



Building Great Neighbourhoods

McKERNAN



McKernan Reconstruction Scope





76 Avenue Reconstruction Scope

- The Engage 106-76 project is aimed at making the streets more walkable, bikeable and liveable.
- Concept plans for 76 Avenue will be presented at an April public meeting.
- To find out more about the project, please sign up to become a Community Partner by visiting the project website at engage106-76.info
- Construction of 76 Avenue through McKernan and Belgravia is anticipated to begin in 2019.



We are here today to...

- **Explain** how the City is investing in improving your neighbourhood.
- **Show** you the preliminary road designs for your neighbourhood, including streetlight placement.
- **Ask** you to provide local knowledge in reviewing the design.
- **Highlight** the local improvement process and how it works.



Building Great Neighbourhoods

Building Great Neighbourhoods (BGN) is a City initiative that coordinates three infrastructure investment programs to renew and improve Edmonton neighbourhoods.

Building Great Neighbourhoods		
Drainage Neighbourhood Renewal Program	Neighbourhood Renewal Program	Great Neighbourhoods Capital Program



In Your Neighbourhood

The City of Edmonton is:

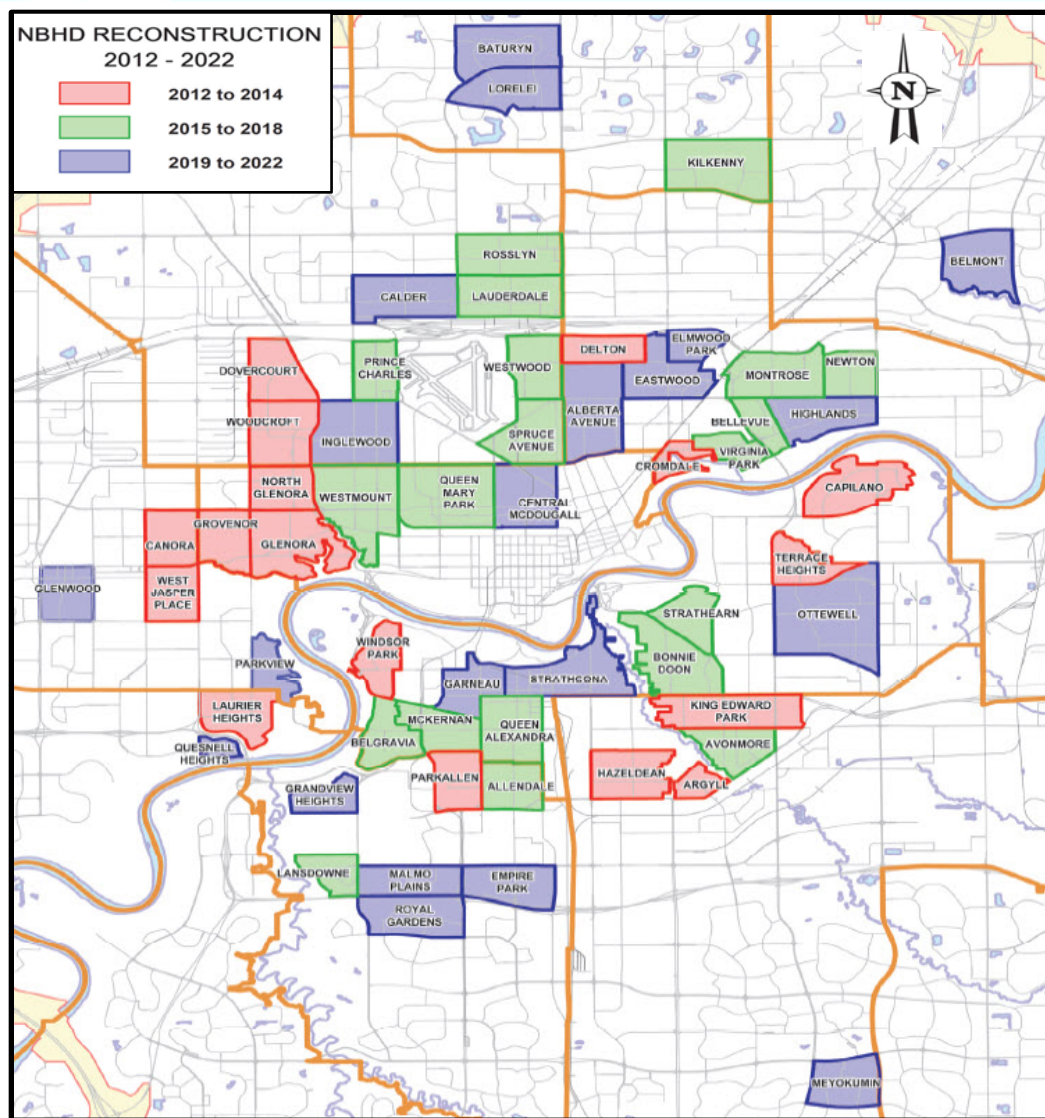
- Renewing and replacing sewers
- Coordinating utility repairs (EPCOR and ATCO)
- Reconstructing roads, curbs and sidewalks on City-owned property
- Replacing streetlights
- Working with residents to improve pedestrian and cycling accessibility
- Adding to your neighbourhood's livability



A Unique Program

- BGN is a long-term, planned, integrated approach to improve and replace essential infrastructure in Edmonton's mature neighbourhoods.
- This advances several long-term City goals:
 - Improve Edmonton's livability
 - Promote active transportation (walking and cycling)
 - Preserve and sustain the environment

Neighbourhood Reconstructions



2012-14: 17

2015-18: 20

2019-22: 21

Total: 58

Road Reconstruction



BEFORE



AFTER



Neighbourhood Renewal

[Building Great Neighbourhoods Video](#)



Meeting 1 - Concept *with Community League*



Community League Meeting #1:

- October 06, 2015

Discussion:

- Any community-led projects, initiatives or suggestions that could be opportunities for neighbourhood capital investments to improve livability
- An overview of the local improvement process for sidewalks and decorative street lighting and the role of the Community League
- Drainage has initiated the inspection and renewal of the sewer system

Meeting 2 (TODAY) - Design



Designs informed by:

- Conversation with the community league
- Initial assessments of the neighbourhood
- City design standards and policies

Feedback

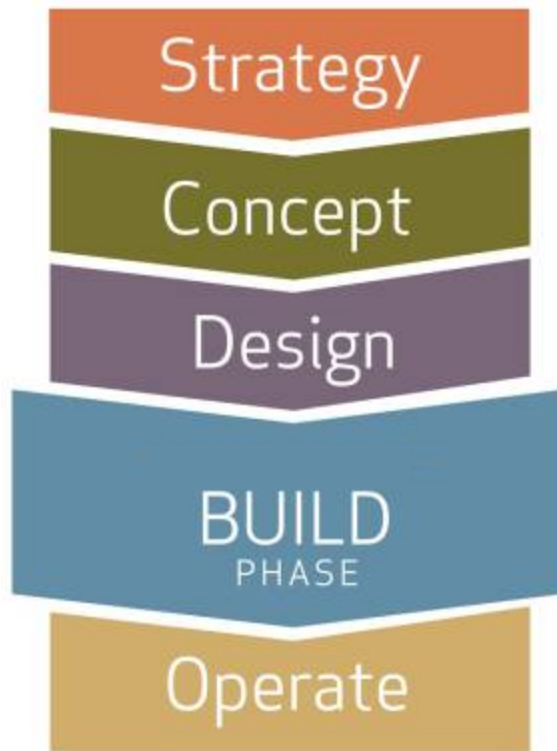


We ask that you look at these designs and use your knowledge of the neighbourhood to advise us if there are missing design elements such as:

- sidewalk links
- bicycle facilities
- traffic concerns
- other suggestions to enhance livability

This will help us with our final design.

Meeting 3 – Construction Plans & Local Improvement Information



Following the design meeting, comments are incorporated if appropriate and the design is finalized. The final plan is presented to the community and the local improvement process is described in more detail.

