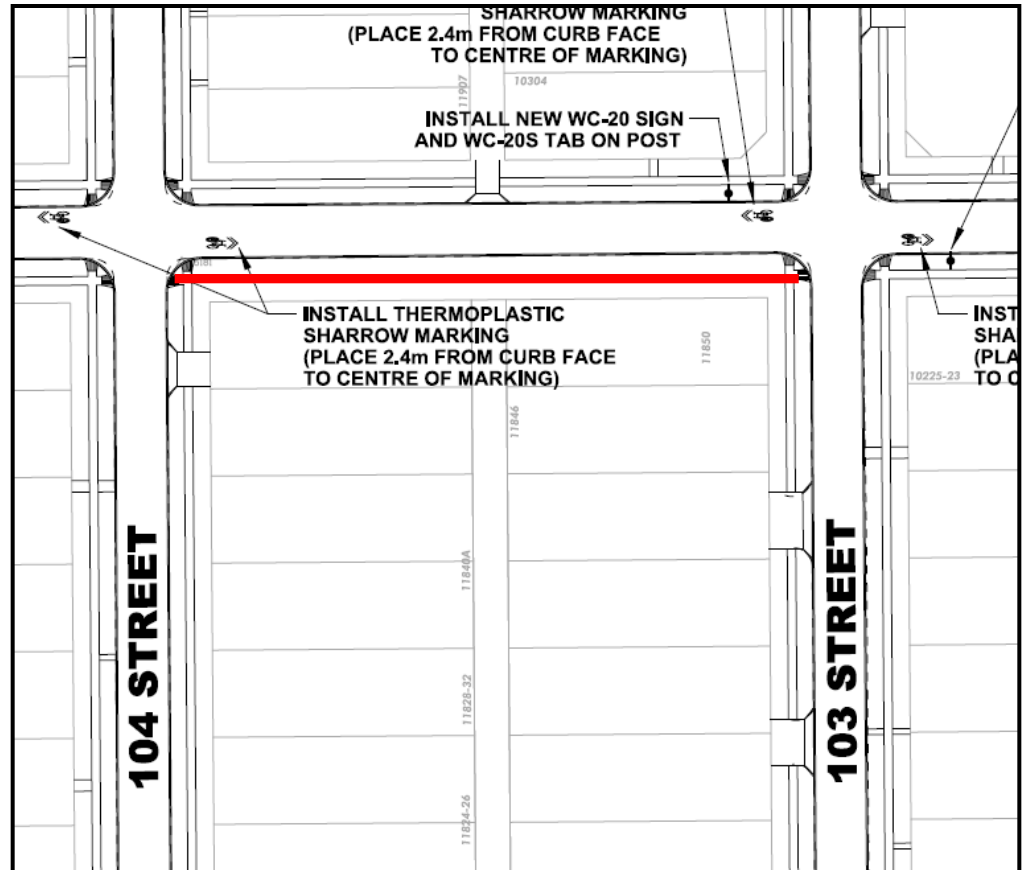
- South side of 119 Avenue from 105 to 106 Street



ACTIVE TRANSPORTATION

New boulevard sidewalk:

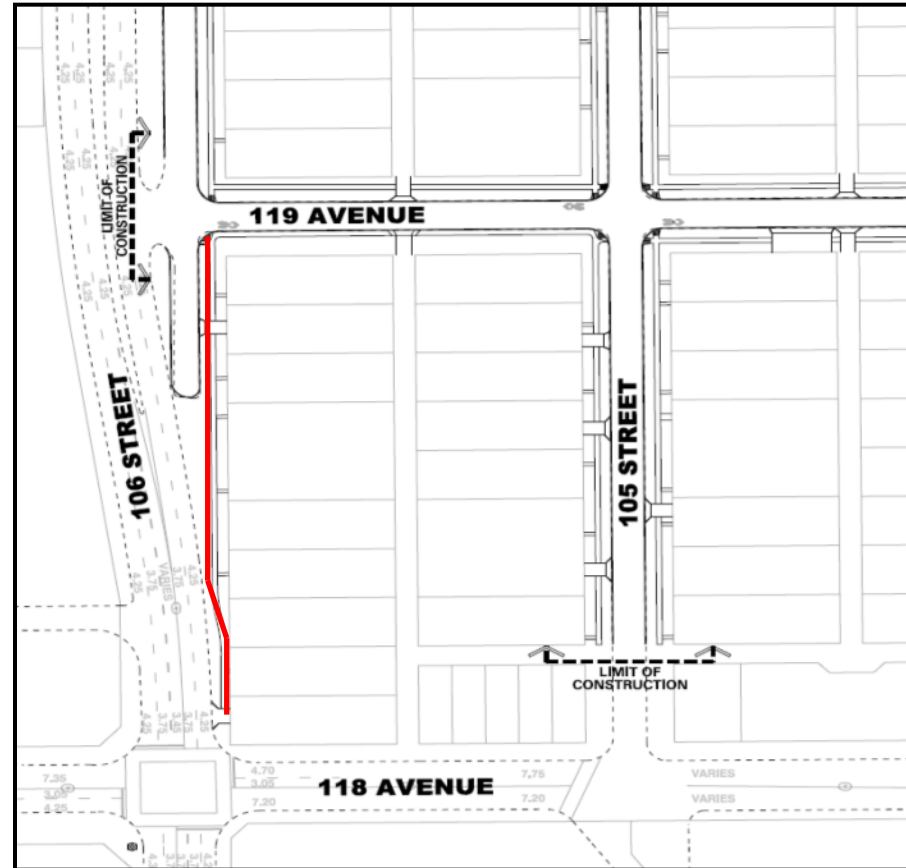
- South side of 119 Avenue from 103 to 104 Street



ACTIVE TRANSPORTATION

Realign and widen sidewalk on 106 Street, north of 118 Avenue:

- Move sidewalk a safe distance from arterial road
- Large number of pedestrians/cyclists
- Designated as a shared-use path
- Widen from 1.5m to 2.5m

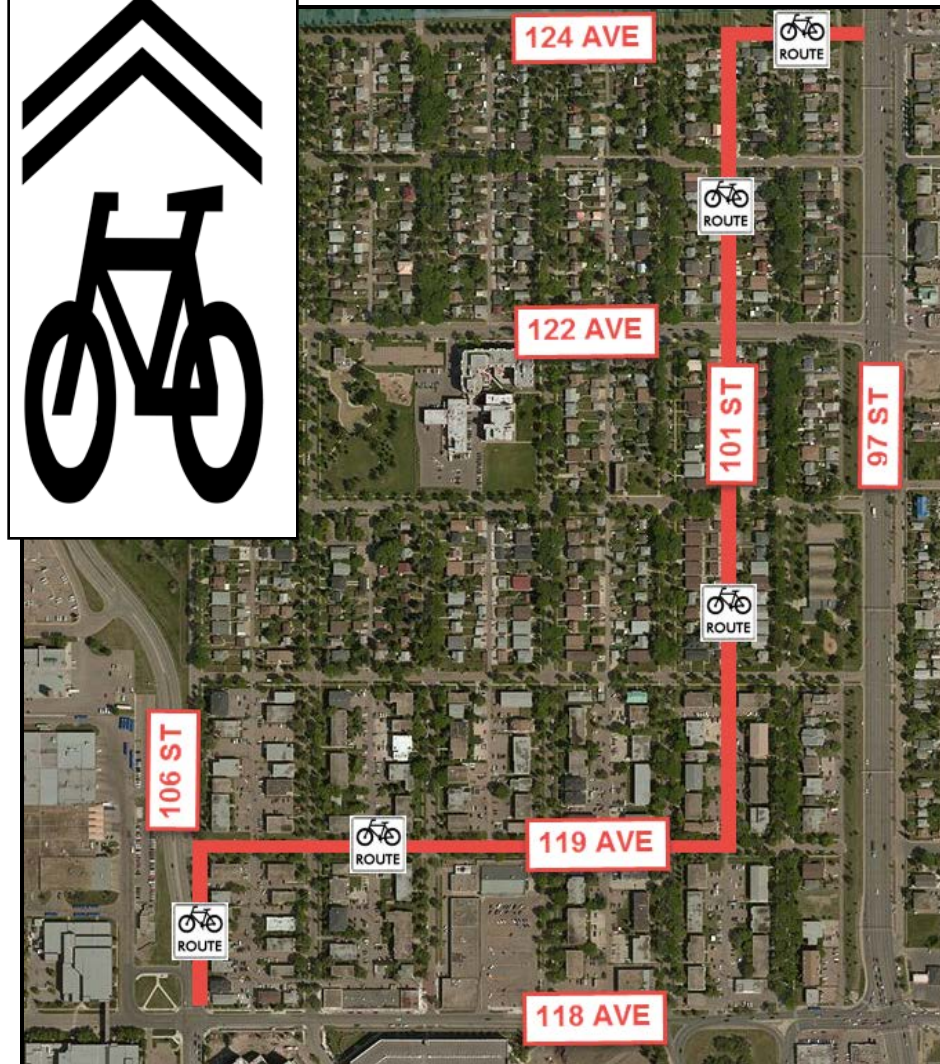
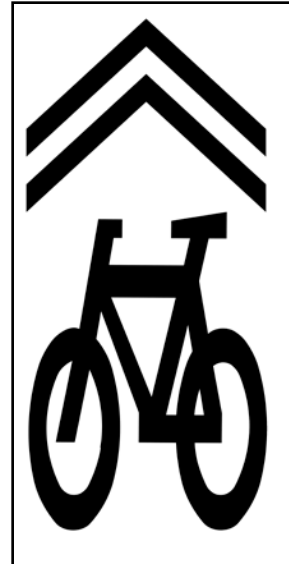


