



# Building Great Neighbourhoods

## QUEEN ALEXANDRA





# Outline

- Introduction
- Queen Alexandra Neighbourhood Design
- Public Involvement
- What We Heard
- Active Transportation
- Construction Process
- Local Improvement Process

# Public Involvement



- Community league meeting:  
September 28, 2013
- Public meeting:  
March 27, 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.



# Queen Alexandra Neighbourhood Reconstruction

- Reconstruct the pavement
- Replace curbs and gutters
- Replace sidewalks
- Add sidewalks in missing links
- Upgrade standard streetlights
- Coordinate with other projects
  - Internal (City)
  - External (utilities)
- Surface works conceptual cost: **\$31 million**



# Queen Alexandra Neighbourhood Reconstruction

Contributes toward:

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



# Queen Alexandra Neighbourhood Design



# Design Considerations

- Intersection improvements
- Active transportation
- Drainage







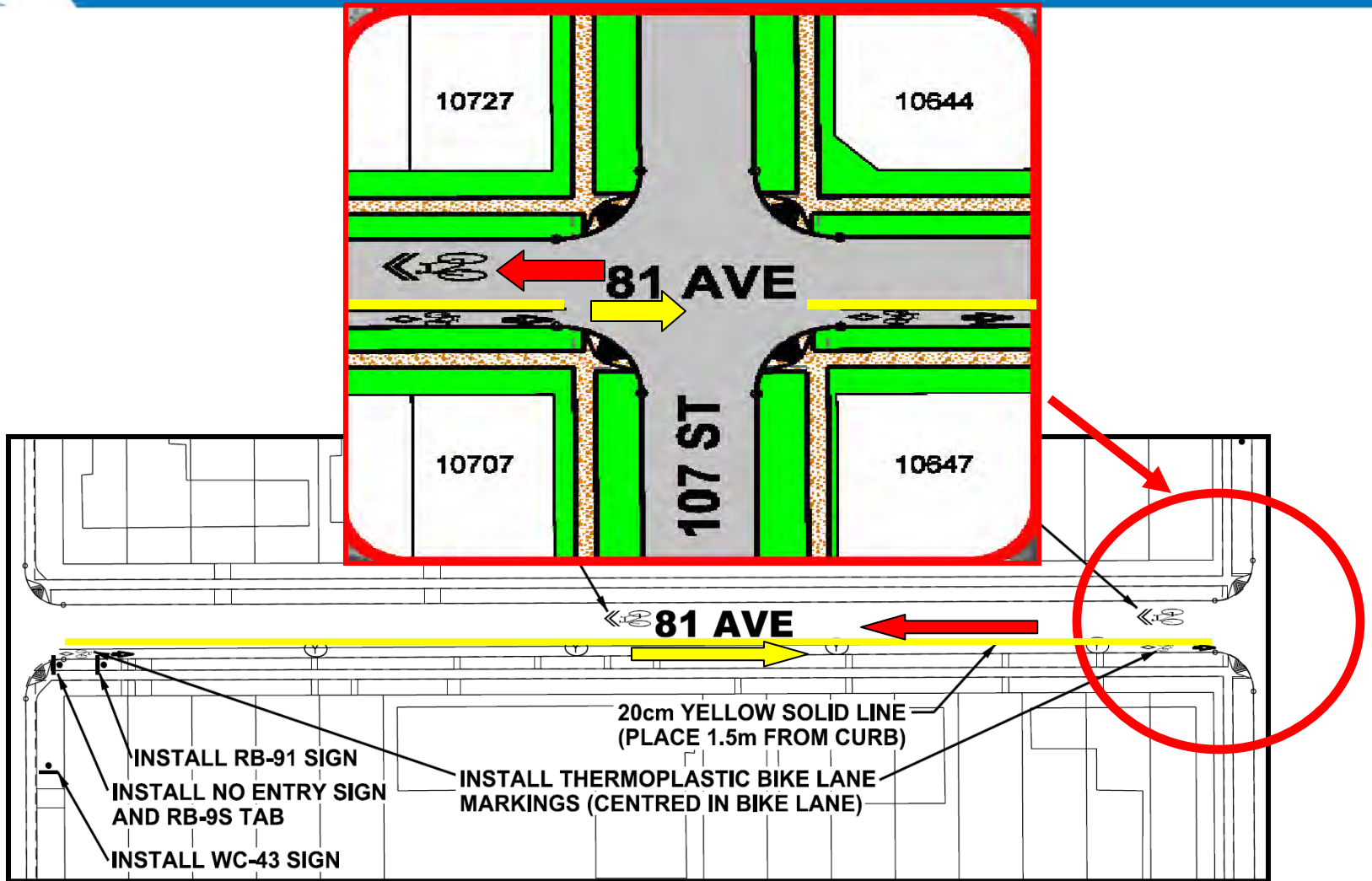
# What We Heard

- *Provide more shared-use lanes or sharrows on 81 Ave.*

## Response

- A new contra-flow bike lane and sharrows will be implemented on:
  - 81 Ave from 106 St to 109 St
  - 80 Ave from 105 St to 109 St
- There is no net loss of parking.
- Some parking on 80 Avenue will be shifted to the south side between 105 Street and 109 Street.