McKERNAN



Current roads in McKernan



McKERNAN DRAINAGE NEIGHBOURHOOD RENEWAL



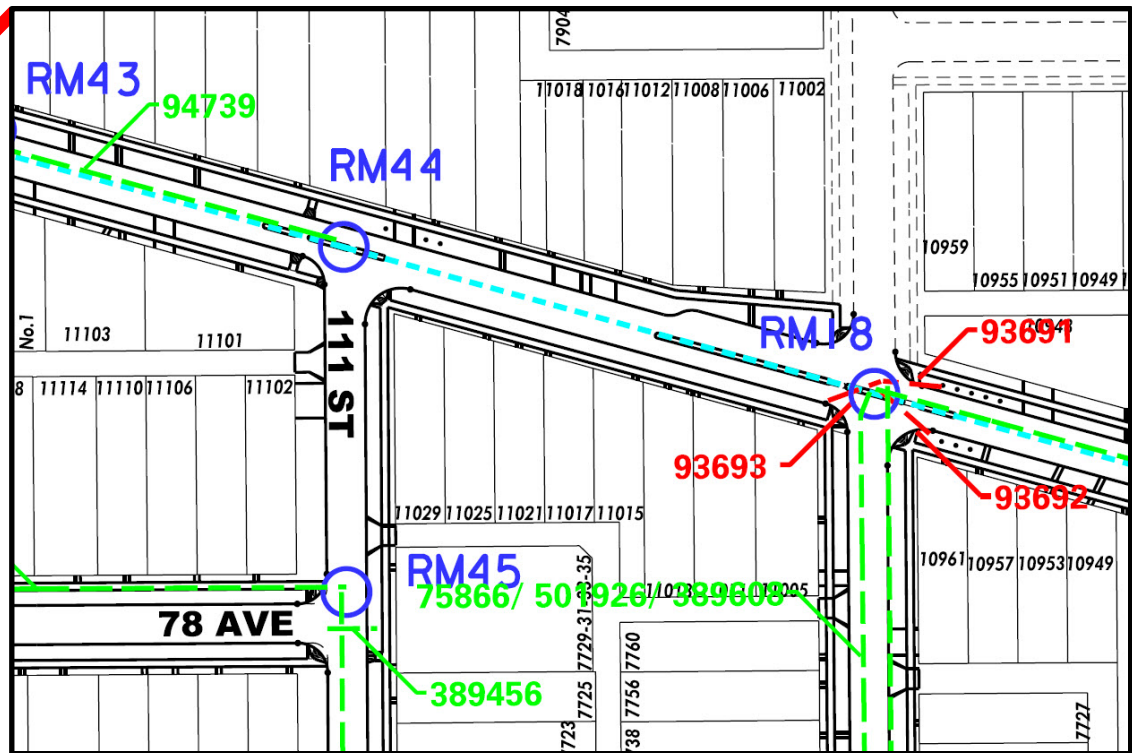
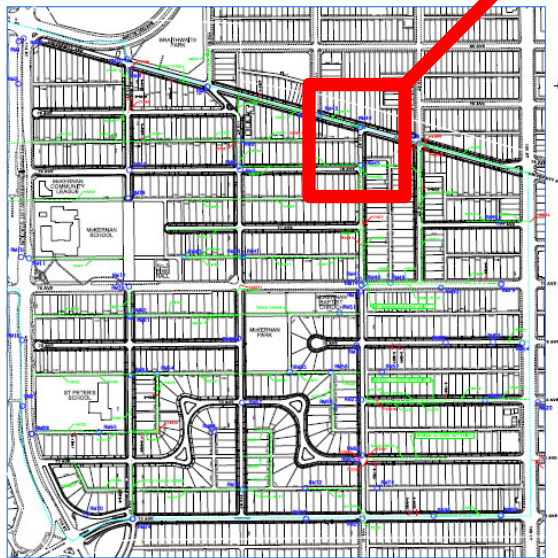
Drainage Neighbourhood Renewal

Drainage Services has been in your neighbourhood renewing and replacing storm and sanitary sewers.

- **Relining:** involves 'cured in-place' pipe material, resulting in minimal disruption to pavement
- **Open cut:** requires significant disruption to pavement

Drainage Neighbourhood Renewal

A map showing the locations of drainage work in your neighbourhood will be on display following the presentation.



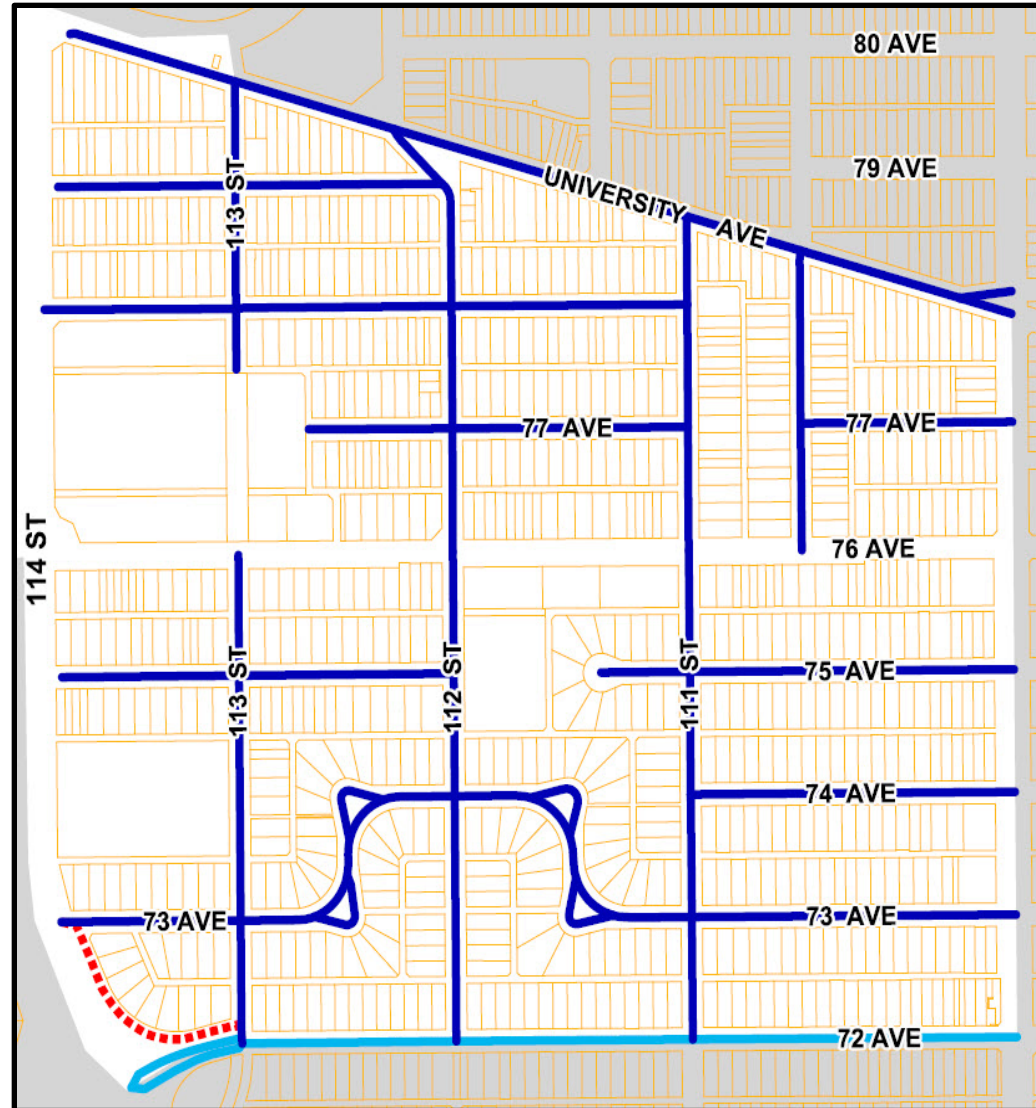
FOR INFORMATION ONLY
SUBJECT TO CHANGE



McKERNAN NEIGHBOURHOOD RENEWAL PROGRAM

Condition & Reconstruction Scope

- Age: 60+ years
- Overall condition: poor
 - Pavement: poor
 - Sidewalk: fair to poor
 - Curb and gutter: poor