WHAT WE HEARD

- *Provide a bike route*

Response

- Current bike route:
 - 106 St (118 Ave - 119 Ave)
 - 119 Ave (106 St - 101 St)
 - 101 St (119 Ave - 124 Ave)
 - 124 Ave (101 St - 97 St)
- The City will install sharrows on both sides of the road
- Parking will not be affected
- No dedicated bike lanes

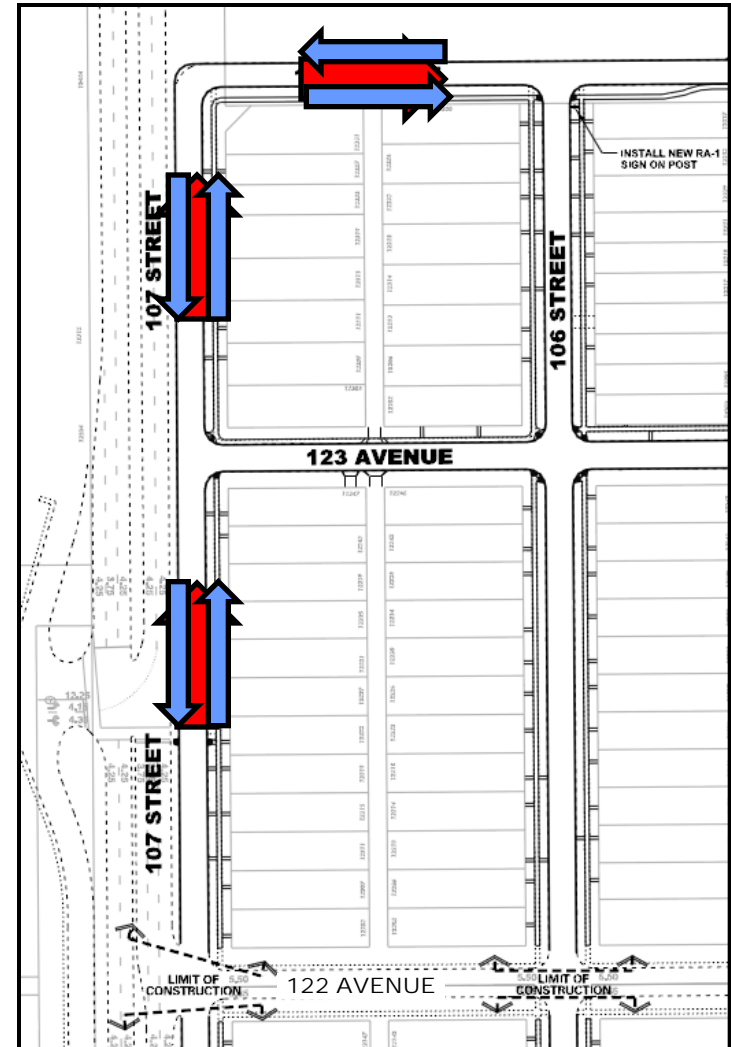


WHAT WE HEARD

- *107 Street service road (122 Ave to 124 Ave) is currently a one-way road. Can it be converted to a two-way road?*

