THE WAY AHEAD

BUILDING GREAT NEIGHBOURHOODS

TRANSFORMING | EDMONTON

BRINGING OUR CITY VISION TO LIFE

Renewing Your Neighbourhood Information Session

King Edward Park
October 4, 2011

THE CITY OF Edmonton

Meeting Purpose

- Share information about the project, design, and planned 2012 construction.
- Overview the comments and suggestions & how those informed design decisions.
- Share information on next steps.

THE WAY AHEAD

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Renewing Your Neighbourhood Information Session:

Neighbourhood Renewal

September/October 2011

Neighbourhood Renewal is Building Great Neighbourhoods

Renewing *Your* Neighbourhood

Protect | Rehab | Reconstruct

THE CITY OF Edmonton

Neighbourhood Renewal: Presentation Overview

Neighbourhood Renewal - Three (3) part presentation:

- Overview of Neighbourhood Renewal Program
- Neighbourhood Reconstruction - Scope of Work and Design
- Neighbourhood Reconstruction - Local Improvements

- Hold questions until the end of the presentations are completed.
- Staff on hand to answer questions.

Neighbourhood Renewal: Program Overview

- This part of the presentation focuses on the Neighbourhood Renewal Program covering such topics as:
    - Neighbourhood Renewal Scope
    - Selection Criteria
    - Funding Sources

Neighbourhood Renewal Program Overview

- Neighbourhood Renewal Program (NRP) – includes Residential and Industrials local and collector roadways. Scope of work includes:
  - Roads
  - Curbs and gutter
  - Sidewalks
  - Street lighting
  - missing links in ROW of sidewalk/MUT and bike networks
  - Pedestrian Safety
  - Alley in scope but funding model not finalized

Neighbourhood Renewal: Types of Renewal

- **Neighbourhood Microsurfacing** - roads are resealed with a thin asphalt ride surface. Microsurfacing candidates have good road conditions and are applied 10-12 years after road repaving
- **Neighbourhood Overlay** - roads are repaved and sidewalk panels treated to eliminate trip hazards. Overlay neighbourhood candidates have poor road condition and good sidewalk condition
- **Neighbourhood Reconstruction** – roads are repaved, sidewalk, curb and gutter, and street lights are replaced. Reconstruction neighbourhood candidates have poor sidewalk and fair to poor road conditions
- **Collector Renewal** (with priority on bus routes)
- **Northeast Road Reconstruction** - replacement of road with special drainage enhancement, selective concrete repair due to soft subgrade conditions that exist in the area

Neighbourhood Renewal Projects for 2011

- **Reconstruction:** 6 neighbourhoods - Parkallen, Rio Terrace, Sherbrooke, Fulton Place will be completed 2011; West Jasper Place, Capilano, will start in 2011.
- **Rehabilitation:** 17 neighbourhoods - Crawford Plains, High Park Industrial, McArthur Industrial, Hagmann Estate Industrial, Casselman, Duggan, McIntyre Industrial, Weir Industrial, Greenview, Menisa, Belvedere, Richfield, Kameyosek, Callingwood North, Bearspaw, Balwin (2010-2011) and Westridge (2010-2011).
- **Microsurfacing:** 5 neighbourhoods – Kensington, Ritchie Industrial, Sherwood, Greenfield and Goldbar (2010-2011).

Neighbourhood Renewal: Coordination of Departments

- Transportation Services collaborates with other City Depts. in order to maximize investments and minimize disruption
  - Infrastructure Services (Drainage Services)
  - Community Services (Office of Great Neighbourhoods)
  - Sustainable Development
- Project management and procurement of design and construction services of neighbourhood renewal work is administered by Roads Design and Construction Branch

Neighbourhood Renewal: Selection Criteria

- Average Condition of Pavement and Concrete
  - 1/4 of the Local residential/industrial roads surveyed each year
  - Collector and Arterial collected on alternating years of each other
- Average Condition of Underground Infrastructure
- Coordination with Other Capital Projects
  - City (Internal)
  - External Agencies
- Available Funding
  - Approved Budget from Council
  - Construction Costs

Road Survey Unit

Neighbourhood Renewal: Roadway Condition

- Neighbourhoods in Edmonton:
  - 300 (Incl. Industrial)
- Surface Infrastructure Life Expectancy:
  - Approx. 40-50 Years
- Neighbourhoods Requiring Renewal:
  - 170 (100+ neighbourhoods need will require reconstruction)
- For a Sustainable Renewal Plan:
  - 13 – 15 Neighbourhoods/Year

September 2011
http://www.edmonton.ca/transportation/roads_traffic/neighbourhood-renewal.aspx

Neighbourhood Renewal: Drainage Condition

- Drainage Services Construction expected to be completed before neighbourhood renewal work
- Condition Assessments
  - CCTV, hydraulic, etc.
- Design & Construction
  - Sewer Rehabilitation
  - Flood Prevention
  - Sewer Upgrade

(Photos Taken July 11, 2004)

Neighbourhood Renewal: Funding Sources: 2009 - 2011

- Alberta Municipal Infrastructure Program (AMIP)
- Municipal Sustainability Initiative (MSI)
- City of Edmonton General Financing
- Local Improvement Tax Levy – Sidewalk*
  - *subject to approval of Local Improvement Bylaw
- Neighbourhood Renewal Tax Levy
  - (2% in 2009-2010, and 1.5% in 2011)

(Photo Courtesy of Wikipedia)

(Photo Courtesy of Dub Architects Ltd.)