Condition & Reconstruction Scope

- Conceptual budget: \$16 M
 - Includes replacing pavement, sidewalks, curb & gutter, and upgrading streetlights in the entire neighbourhood
 - The section of McKernan west of 114 Street will be reconstructed along with the reconstruction in Belgravia/McKernan.
 - Does **NOT** include underground utility work, alleys, or arterial roads (114 Street or 109 Street)

Design Considerations

Curb Type

- Rolled face curb
- Straight face curb

Road Width

- If necessary, roads will be resized to improve functionality

Intersections

- Adding curb ramps, improving curb radius, and improving the overall operation



Design Considerations



BEFORE



AFTER

Design Considerations

Active Modes

- **Sidewalks:** In residential neighbourhoods, ensure accessibility to all bus stops and provide a sidewalk on at least one side of the street
- **Bicycle routes:** Review the Bicycle Transportation Plan to implement bike lanes, shared-use lanes and shared-use pathways where applicable



McKernan Curb Type Design

ROLLED FACE MONOLITHIC WALK



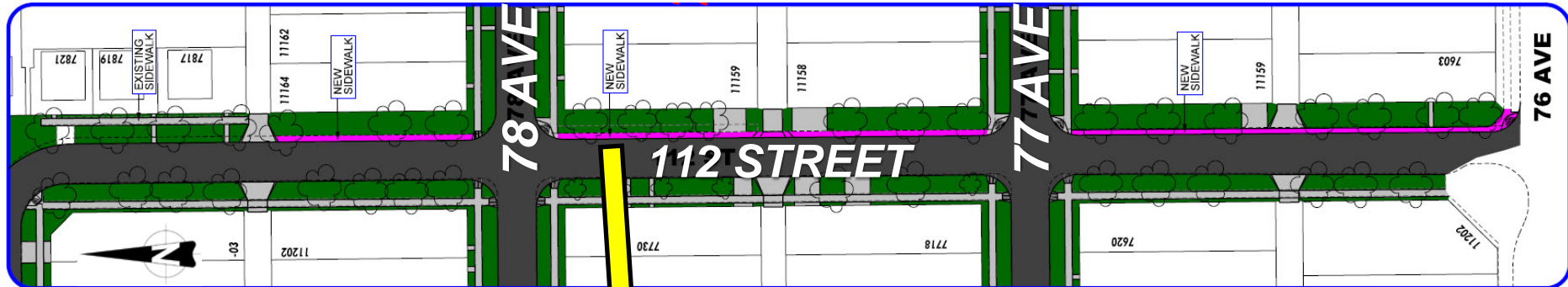
STRAIGHT FACE MONOLITHIC WALK



STRAIGHT FACE BOULEVARD WALK



New Sidewalks



Proposed new sidewalk on the east side of 112 Street between 76 Avenue and the alley north of 78 Avenue:

- Trees will remain
- Road proposed to be narrowed by approximately 1.1m
- No change in road operation

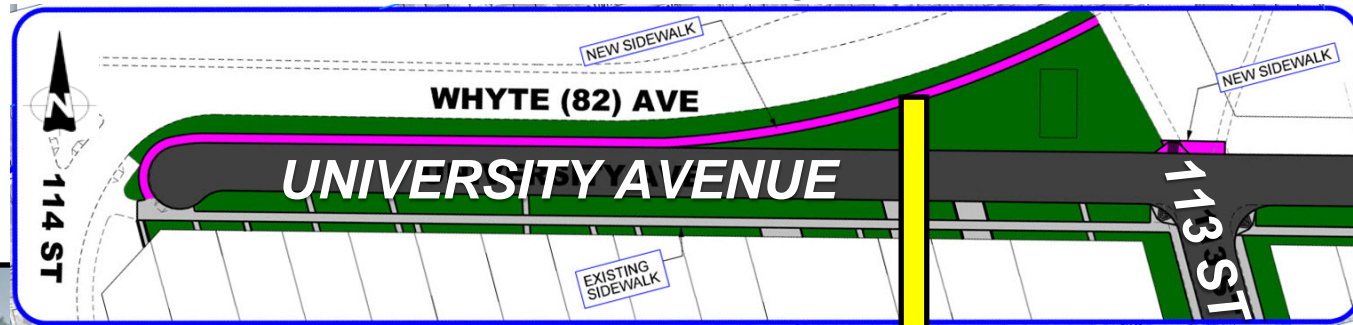
New Sidewalks

Proposed new sidewalk on the north side of University Avenue to connect 114 Street and the mid block crossing at 113 Street



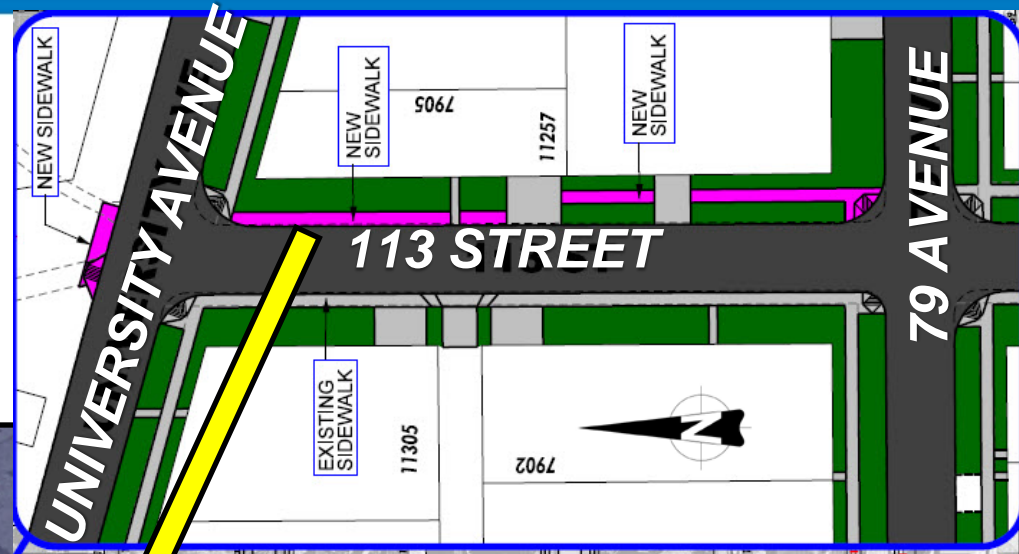
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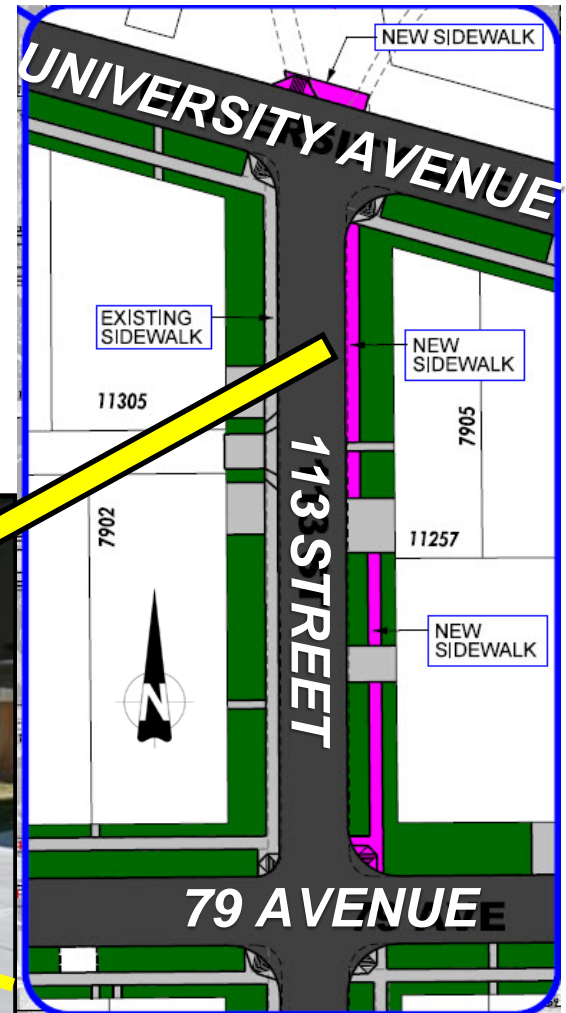
New Sidewalks