Response

- City will convert to two-way road
- Road width will remain the same
- Parking will remain on one side
- New signs

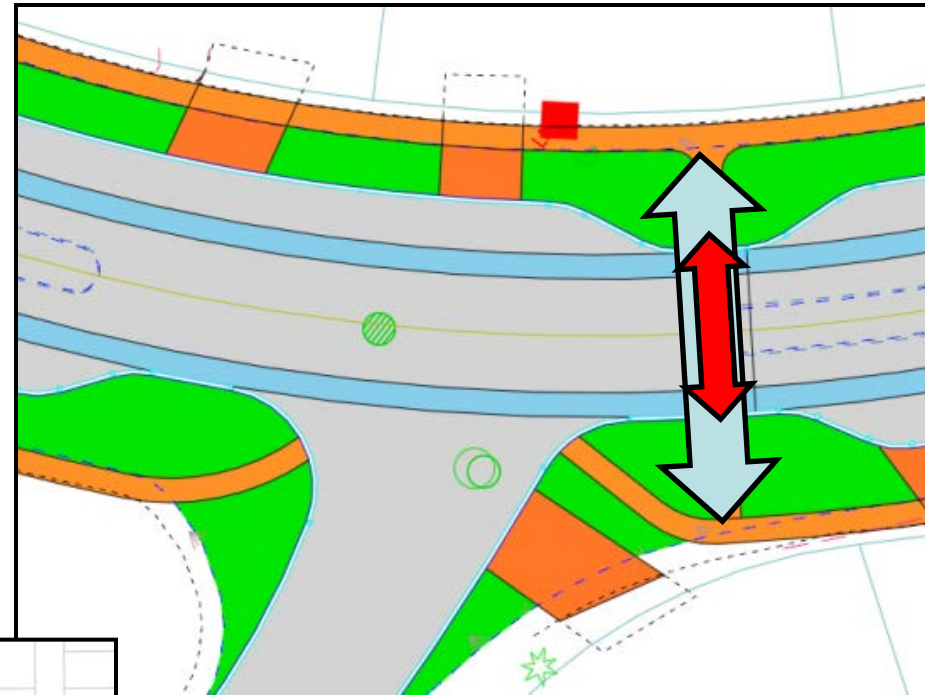


WHAT WE HEARD

- *Add curb extensions at intersections*

Response

- New curb extension on the northwest corner of 121 Avenue and 102 Street
 - Reduced crossing distance
 - Defined angle parking
 - Parked vehicles away from intersection