Neighbourhood Renewal: Funding Breakdown

Infrastructure	Source
Roads, Curbs, and Gutters	100% City
Underground Utility Work (EPCOR, Water, Drainage)	100% Utility
Standard Street Lights	100% City
Decorative Street Lights	100 % Property Owner on incremental costs above Standard Street Lights
Upgrade of Existing Alley Luminaire and Arm to standard, where possible	100% City
Sidewalk Reconstruction	50% Property Owner/50% City

Neighbourhood Reconstruction: Scope of Work and Design

- This part of the presentation focuses on the neighbourhood reconstruction covering such topics as:
    - Scope of Neighbourhood Reconstruction
    - Design Influences

Neighbourhood Reconstruction Scope and Cost

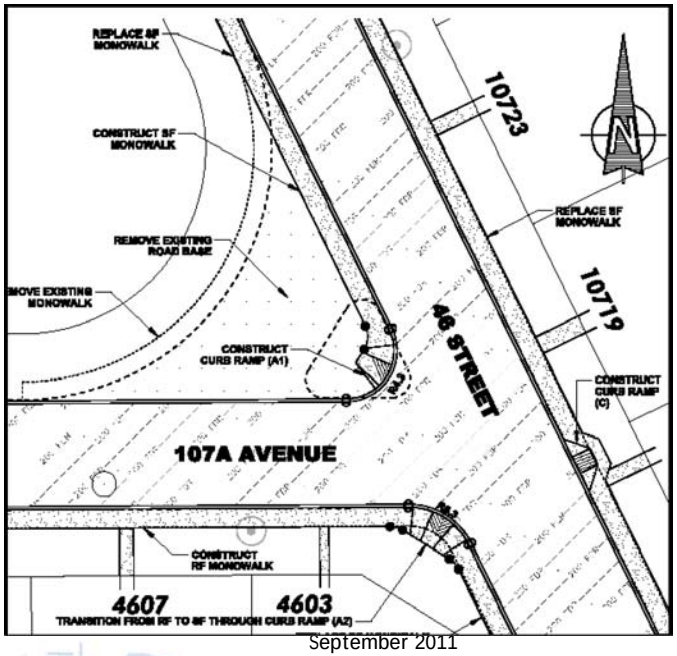
- Surface Works (Conceptual): $17 – $20 Million

  Includes replacement of:
  - Pavement
  - Curb and gutter
  - Sidewalk
  - Standard street lighting
- Does NOT include:
  - Alleys
  - Arterial Roadways
  - Underground Utility Work

(Photo Taken By J. Nicholls: September 29, 2010)

Neighbourhood Renewal: Reconstruction Design Influences

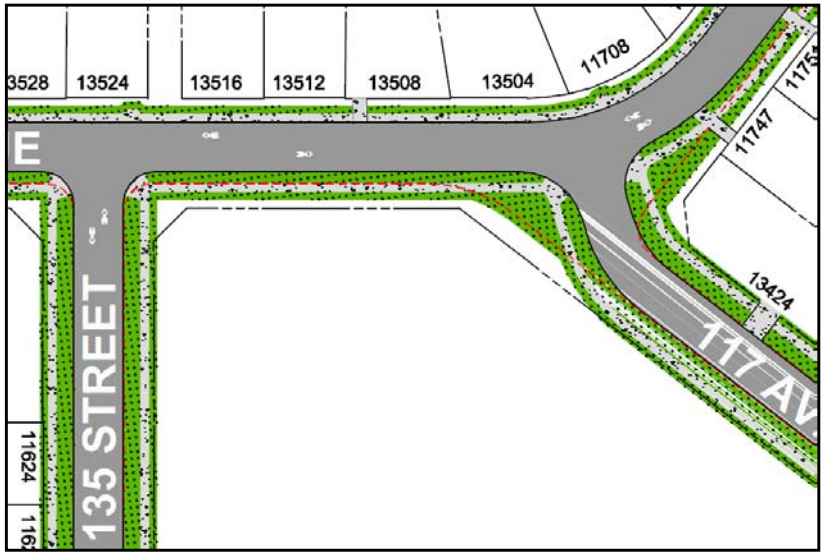
- As part of the reconstruction of roads, sidewalks and curbs, and replacement of street lighting, the following opportunities are undertaken to improve safety and accessibility for pedestrians, and ensure meeting current neighbourhood design and construction practices:
  - **Intersection Improvement** – adding curb ramps, eliminating "overdesigned" intersections and improve curb radius to meet existing standards (or if not feasible, aim for 6.0m on local roadways and 9.0m on collector roadways).



Neighbourhood Renewal: Reconstruction Design Influences

- **Road Width improvements** – where possible, road widths are sized to current standards (Collector 11.5m /Local 9m).