Proposed new sidewalk on the east side of 113 Street between 79 Avenue and University Avenue



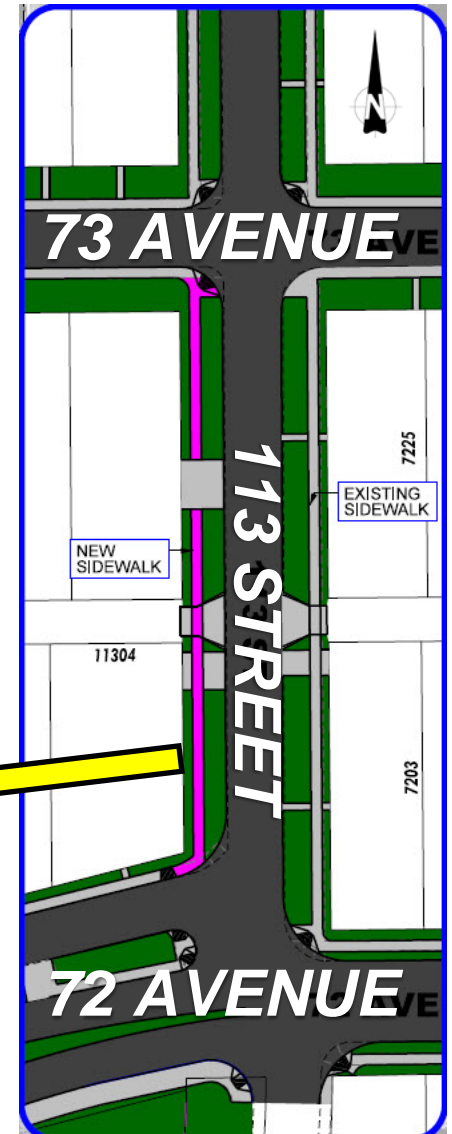
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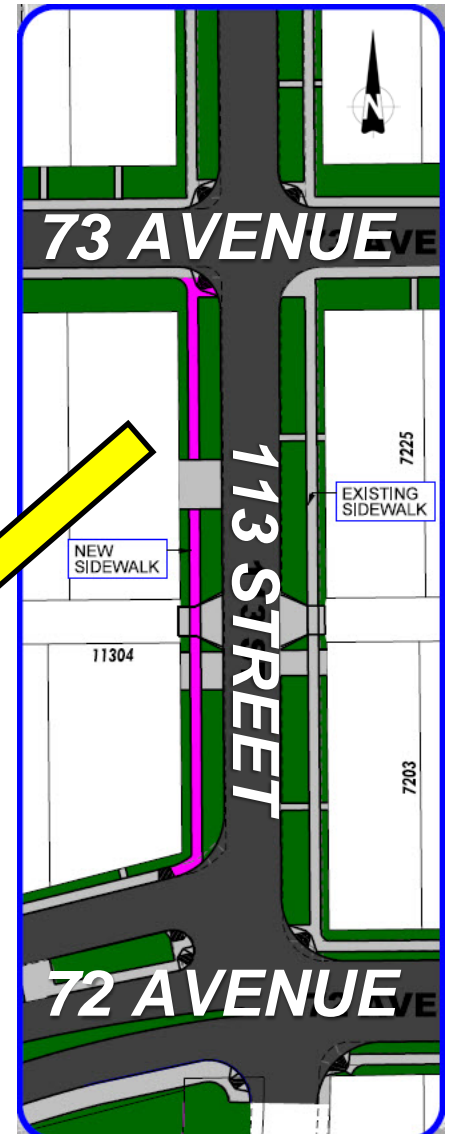
Possible New Sidewalks

Possible new sidewalk on the west side of 113 Street between 72 Avenue and 73 Avenue

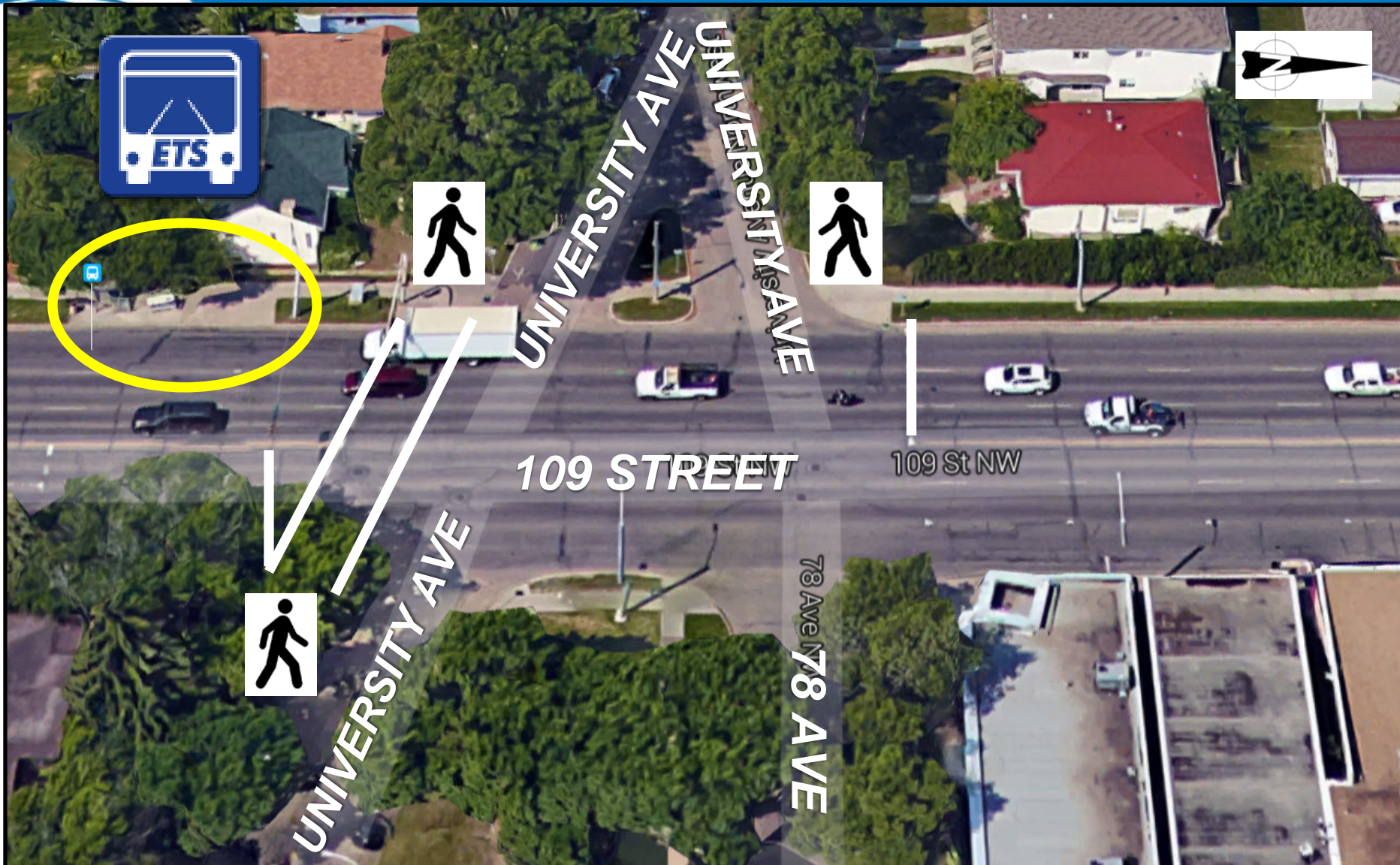


Possible New Sidewalks

Possible new sidewalk on the west side of 113 Street between 72 Avenue and 73 Avenue