More Information

Call: 311

Email: BuildingGreatNeighbourhoods@edmonton.ca

Website: edmonton.ca/BuildingGreatNeighbourhoods

CONSTRUCTION PROCESS



BEFORE



AFTER

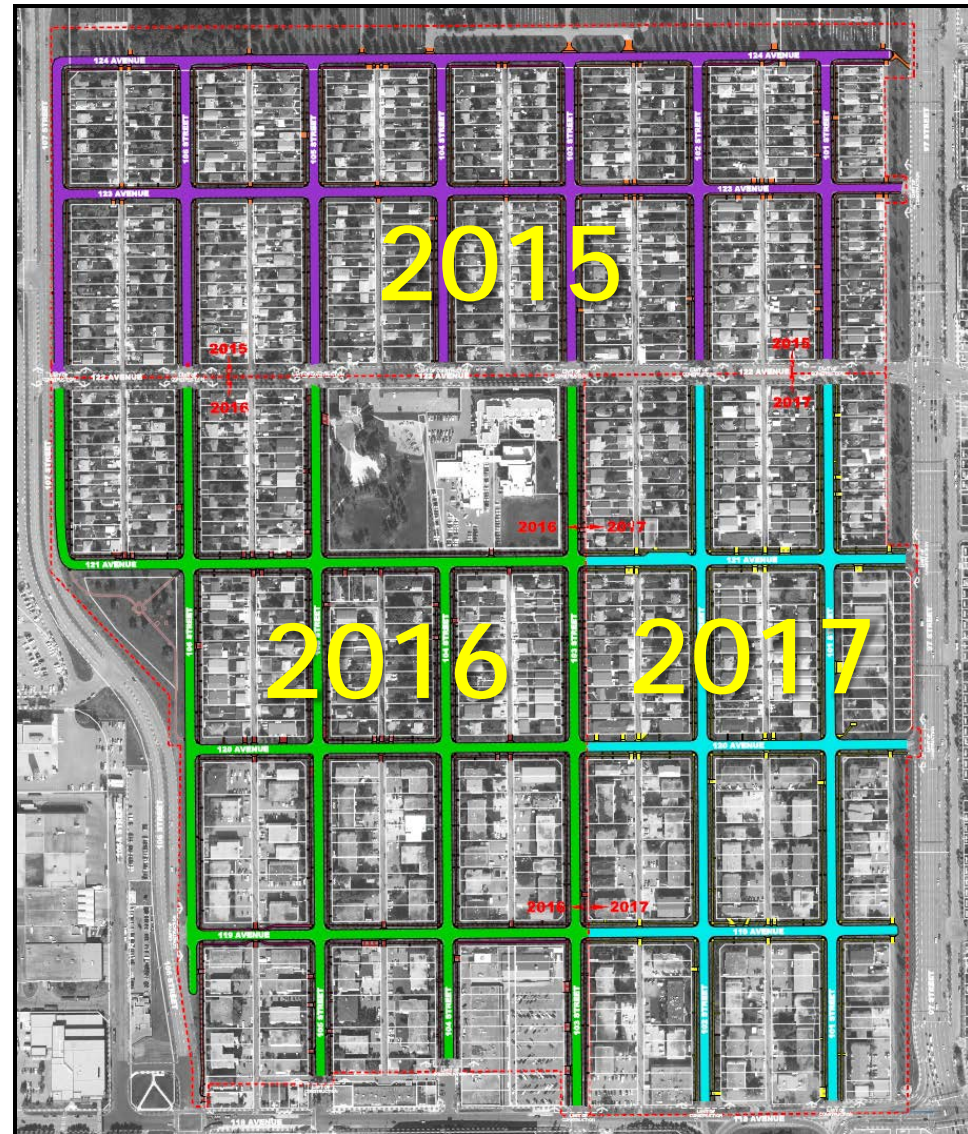


Neighbourhood Renewal

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

Construction Staging

- Construction will be staged over three years (2015 - 2017)
- 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 & 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 Communication

- 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, PMP

Phone: 780-944-7692

Email: mark.morton@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 paid for by the property owner through a **Local Improvement tax**
- A process that is included in the regulations of the Provincial ***Municipal Government Act***