# What We Heard



# What We Heard

- *Provide a dedicated bike lane on 106 St and 76 Ave.*

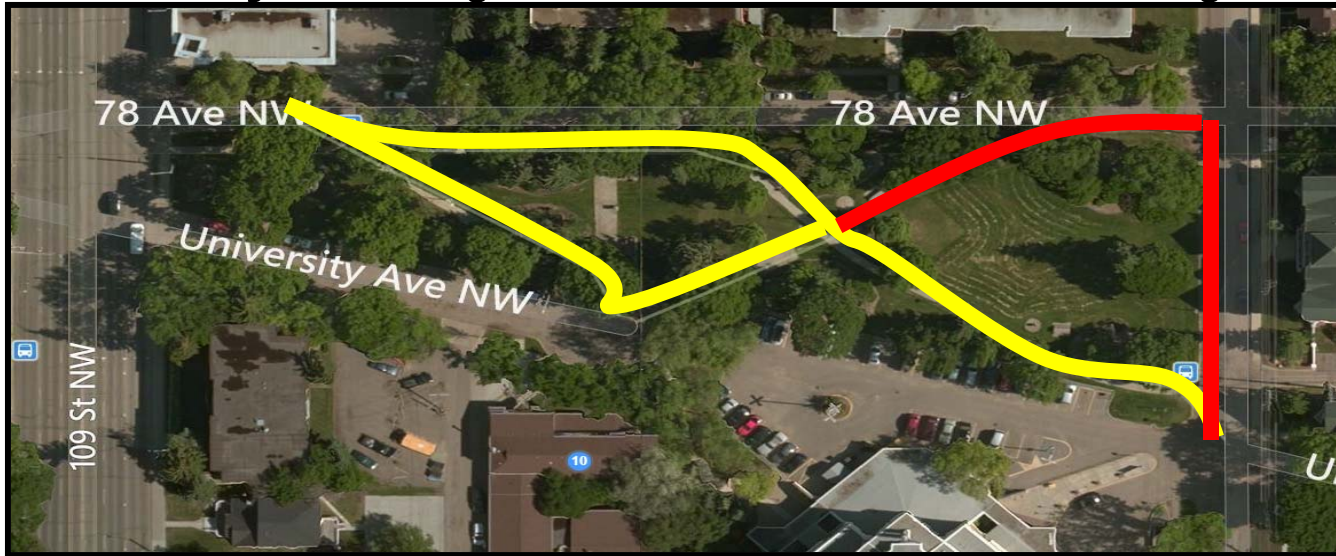


## Response

- Dedicated bike lanes currently exist on both 76 Ave and 106 St.
- The City is conducting a concept planning study for the 76 Ave and 106 St corridors which will explore how bicycles are accommodated.

# What We Heard

- *Redesign walkways through Joe Morris Park and along University Ave.*



## Response

- A new sidewalk will be constructed from the corner of 108 Street and 78 Ave to the existing sidewalks following the goat trail.
- The existing sidewalks will be reconstructed. In addition, a new sidewalk will be built on the east side of 108 St from 78 Ave to University Ave.



# What We Heard

- *Improve access into Queen Alexandra Park from 108 St and through the alleyway*



## Response

- Sidewalk will be built along the east side of 108 St from the alley to 73 Ave.
- Additional connections on the park site will not be made through this program.



# What We Heard

- *Please light the pathway to the east side of 75 Ave and 74 Ave between the houses and the running track.*
- *Connect path to 76 Ave.*

## Response

- Lighting will be added along the pathway.
- Any walkway connections will be identified with the development of the Rollie Miles Master Plan which will resume in 2015.