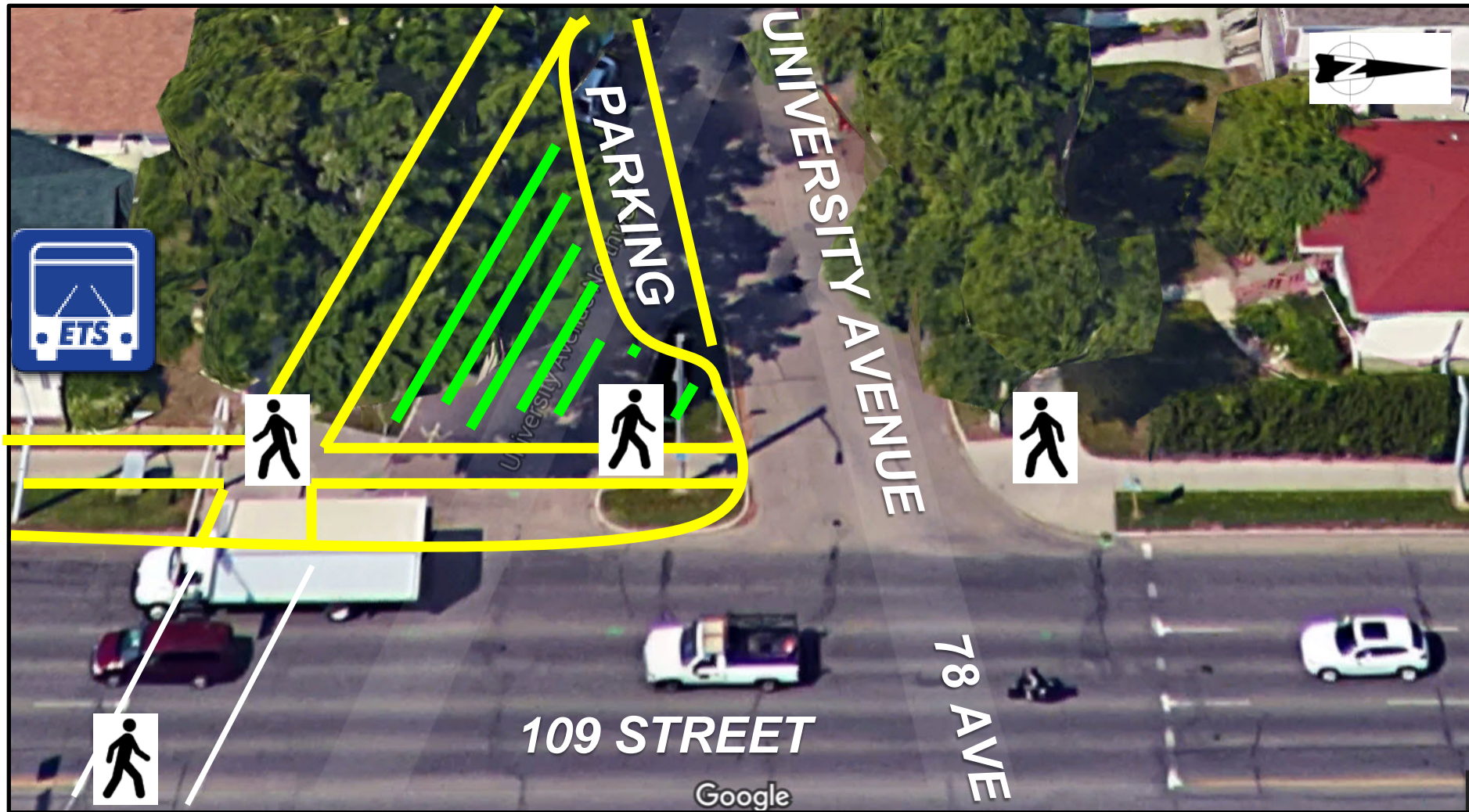
University Ave and 109 Street Intersection Modifications