Types of Local Improvement

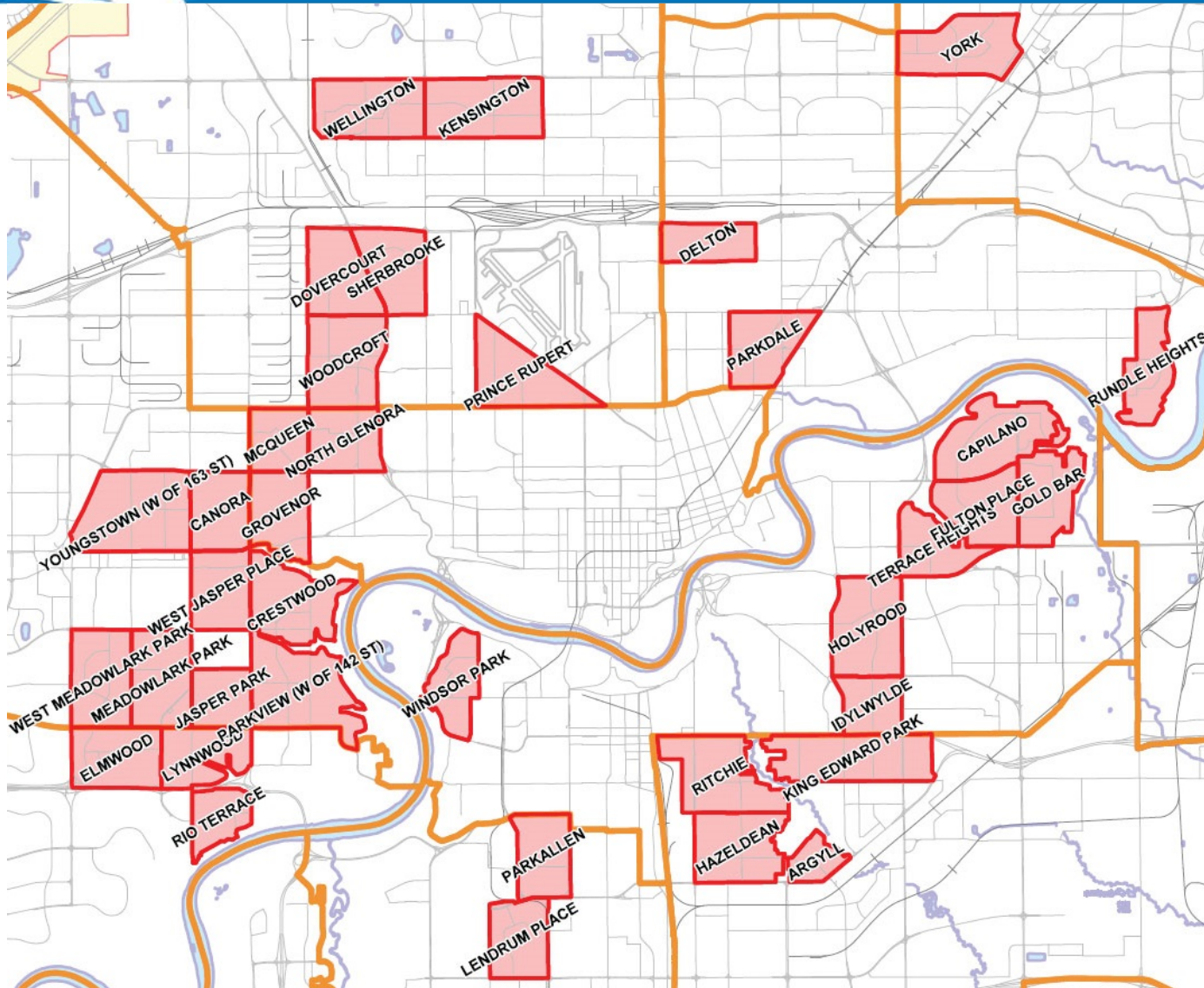
In your neighbourhood:

- Sidewalk reconstruction: 50/50 cost share with City

Other types of local improvement:

- 100% Property Funded Sidewalks
- Decorative streetlighting
- Curb crossing
- Alley lighting
- Streetscaping
- Alley renewal (reconstruction or resurfacing)

