



# BUILDING GREAT NEIGHBOURHOODS

## LANSDOWNE MEETING TWO

MARCH 17, 2015 6:30-8:30 PM

The City of Edmonton is building a great neighbourhood in Lansdowne beginning in spring 2016. As the City is committed to involving Edmontonians in the decisions that affect them, residents have been asked to provide input, to identify missing sidewalk connections and opportunities for other investments to add to Lansdowne's livability.

The City held its first meeting with the community league executive on October 14, 2014. A second neighbourhood-wide meeting was held March 17, 2015. Lansdowne residents had the opportunity to review and provide feedback on the neighbourhood preliminary design, and learn about the local improvement process. Staff members from Transportation Services, Community Services, Drainage Services and Forestry were on hand to address residents' questions.

The following provides a general overview of comments and questions from the March 17, 2015 meeting.

### ALLEYS

- *There is an alley/lane on the west side of the pipeline north of 49 ave that is very much used especially by kids en route to school that isn't paved BUT should be. Can a local improvement bylaw fix this?*
- *Very disappointed that the back alleys are not included. Especially down on either side of the green belt, which is used by more than just the people who back on it.*

Laneways and alleys are not part of the Neighbourhood Renewal Program. Residents who live in properties next to an alley can petition for alley improvement and are responsible for the costs.

To begin the local improvement process, you must collect a majority (greater than 50%) of property owners' signatures on an Expression of Interest to request the City to initiate the alley paving project. The Expression of Interest identifies the location of the improvement, alley local improvement rates for that year and the benefiting properties. More information on this can be found here:

- [http://www.edmonton.ca/transportation/on\\_your\\_streets/about-local-improvements.aspx](http://www.edmonton.ca/transportation/on_your_streets/about-local-improvements.aspx)
- [http://www.edmonton.ca/transportation/on\\_your\\_streets/alley-renewal.aspx](http://www.edmonton.ca/transportation/on_your_streets/alley-renewal.aspx)
- [http://www.edmonton.ca/transportation/Local-Improvements\\_2015\\_AlleyPaving.pdf](http://www.edmonton.ca/transportation/Local-Improvements_2015_AlleyPaving.pdf)

For further information on the City's process for paving your back alley, or to obtain an Expression of Interest, contact Neighbourhood Renewal at 780-944-7663.

### SIDEWALKS & SHARED USE PATHS

- *Jogging path through grass on west side of Lansdowne drive - not safe to run on street (cars too fast), path already worn in grass.*

There are no plans to add a hard surface path along Lansdowne Drive. There is a continuous sidewalk provided on the opposite side of the road that can be used.

- *Please add a shared access path from Lansdowne drive to 122 street & Whitemud along the green belt.*

A shared use path in this location is not being considered, as it is over top of a pipeline.



# BUILDING GREAT NEIGHBOURHOODS

- *Sidewalks nears CBs in many instances have large longitudinal cracks and sidewalk sinking. This may indicate loss of material under sidewalk into the CB. Prior to placing new sidewalks hope the city seals the CB manholes so this does not continue to happen after replacement. There are sags on the street at the location of storm service connections to the mainlines. The road will take care of these sags but is the connection of the service to the mains being inspected and repaired for leaks - a possible source of material lose causing the sags?*

The City's Drainage department coordinates with Transportation's Neighbourhood Renewal Program to ensure that drainage work is completed ahead of roadway work. This avoids disturbing new roads.

The work in Lansdowne has been completed. The majority of drainage work has been done using a pipe-relining technique, also known as cured-in-place-pipe. This technique results in a new pipe within the old pipe that is as strong as the pipe would be in an open-cut technique. A CCTV camera inspection will be carried out to ensure the relining pipe works as per current standards. In addition, the Neighbourhood Renewal Program proposes to remove and replace most catch basins and connect them to existing manholes.

At the end of each construction season, Drainage Design and Construction will perform an inspection of the drainage work and catch basin connections to ensure they comply with the current standard. Any issues will be addressed at that time.

- *Paved path along pipeline to allow pedestrian access to school. Currently use alley which is often icy in winter and muddy in summer. The pipeline green belt has large puddles when rainy. Bicycle access to neighbourhood relies on alley on north border which is usually flooded if it has rained. Bicycles get choked at curve in road along 51 ave.*

There are no plans to add a sidewalk on the north side of 124 Street, as there is a continuous sidewalk on the south side of that road. Please contact your Community Recreation Coordinator by calling 311 and your Community League if wishing to develop the park space.

If you have issues with ice in your alley during the winter, please call 311 and City maintenance staff will respond as soon as they can.