University Ave and 109 Street Intersection Modifications

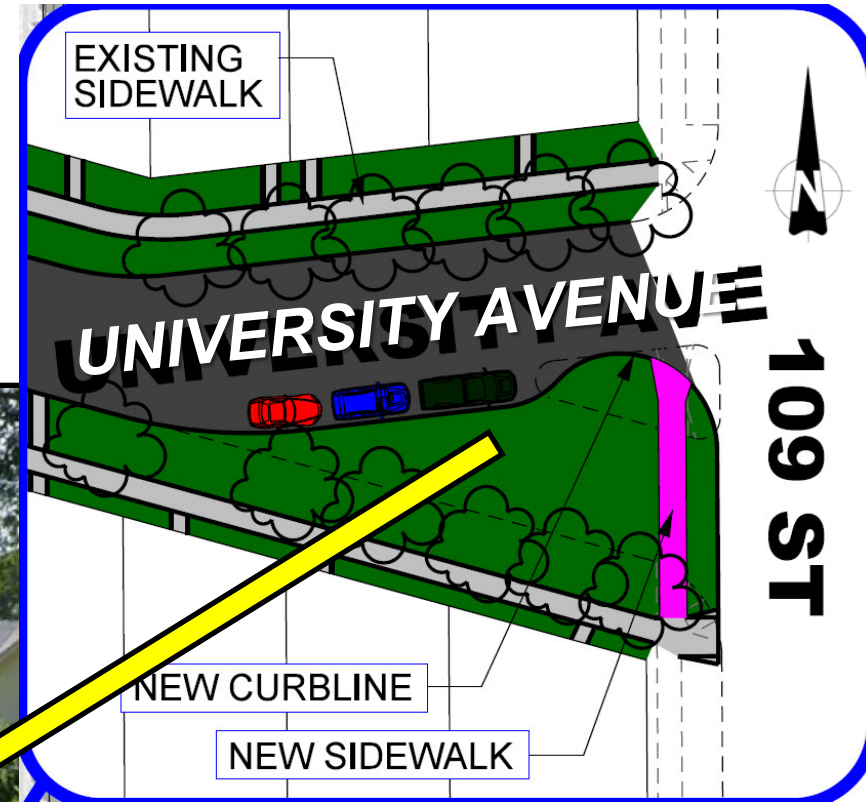


University Ave and 109 Street Intersection Modifications

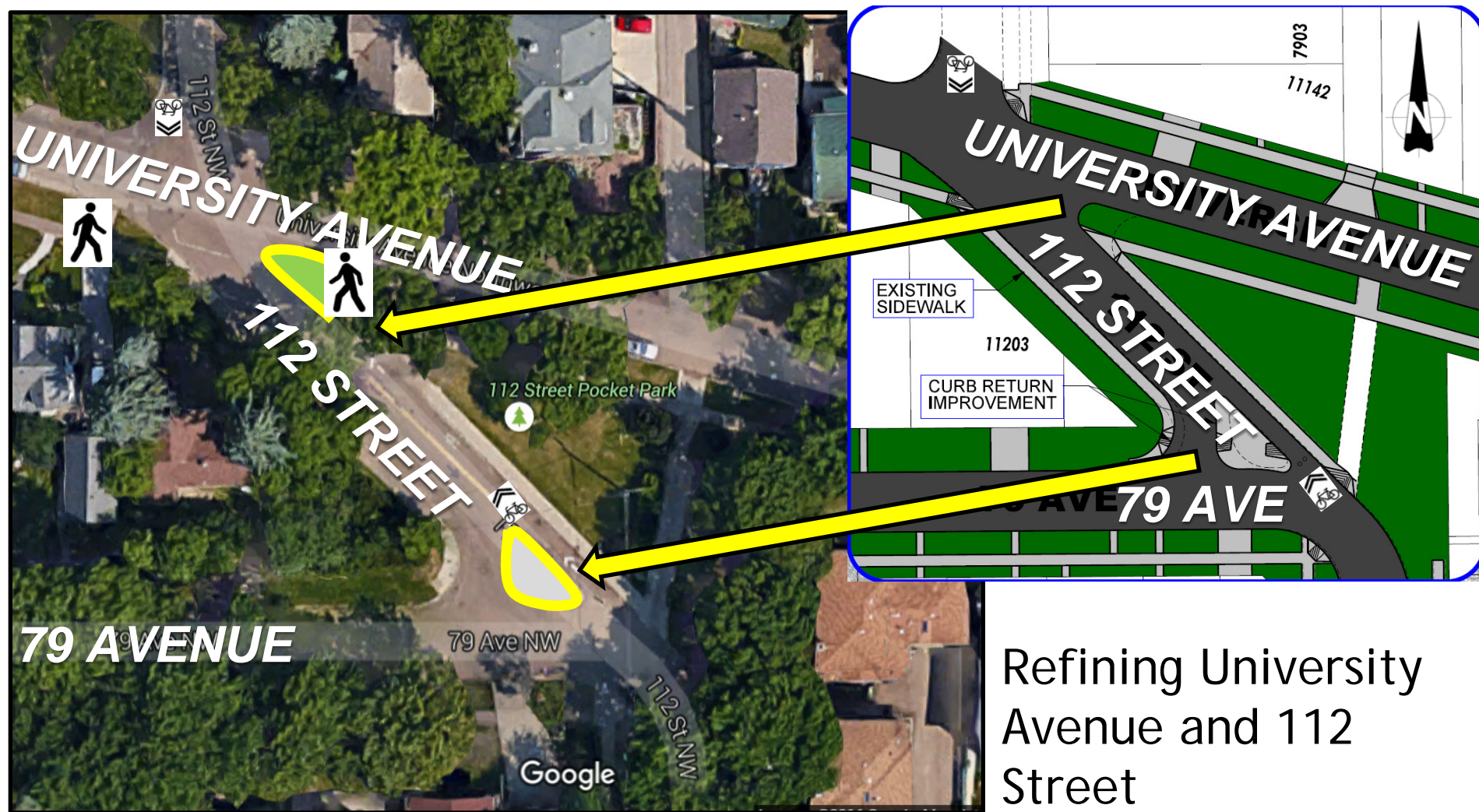


University Ave and 109 Street Intersection Modifications

Proposed new curb line at the south west corner of University Avenue and 109 Street