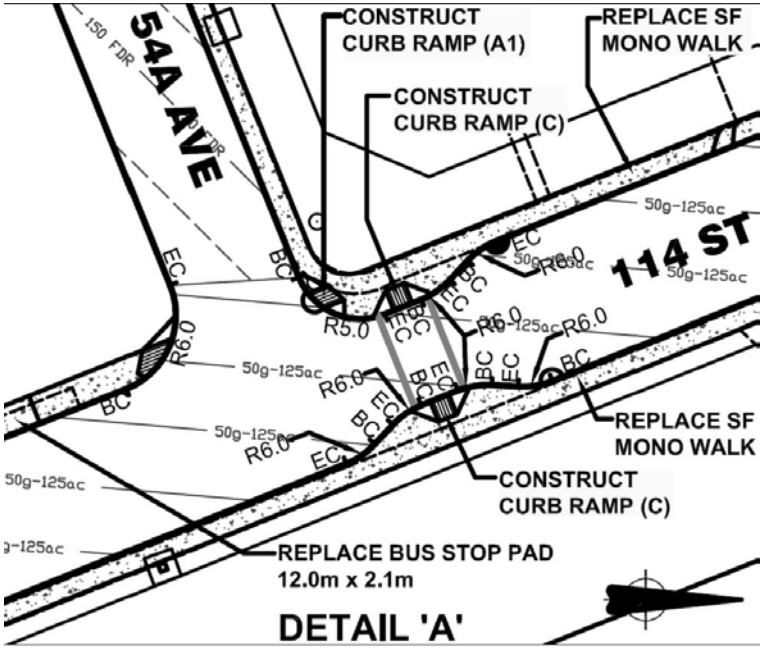
  For narrowing oversized roads, this includes shifting curbline walks to boulevards where opportunity presents itself.



Neighbourhood Renewal: Reconstruction Design Influences

- **Circulation/Traffic Control Signs** – review circulation/traffic control signage and determine if changes are required.

- **Curb Extensions to reduce pedestrian crossing distance** – considered at key pedestrian crossings near schools, community halls and playgrounds

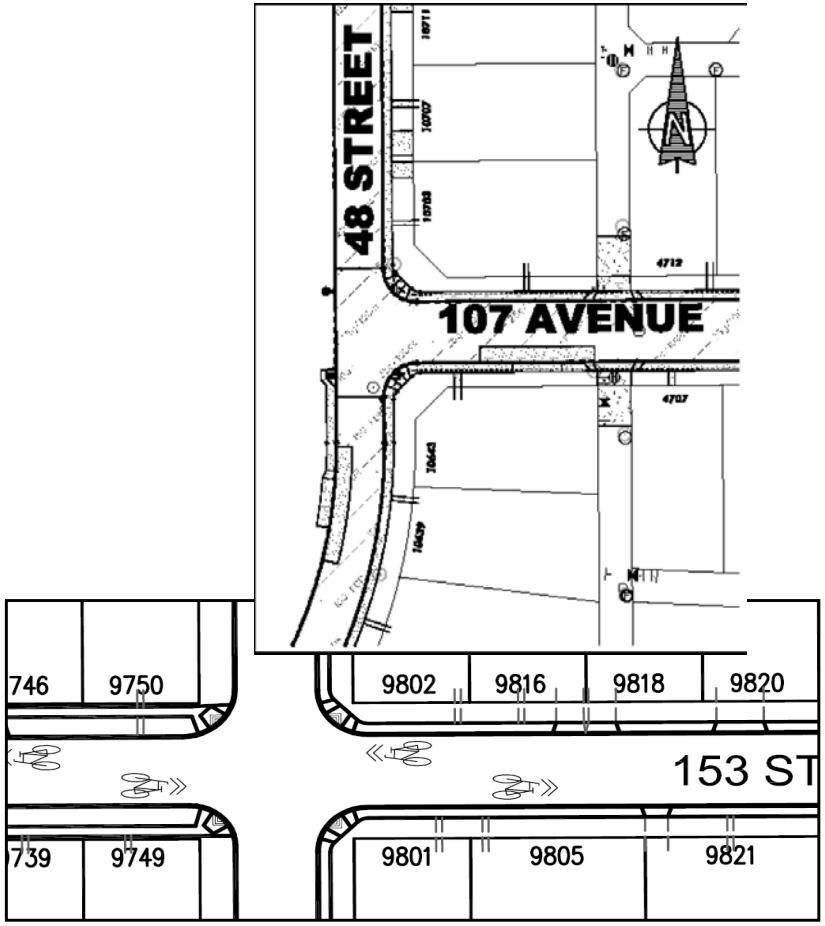


Neighbourhood Renewal: Reconstruction Design Influences

- **Addressing missing Active Modes links in ROW** – As per Sidewalk and Bicycle Strategy Plans