## SIDEWALKS IN FRONT OF CORNER/ODD-SHAPED SHAPED LOTS

- *Sidewalk replacement - need better examples regarding landowner payment i.e. Corner lots with no regular street front. What is the protocol for getting approval of sidewalk replacement? Is it entirely up to the Community league personnel?*
- *Please address the sidewalk assessment for corner lots during the presentation.*
- *As we own a pie shaped lot, we would appreciate getting the cost for our share of sidewalk reconstruction. As I understand, it is based on a special formula and needs calculation.*

Corner and odd-shaped lots will be addressed at the next open house, after the local improvement notices are sent out.

Corner lots that have sidewalks on both the front and the side (frontage and flankage) will have a reduction of 85% of the length for the flankage side. Otherwise, sidewalk assessment will follow the general guideline (such as front + back divided by 2). More information about corner lots and their cost calculations can be found here:

[http://www.edmonton.ca/transportation/on\\_your\\_streets/sidewalk-reconstruction.aspx](http://www.edmonton.ca/transportation/on_your_streets/sidewalk-reconstruction.aspx).



# BUILDING GREAT NEIGHBOURHOODS

The Neighbourhood Renewal program proposes that all existing sidewalks will be replaced. Areas in the neighbourhood will be split into a number of projects. If 50% plus 1 of property owners in any given project area petition against the local improvement, the sidewalk in this project area will not be replaced.

In the late of 2015 or early of 2016, Local Improvement Notices will be sent to residents regarding sidewalk replacement in the neighbourhood. Residents in any given project area can petition against this proposed improvement within 30 days of the date on this notice.

## STAIRS TO RAVINE

- *Do you have plans for Brookview (over Whitemud) through Brookside to pipe line (for pedestrian/bicycle route) to the University farm? Lansdowne uses 122 street (sidewalk for bikes).*

The City has no current plans to connect Brookview to Brookside.

- *I would like steps down the south hill (Lansdowne Dr and 42 ave) to the ravine walks. As a senior the hill is too steep and slippery/ice/mud.*
- *Stairs down from Lansdowne Drive (south end) down to snow valley Whitemud drive sidewalk.*
- *Please be mindful of quality. Better grade concrete. Better worker quality please. Stairs to ravine please.*

Thank you for your comments. We are currently assessing your suggestion on stairs from Lansdowne Drive to the shared use path along Whitemud.

## DRAINAGE

- *The most important issues are DRAINAGE, FLOOD PREVENTION, ROAD REPLACEMENT. I DO NOT NEED a decorative light standard, bike lanes, or bike paths. Due to subsidence there is tremendous road grade problems and many drains are well above grade so that they don't work. I would like the new road to drain rain and snow melt into the storm sewers. Currently a huge puddle /swamp forms on the road in front of my house every spring and with every huge thunderstorm. The water does not reach the drain. I have called numerous times to the city to file my complaints.*
- *Storm water drainage near 52 Avenue and 126 Street is poor and leads to pooling, extending from house 5208 and further, all the way to 52 ave. Drain on this side is required.*
- *Assess drainage of laneway 50 ave & Lansdowne Dr.*
- *Significant water pooling on broken/collapsed sidewalk during spring snow melt for 3-4 weeks every year. Water pools across sidewalk, then freezes at night creating walking hazard. New ice accumulates every day during this period. I would request meeting with a proper representation to review how project could resolve this problem.*
- *The access from 51 ave and 123 street requires much attention. Potholes are excessive. Must be a major problem in subsurface!! Is there a drainage problem at the intersection?*
- *Drainage problem. Is it possible to have additional sewer-storm drainage on the street. The nearest is at 51A ave & 123 street. Snow melt comes from 52 ave & accumulates at the alley between 51A Ave and 52 Ave and can back up to my driveway. Graders build up the snow piles when clearing the alley which adds to the problem of back-up of water on its way to storm sewer 51A ave and 123 street.*



# BUILDING GREAT NEIGHBOURHOODS

Pooling is likely due to problems with road grades and sags in the gutters that prevent proper drainage. Grading, curbs and gutters will be addressed during reconstruction. The Neighbourhood Renewal Program will replace some catch basin covers and leads, which may help with drainage issues.

If you experience continued pooling in this location, please contact Drainage Operations by calling 311 so they can investigate the problem. It's also important to ensure proper lot grading, which is the responsibility of property owners. For more information, go to [www.edmonton.ca/for\\_residents/flooding\\_sewers/floodcheckup.aspx](http://www.edmonton.ca/for_residents/flooding_sewers/floodcheckup.aspx) or [www.edmonton.ca/for\\_residents/flooding\\_sewers/residential-lot-grading.aspx](http://www.edmonton.ca/for_residents/flooding_sewers/residential-lot-grading.aspx).