Neighbourhoods with Sidewalk Local Improvement



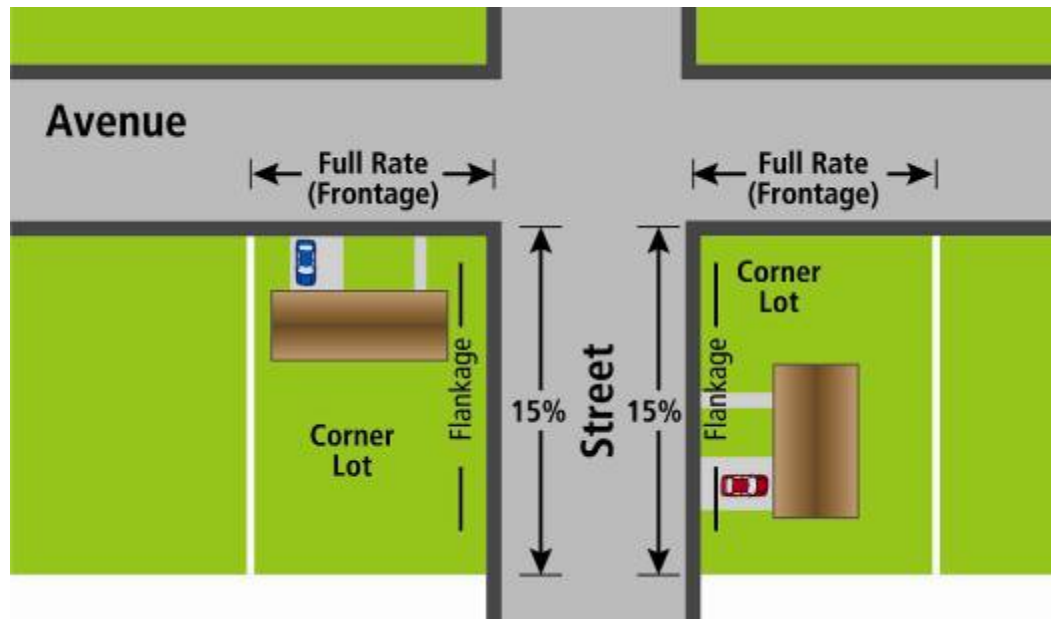
50/50 Cost Share for Sidewalks

- 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)
 - **\$20.38 per month**



Assessment Length: Frontage

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

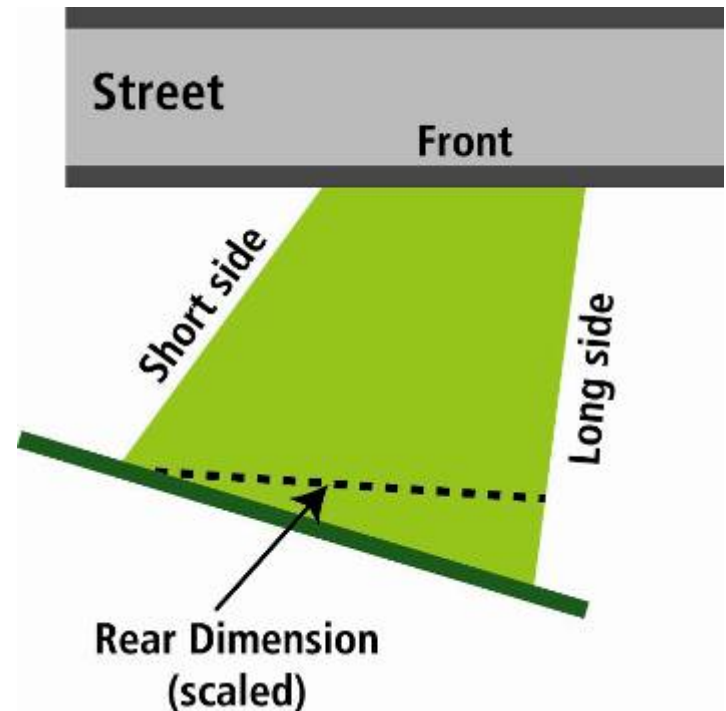


Assessment Length: Pie-shaped or Odd-shaped Lots

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

THE CITY OF
Edmonton TRANSPORTATION SERVICES

7TH FLOOR, CENTURY PLACE
6805 - 102A AVENUE
EDMONTON, ALBERTA
T5J 3A3

FAX (780) 944-7707

Project# 04

January 12, 2015

Tax Roll# xxxxxxxx
Ref: C

MR. HOMEOWNER
MRS. HOMEOWNER
6969 686A 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# **04** as indicated on the included map is **\$230,244.00**. 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 February 11, 2015.**

THE CITY OF
Edmonton

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 owner/s, 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 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 certified or other valid power of attorney authorizing the person to sign the petition.
4. The WITNESS must be in the "Affidavit of Execution" (attached).

THIS FORM IS A CITY OF EDMONTON PROPERTY. IT IS THE PROPERTY OF THE CITY OF EDMONTON AND 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 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 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.

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)



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 or Virgilio Mendoza, CET

Direct Phone: 780-944-7665 (Melinda Durand)

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 spring 2015