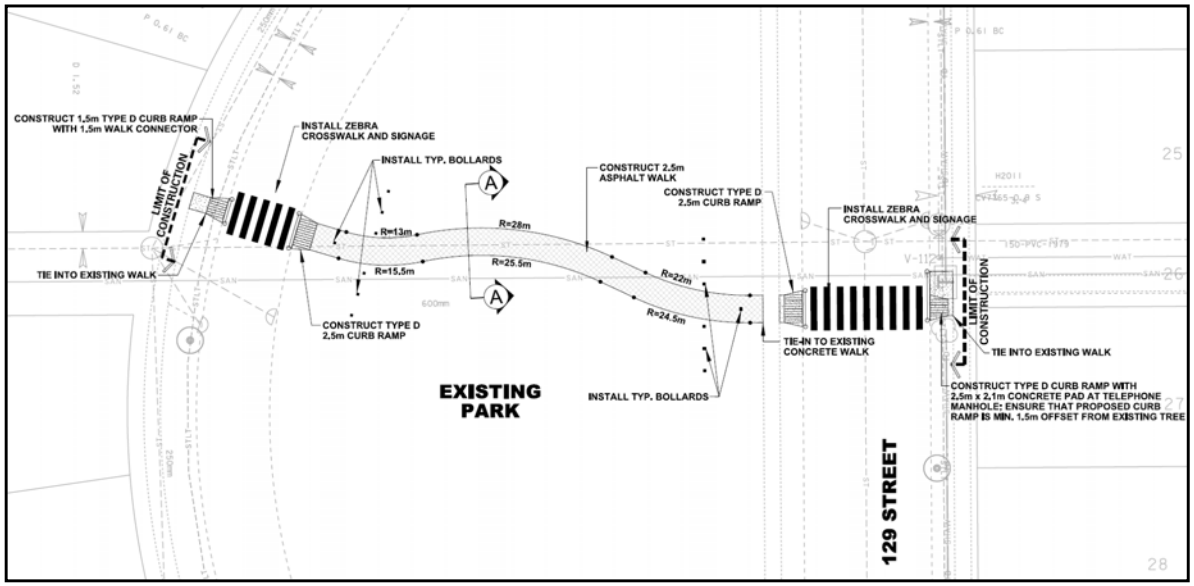
  Sidewalks: a general objective is to ensure accessibility to all bus stops, provide a continuous sidewalk on both sides of collector roads in residential neighbourhoods (one side in industrials) and at least one side of all residential streets

  Bicycle routes: implement through use of sharrows or wide sidewalk/trails.



Neighbourhood Renewal: Reconstruction Design Influences

- **Great Neighbourhoods Capital Investments** - opportunity for the City to invest in capital infrastructure not included in Transportation Renewal program, and that may be unique to each



Reconstruction Design Influences – Curb Types

- Generally, replace what was existing but can change

<u>Straight face curb</u>

- Collectors, bus routes, schools, parks, and commercial areas

<u>Roll face curb</u>

- Numerous driveway crossings, large trees, grading and/or drainage issues

Reconstruction Design Influences – Tree Treatments

- New City specifications include "Special Area Treatment" or "Tree Treatment" (more frequent spacing of rebar and expansion joints) where large trees are present, in order to reduce vertical movement of sidewalks.

Reconstruction Design Influences – Street Lights

Street Lighting Rehabilitation includes:

- Underground Bases – new concrete bases
- Electrical wiring – updated to new electrical codes
- Light fixtures – new fixtures (use LED in 2011)
- Street Light Poles – new galvanized poles.
- Existing street lighting system is maintained during construction
- Pole locations may change or move to the opposite side of the road
- Poles are placed on city property (ROW). Between homes, poles are placed near/on joining property lines.

Neighbourhood Reconstruction – Local Improvements

- This part of the presentation focuses on Local improvements as it pertains to the neighbourhood reconstruction covering such topics as:

  - Types of Local improvements
  - Property Owner support/protest
  - Cost shares

Local Improvement – What is it?

- A local improvement is a construction project which is undertaken near or adjacent to your property.
- A project Council considers of greater benefit to an area of the municipality than to the whole municipality.
- A project to be paid for in whole or in part by property owner via a local improvement tax.

Local Improvements for neighbourhood reconstruction

Decorative Street Lights LI (Optional)

- Property Owner Initiated – requires Expression of Interest (EOI) to prove majority support
- Property Owners pay 100% of incremental cost above standard