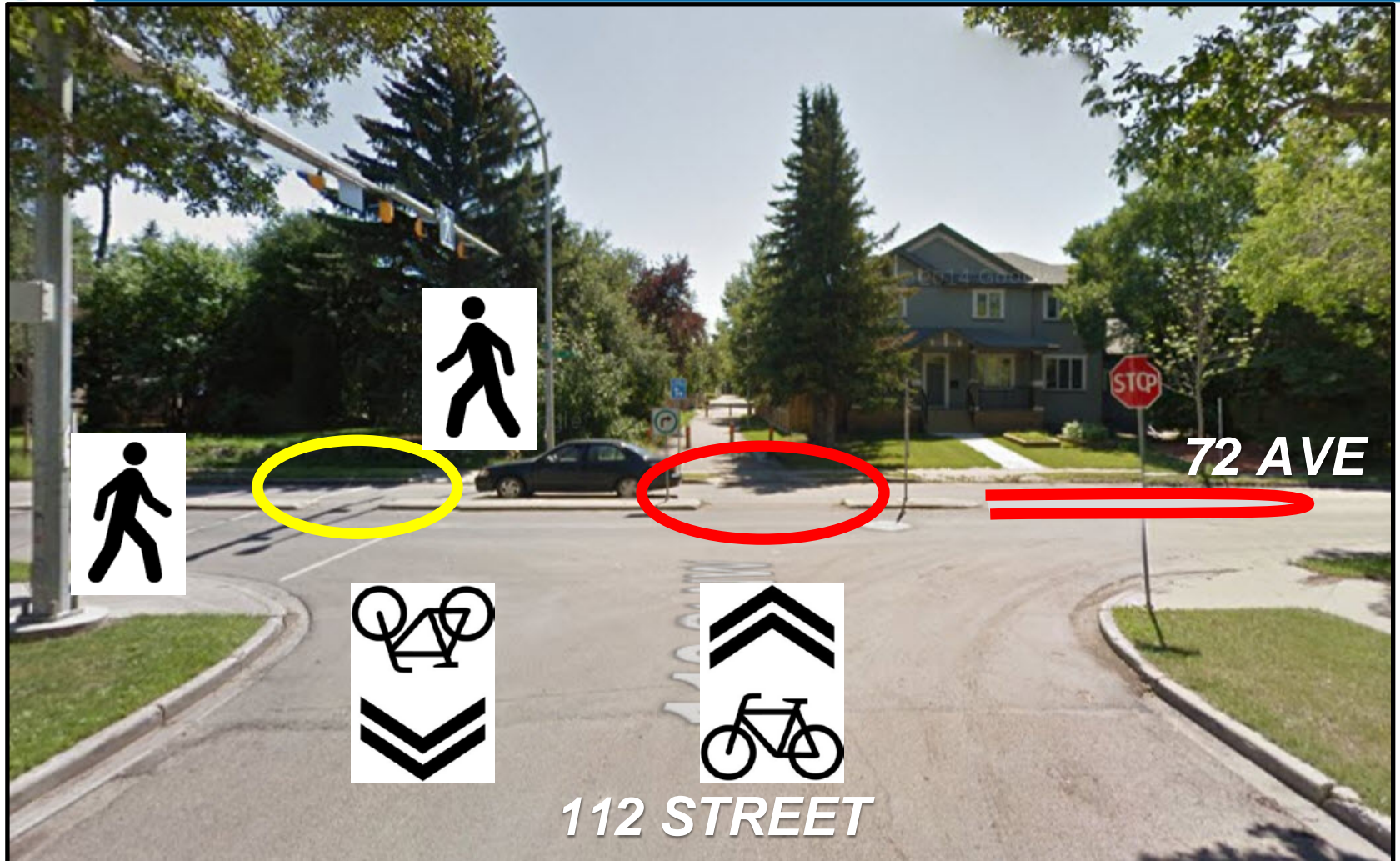


University Ave and 112 Street Intersection Modifications

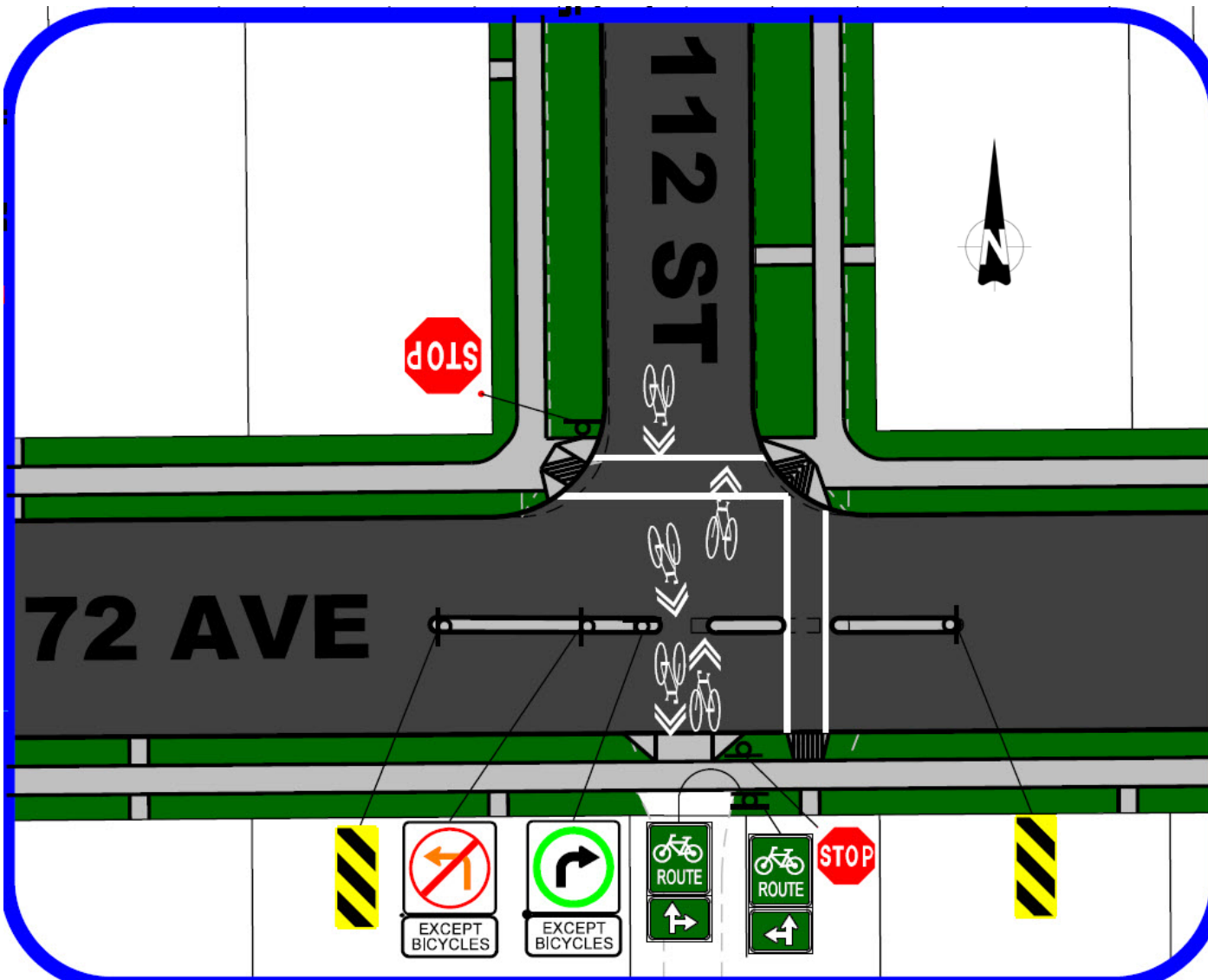


Refining University Avenue and 112 Street

72 Ave and 112 Street Intersection Modifications



72 Ave and 112 Street Intersection Modifications



Proposed
realignment of
median
openings at:

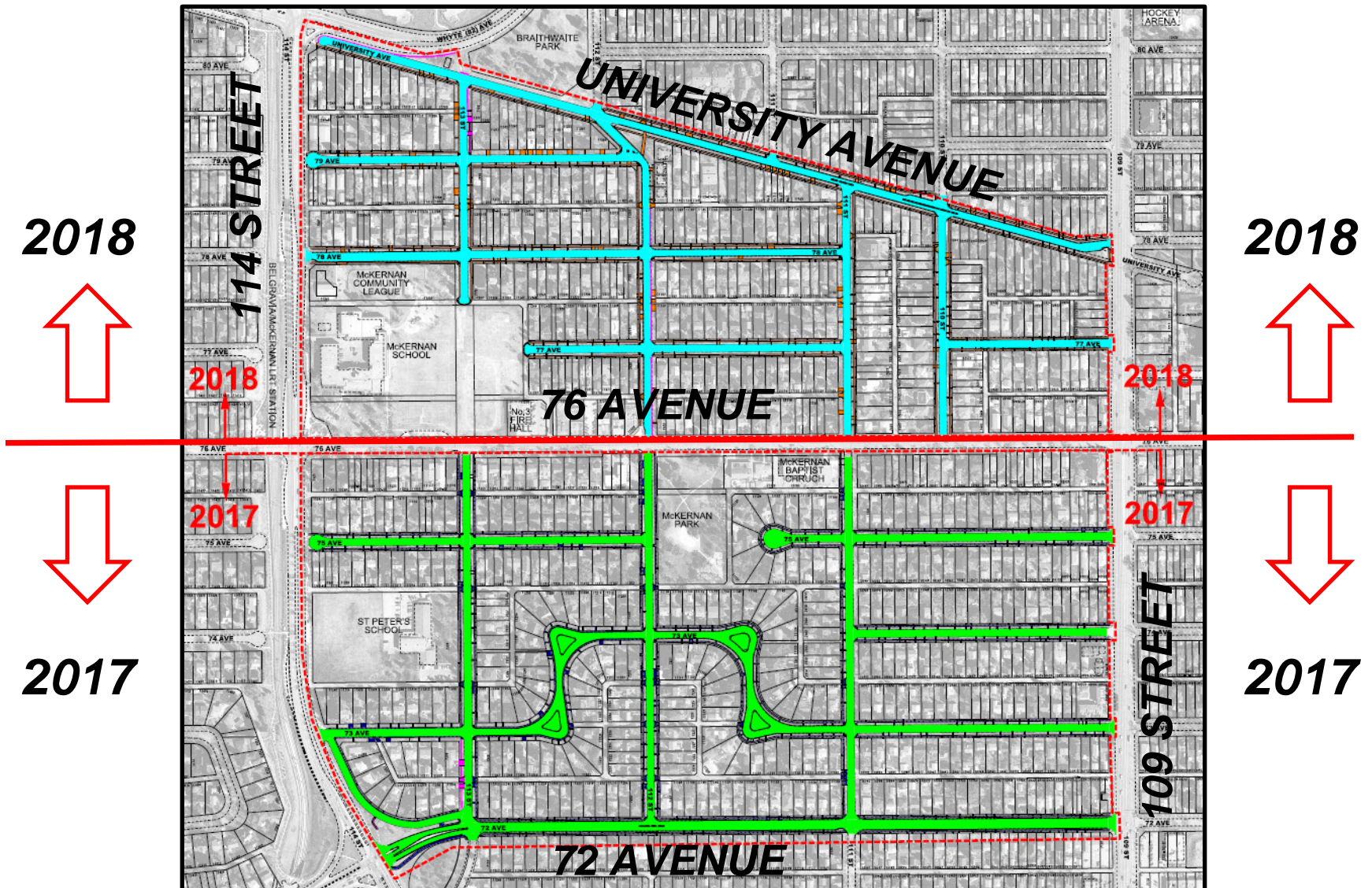
- 112 Street
&
University
Avenue



Construction Staging

- Construction is staged over two years (2017-18)
- Ultimate staging is dependent on weather conditions, coordination with utilities, and unforeseen design and construction issues
- Construction activities around schools are scheduled during the summer months to create minimal disturbance for students

Construction Staging



Streetlight Design Standards

Neighbourhood streetlight system:

- Upgraded to energy efficient LED lighting, the new City standard for streetlights





LOCAL IMPROVEMENTS



Local Improvements

Two types involved with neighbourhood reconstruction:

City initiated

- City proposes improvement and advises property owners of improvement and projected costs.
e.g. Sidewalk reconstruction

Property owner requested

- Property owners propose improvement through an Expression of Interest (EOI) and gather support for it.
e.g. Decorative streetlights

Sidewalk Reconstruction

- City and property owner share costs (50/50) of sidewalk reconstruction adjacent to the owner's property.