## TRAFFIC

- *Left turning bay at 122A street & 51 ave. This will encourage commuter short-cutting through the neighbourhood down 122A street. Currently, impatient commuters driving west on 51 ave bypass the left turn signal at 51 ave and drive to 122A street, turning left there and go south to 49 ave (where they can rejoin 122 street with a right turn.*

We've noted your concern and will look into conducting a traffic study along 122A Street to find out more information.

- *We also need less traffic on our street 122A street. Contrary to your city management formulas our streets bears a lot of traffic using our street as a short cut to the freeway. I do not want speed bumps. Put up signs at both ends of the street "local traffic only".*

The City doesn't usually install speed humps or similar vertical deflection measures because they impede snow plow operations and increase the responding time of emergency vehicles. We've noted your concern and will look into conducting a traffic study along 122A Street to find out more information.

## CONSTRUCTION

- *How will the road be repaired on 123 street where one enters from 51 ave? It has been a major pothole problem for the 22 years I have lived there. Patches don't last a season much less a year. Needs a new foundation put in.*

123 Street and the majority of Lansdowne neighbourhood roadways will be reconstructed using a full-depth reclamation process. This process uses an environmentally-friendly technique to recycle the existing pavement materials. It's been used in all neighbourhood reconstruction projects for the past ten years.

## CURBS

- *For the cul-de-sac on 126 street south of 51A ave, please use the "straight-faced" curb rather than the roll-faced curb for two reasons: 1.) People angle-park in the cul-de-sac - they'll end up on the sidewalk. 2.) It will ice up in the winter and the slope of the curb will become a slip hazard.*
- *I would like to see straight curbs, rather than roll face curbs wherever possible to keep drivers off the sidewalk. Roll face curbs seem unnecessary in established neighbourhoods, where driveways are already in place.*

While it is generally the City's standard is to use roll-faced curbs on local roadways and straight-faced curbs on collector roads, bus routes, and in front of schools and park areas, the actual curb type is determined by the existing



# BUILDING GREAT NEIGHBOURHOODS

landscape and lot grading of the area. As part of the renewal process, road material is reused in place and the final elevation of the rehabilitated road, curb and gutter and sidewalk is usually higher than existing. In order to maintain drainage from existing lots to the street the City is proposing a roll-faced curb.

## BENCHES

- *Would it be possible to have a few park benches put into the park on 52 ave between 123 and 125 street?*
- *Suggest placing a bench or two in small neighbourhood on 52 ave (near 12431 52 ave).*

We evaluated the green space at this address, but the road Island is very small, making this area not ideal for benches.

## CANADA POST

- *With the postal service changing (home delivery of mail) has there been any thought at where the super mail boxes are going to be placed!! They could be placed at the time the sidewalks are constructed?*

The City of Edmonton has provided some suggested guidelines to Canada Post; however, the installation is at Canada Post's discretion. Canada Post has the authority to install, erect or relocate a mailbox in any public place, including a public roadway. Canada Post has final say on the location, as the City may not relocate or remove a mailbox without their authorization. For further information, please contact Canada Post at 1-866-607-6301.

## STREETLIGHTS

- *It would have been useful to have a community league board rep here to answer community based questions (e.g. Lighting choices). What next?*

Please contact the Lansdowne Community League directly about questions relating to decorative lighting choices in your neighbourhood. You can also access more general information here, on the City website:

[http://www.edmonton.ca/transportation/on\\_your\\_streets/decorative-lighting.aspx](http://www.edmonton.ca/transportation/on_your_streets/decorative-lighting.aspx).

- *Will street lights have photocells to turn off lights during the day? Currently they remain on 24/7 on our street.*

Yes, the new lights will be controlled by photo cells, so they will turn off during the day.

- *Unclear about street lights. Need to choose by 7/15*

A choice of decorative streetlight must be sent to the City by July 2, 2015. After that, City staff will start on an estimate for the cost of the upgraded decorative streetlights. By Sept. 2, 2015, the City will provide the Expression of Interest documents with the estimated cost to the Lansdowne Community League, who can canvas the neighbourhood to get signatures in support of the decorative streetlights. The deadline for returning the completed Expression of Interest is November 16, 2015. If over 50% of property owners sign the Expression of Interest, the City will proceed with the Local Improvement process for the decorative streetlights selected.



# BUILDING GREAT NEIGHBOURHOODS

## MEETING FORMAT

- *I would have liked a question answer period.*
- *An open question period would have been helpful.*

The City of Edmonton has staff from various departments available to answer questions during the meeting. Previously, we have had Q&A sessions after the presentation and found that it only allows for a small number of questions from a few people. With a number of subject matter experts available, we have found that we can answer more individual questions and also address specific questions that residents and property owners may have.