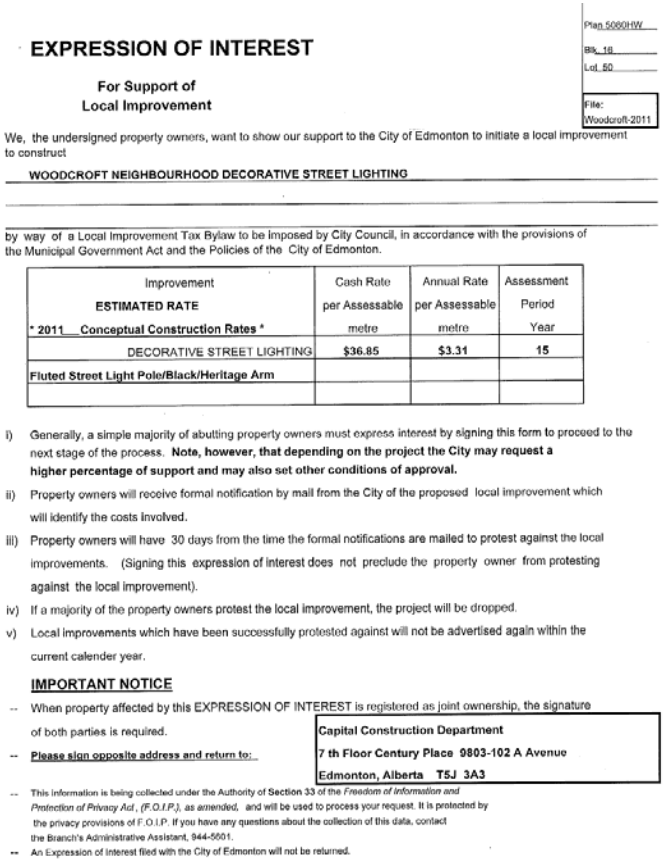
Blue - Federal Standard, 15055

Black – Federal Standard, 17038

Dark Green - Federal Standard, 14036

Decorative Street Lighting – EOI Milestones/Deadlines

- City meet with Community to discuss options: 1-3 Years before construction
- Creation of Decorative Street Light Committee. DSLC select option and request EOI: Before Sept. 1 of year before construction
- The City forwards the EOI package: ~3 weeks after receiving DSLC's EOI request
- EOI with signatures returned to City: Dec. 1 of year before construction
- If majority support, start local improvement-Notices/30 Day Protest period/Bylaw Reading: January – April of year of construction



Plan 5060HW
Blk. 18
Lot 50
File: Woodcroft-2011

EXPRESSION OF INTEREST

For Support of Local Improvement

We, the undersigned property owners, want to show our support to the City of Edmonton to initiate a local improvement to construct

WOODCROFT NEIGHBOURHOOD DECORATIVE STREET LIGHTING

by way of a Local Improvement Tax Bylaw to be imposed by City Council, in accordance with the provisions of the Municipal Government Act and the Policies of the City of Edmonton.

Improvement ESTIMATED RATE * 2011 Conceptual Construction Rates *	Cash Rate per Assessable metre	Annual Rate per Assessable metre	Assessment Period Year
DECORATIVE STREET LIGHTING	$36.85	$3.31	15
Fluted Street Light Pole/Black/Heritage Arm			

i) Generally, a simple majority of abutting property owners must express interest by signing this form to proceed to the next stage of the process. **Note, however, that depending on the project the City may request a higher percentage of support and may also set other conditions of approval.**

ii) Property owners will receive formal notification by mail from the City of the proposed local improvement which will identify the costs involved.

iii) Property owners will have 30 days from the time the formal notifications are mailed to protest against the local improvements. (Signing this expression of interest does not preclude the property owner from protesting against the local improvement).

iv) If a majority of the property owners protest the local improvement, the project will be dropped.

v) Local improvements which have been successfully protested against will not be advertised again within the current calender year.

IMPORTANT NOTICE

-- When property affected by this EXPRESSION OF INTEREST is registered as joint ownership, the signature of both parties is required.

-- **Please sign opposite address and return to:**

Capital Construction Department
7 th Floor Century Place 9803-102 A Avenue
Edmonton, Alberta T5J 3A3

-- This information is being collected under the Authority of **Section 33** of the *Freedom of Information and Protection of Privacy Act, (F.O.I.P.), as amended,* and will be used to process your request. It is protected by the privacy provisions of F.O.I.P. If you have any questions about the collection of this data, contact the Branch's Administrative Assistant, 944-5501.

-- An Expression of Interest filed with the City of Edmonton will not be returned.

Local Improvements for neighbourhood reconstruction

Sidewalk Reconstruction LI

- City Initiated – no Expression of Interest (EOI) required
- City and Property Owner share costs (50%/50%)

Local Improvement Process

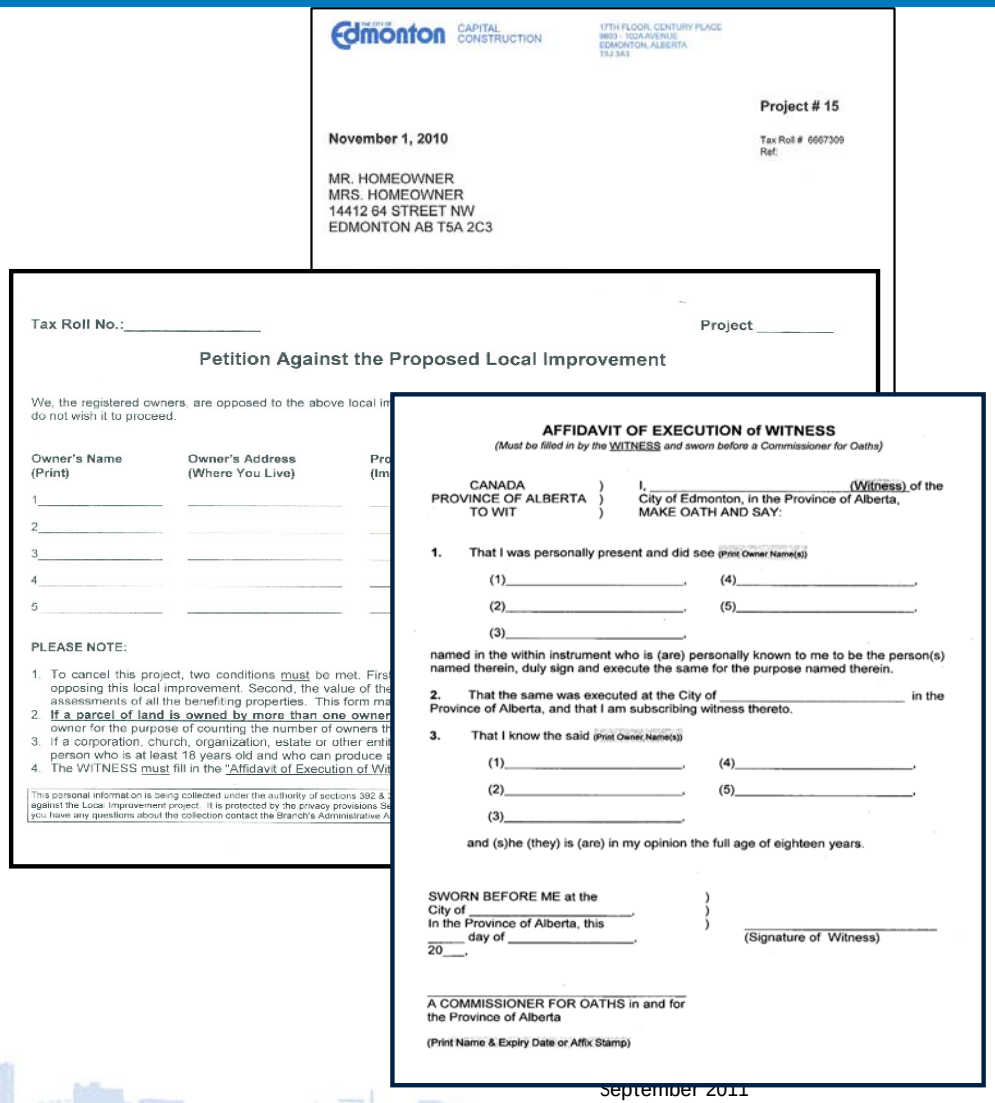
- City Prepares **Local Improvement Plan**
- **Notices** Sent to Owners
- **Bylaw** Prepared
- 30-Day **Petition Period**
- Bylaw **Passed by City Council**
- **Construction**
- **Local Improvement Tax Levy**