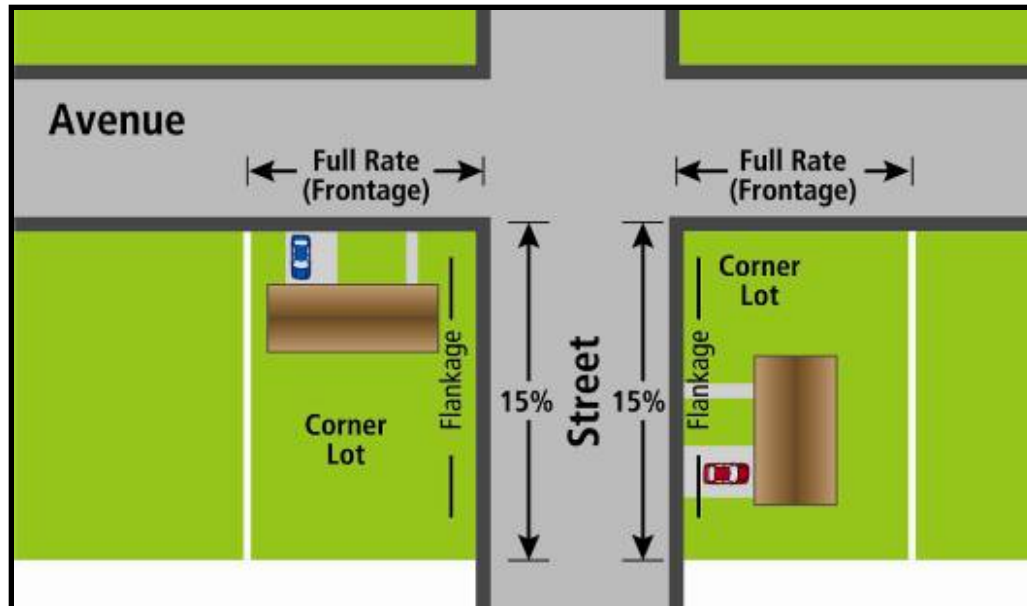
Sidewalk Reconstruction

- The current 2016 Residential Local Improvement rates are:
 - **\$204.21/m** of lot frontage for one time payment, or
 - **\$14.29/m** of lot frontage for amortized payment over **20 years**.
- For example, a typical 15.24m (50 ft.) frontage would be:
 - **\$3,112.16** one-time cash payment to the City, or
 - **\$217.78/year** for **20 years** amortized on your property taxes.

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.

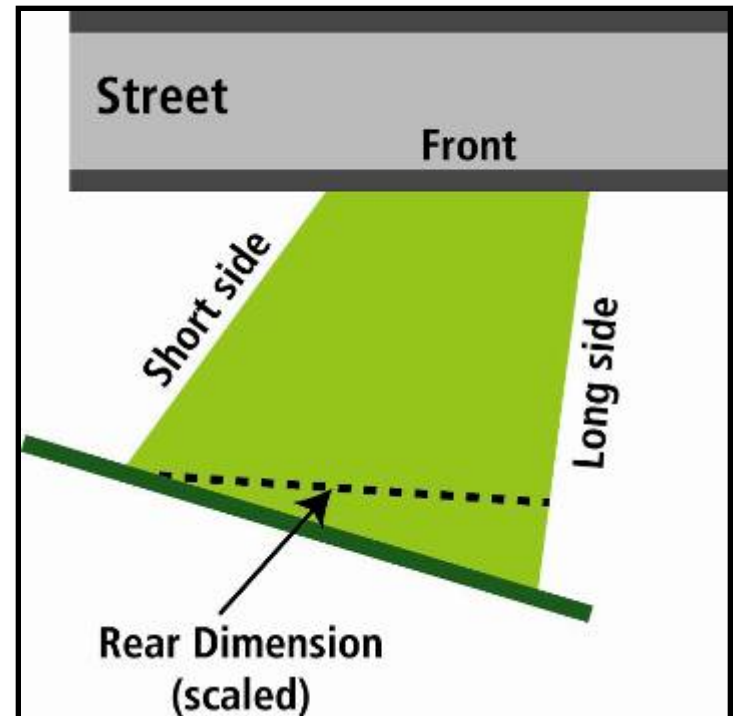


Assessment Length: Pie-shaped or Odd-shaped Lots

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.



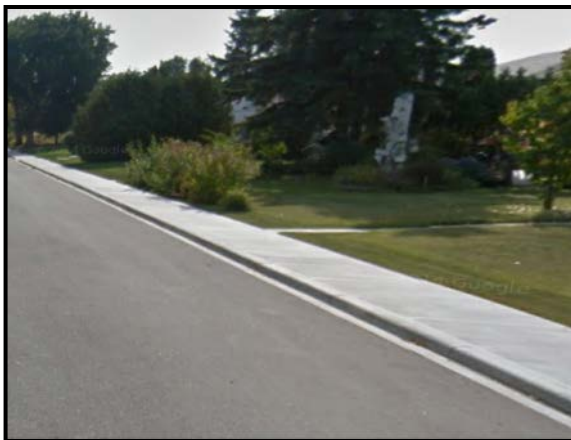
Sidewalk Reconstruction

- Is done by project area.
- A map of the project areas is provided with your Local Improvement Notice.
- If 50% +1 of property owners in any given project area petition against the local improvement, it is defeated.



Sidewalk Reconstruction

Sidewalk Reconstruction



Sidewalk Maintenance



Decorative Street Lighting

Property owner requested local improvement:

- Type selected by [July 4, 2016](#); otherwise standard LED streetlights only
- City will mail an Expression of Interest package to property owners by [Sept 1, 2016](#)
- Signed Expression of Interest package to be received by City by [Nov 15, 2016](#)
- Must have [50%+1](#) support from the neighbourhood property owners to agree to pay the additional costs for decorative lighting beyond standard streetlights



Decorative Street Blades

- Communities that opt for decorative streetlights also have the choice to add decorative street blades at no cost.
- Blade options will be included with the decorative streetlight package.





McKERNAN GREAT NEIGHBOURHOODS CAPITAL PROGRAM



Great Neighbourhoods Capital Program

This program makes improvements on City property in residential neighbourhoods. These investments:

- Focus on enhancing neighbourhood livability and community connectivity
- Are unique to each neighbourhood
- Are coordinated with work planned in the neighbourhood to maximize investments



Great Neighbourhoods Capital Program



Harry Hardin Park in Fulton Place
BEFORE



Harry Hardin Park in Fulton Place
AFTER

As you are looking at the displays, we would like to hear your suggestions around pedestrian and cycling access, traffic concerns or opportunities to improve the livability of your neighbourhood.



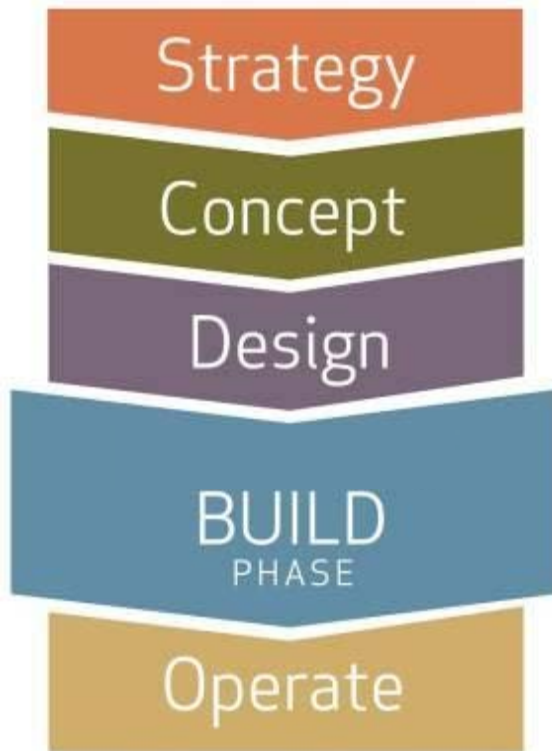
NEXT STEPS



What To Expect

- Drainage renewal work is currently underway.
- Deadline to select a decorative lighting and street blade option and send request to the City is July 4, 2016.
- Local Improvement notices will be sent out late 2016 or early 2017.
- Road, curb and sidewalk construction starts in Spring 2017.
- Anticipated completion date is Fall 2018.

What To Expect



In late 2016 or early 2017 another public meeting will be held to inform you of:

- Final designs
- Construction and local improvement process

Residents will get information at their homes throughout the construction process about what is happening when and what is required of residents.



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 [6 weeks](#) after tonight's meeting