Local Improvement Notice

- Based upon the local improvement plan, the City must send a notice to all of the persons who will be liable to pay the local improvement tax (the property owners).

The City also includes:

- A Petition Form
- Affidavit of Execution



Edmonton CAPITAL CONSTRUCTION
17TH FLOOR, CENTURY PLACE
9803 - 102A AVENUE
EDMONTON, ALBERTA
T5J 3A3

Project # 15

November 1, 2010

Tax Roll # 6667309
Ref:

MR. HOMEOWNER
MRS. HOMEOWNER
14412 64 STREET NW
EDMONTON AB T5A 2C3

Tax Roll No.:_____ Project _____

Petition Against the Proposed Local Improvement

We, the registered owners, are opposed to the above local im
do not wish it to proceed.

Owner's Name (Print)	Owner's Address (Where You Live)	Pro (Im
1_____	_____	
2_____	_____	
3_____	_____	
4_____	_____	
5_____	_____	

PLEASE NOTE:

1. To cancel this project, two conditions must be met. Firs
opposing this local improvement. Second, the value of the
assessments of all the benefiting properties. This form ma
2. If a parcel of land is owned by more than one owner
owner for the purpose of counting the number of owners th
3. If a corporation, church, organization, estate or other enti
person who is at least 18 years old and who can produce a
4. The WITNESS must fill in the "Affidavit of Execution of Wi

This personal information is being collected under the authority of sections 392 &
against the Local Improvement project. It is protected by the privacy provisions Se
you have any questions about the collection contact the Branch's Administrative A

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 _____, 20___.)

_____ (Signature of Witness)

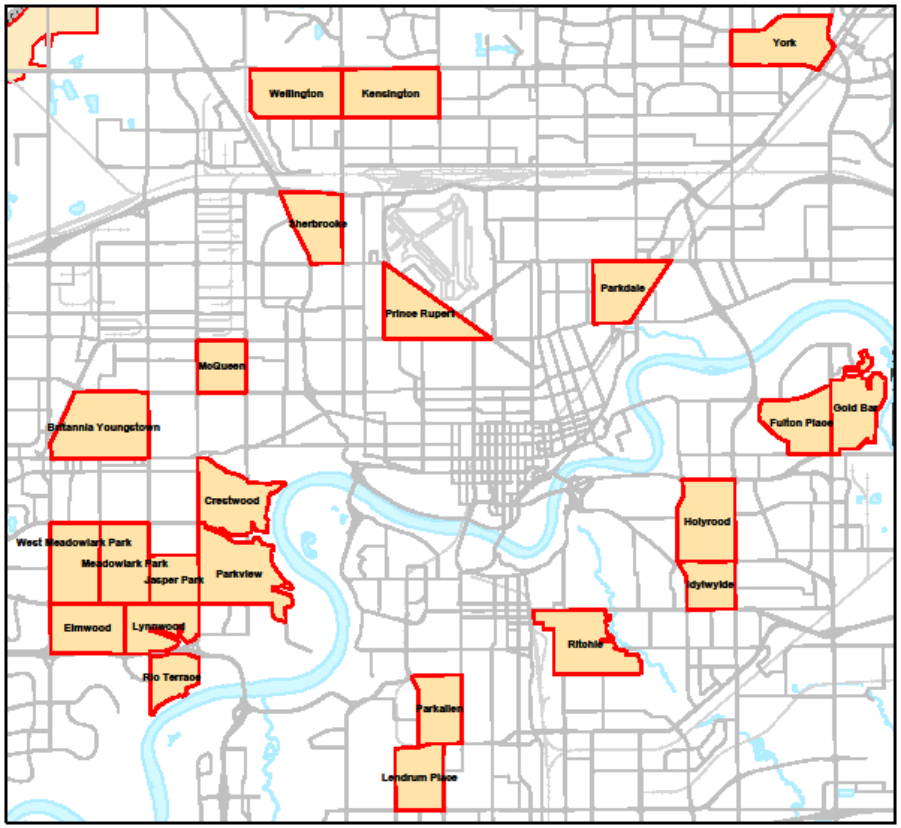
_____
A COMMISSIONER FOR OATHS in and for the Province of Alberta
(Print Name & Expiry Date or Affix Stamp)

Local Improvement Outcomes – 30 Day Petition Protest

- **Petition Protest Fails (Less than 50%)**
  - If petition protest is not successful, the Local Improvement Bylaw can be approved, and if the Bylaw is approved by Council, the City must proceed with construction within 3 years.
- **Petition Protest Succeeds (More than 50%)**
  - If City receives a sufficient petition against the Local Improvement within the 30-day petition period, it will not proceed.

Sidewalk Reconstruction: Local Improvement History

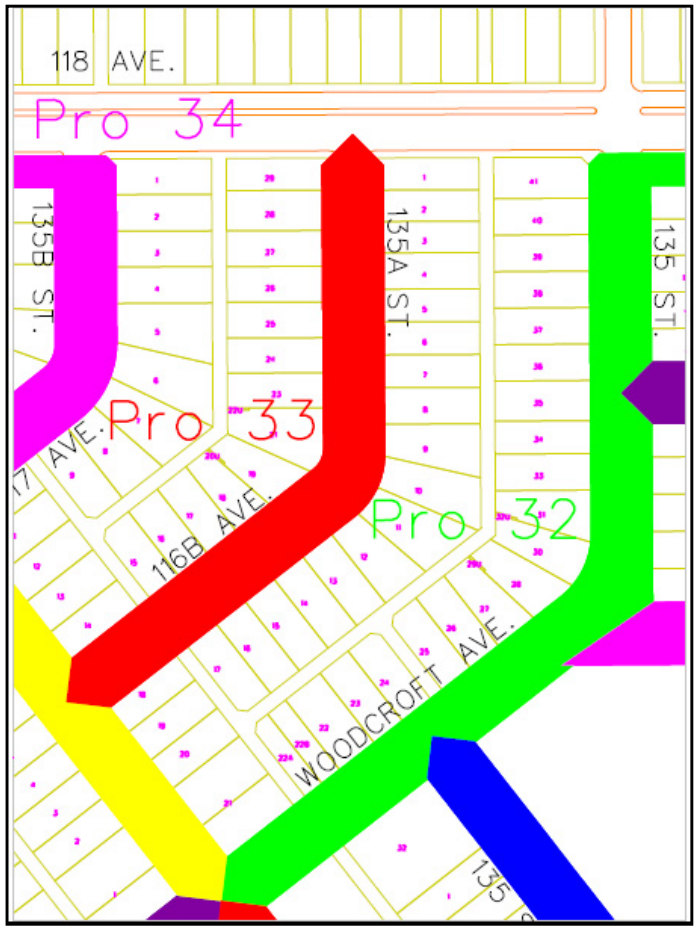
- 1995: Originated as a pilot project (Prince Rupert and Jasper Park)
- 1998: Approved by City Council
- 1995-2011, 24 neighbourhoods were reconstructed with the 50/50 cost share local improvement for sidewalks
- In addition, Capilano and West Jasper Place to be completed in 2012



Sidewalk Reconstruction: Local Improvement Projects

For each neighbourhood:

- Dozen or more sidewalk LI projects are created
- Each LI project may be petitioned against but must have the majority of Property Owners of that LI project to defeat it
- If one LI project is petitioned against, other projects will proceed if supported by the majority of the property owners.



Sidewalk Reconstruction: Local Improvement Outcomes

Petition Fails (less than 50%):
Support for sidewalk reconstruction

Petition Successful (more than 50%):
No reconstruction, only sidewalk maintenance-patching, grinding, mudjacking

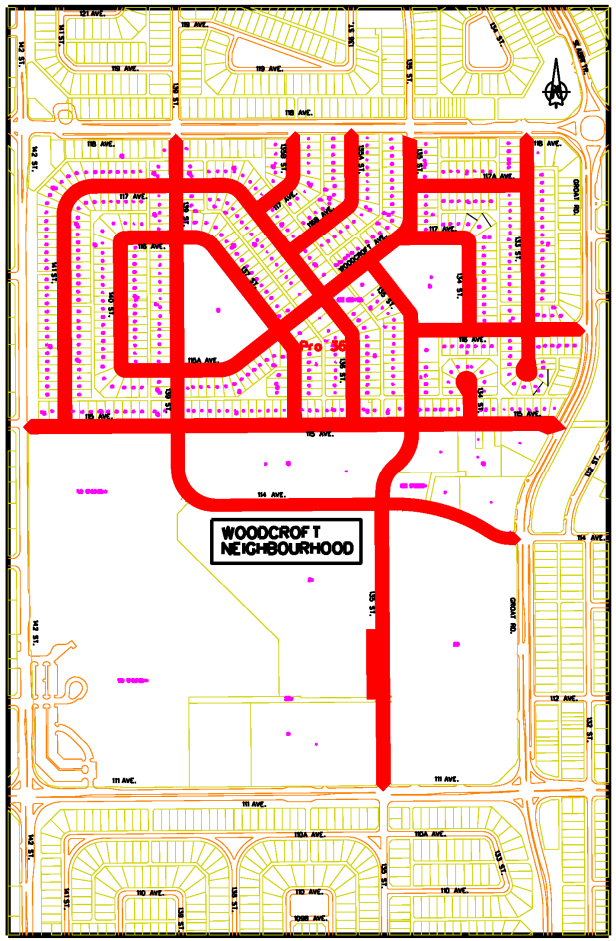
Sidewalk Reconstruction: Local Improvement Costs

Current 2011 LI rates are as follows:

- One time cash payment ($154.17/metre of frontage).
- Yearly rate ($12.12/metre per year amortized over 20 years).
- The cost includes the existing concrete removal and excavation, a gravel base, reinforcing steel, concrete placement, tying into private walkway connectors, and re-landscaping of disturbed areas all to City of Edmonton specifications.
- For typical 50 ft (or 15.24m) frontage, based on 2011 rates, Cash rate would be $2,349.55, or $184.71 per year for 20 years.

Decorative Street Light: Local Improvement Project

- If EOI received the support of the majority property owners, LI can proceed.
- Entire neighbourhood is considered one LI project
- Must have the Majority of Property Owners to Defeat the Local Improvement for Decorative Street Light



Decorative Street Light: Local Improvement Outcomes

- **Petition Successful (more that 50% against):** City pays the cost (100%) for the full rebuild of the Street lights to current standard

- **Petition Fails (less than 50% against project):** Property Owners pays 100% the incremental cost above standard to install decorative street lights

Decorative Street Light: Local Improvement Cost

- Cost of Decorative Street lights varies based on the option(s) selected (color, pole, arm), and the assessable length and # of property owners in a neighbourhood

- For KEP's Decorative Street Light project, EOI estimates for Black, Galvanized Standard:
  - One Time Cash Payment ($6.30/m of frontage)
  - Yearly Rate ($0.56/m of frontage/yr for 15 yrs)

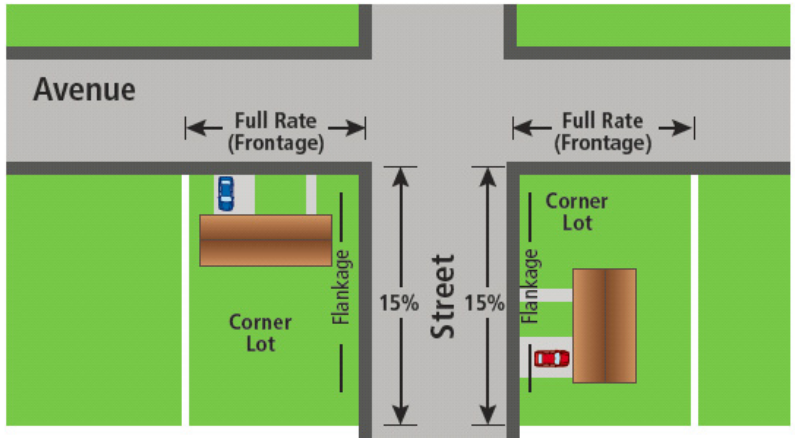
Black – Federal Standard, 17038

For typical 50 ft (or 15.24m) frontage, costs would be:

- One Time Cash Payment of $96.01
- Yearly Rate of $8.53 for 15 years

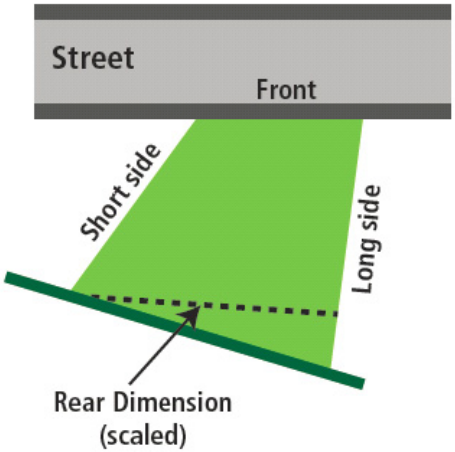
Determination of Local Improvement Costs: Assessable Length

- Frontage: is the shorter side of the lot
- Flankage: is the long side of the lot
- For residential lots, flankage shall be assessed 15% percent of the total flankage abuting the local improvement project.



- For Odd Shaped Lots, LI will be assessed as follow:

Assessed Length = (Front + Rear)/2
but this average may not be more than
2 times the front parcel dimension



Neighbourhood Renewal Program : Contacts

For more information, regarding neighbourhood renewal:

http://www.edmonton.ca/transportation/roads_traffic/neighbourhood-renewal.aspx

Neighbourhood Renewal Construction
Telephone 780-944-7663
Email: neighbourhoodrenewal@edmonton.ca

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