# What We Heard

- *Connect sidewalk from Rollie Miles to 75 Ave.*



**Sidewalk Extension**

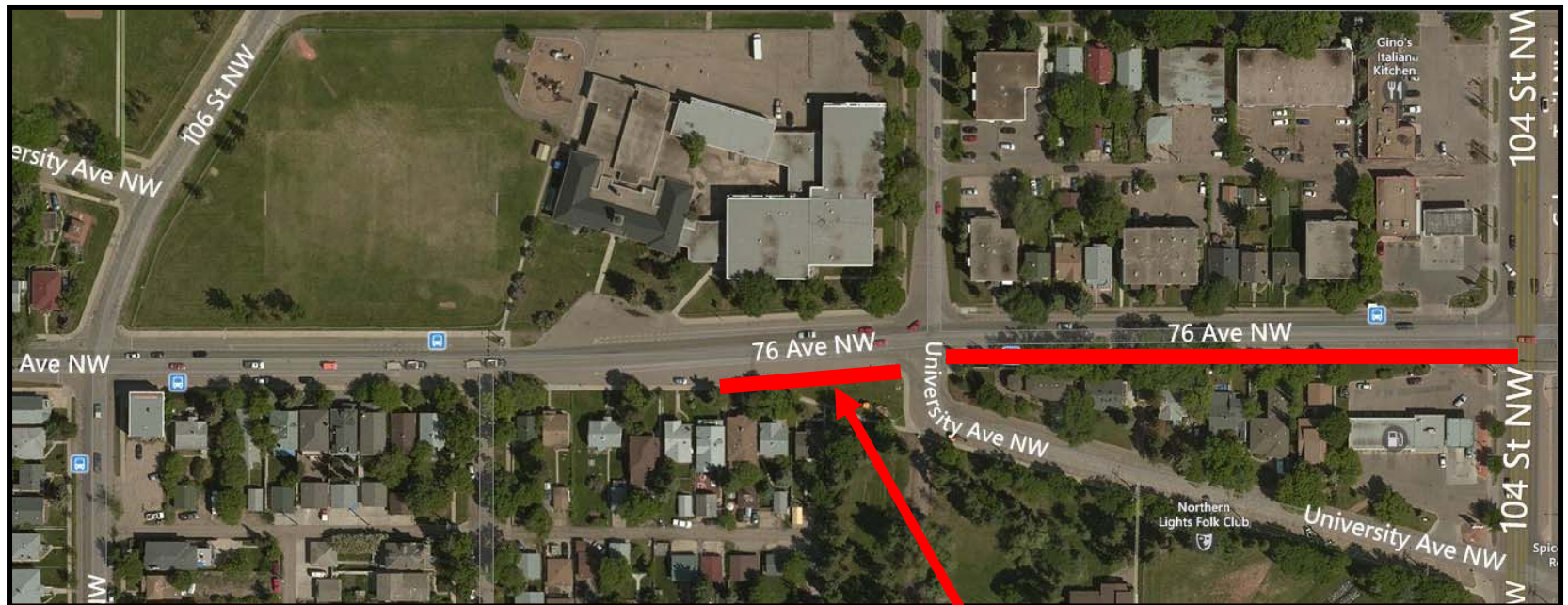
**75 Ave**

## Response

- A sidewalk extension will be built up to the fence to complete a missing link.

# What We Heard

- *Please add sidewalk on the south side of 76 Ave*



**New Sidewalk**

## Response

- A new sidewalk will be built on the south side of 76 Ave.

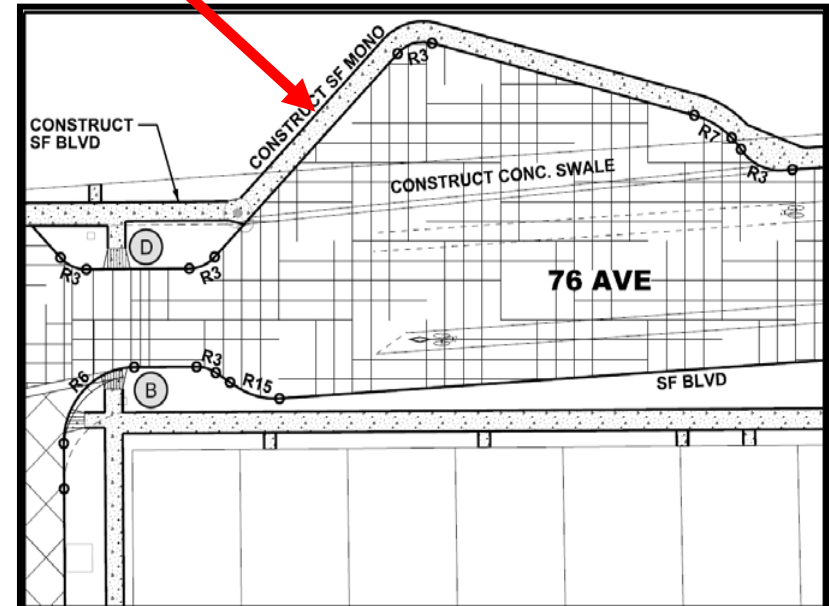


# What We Heard

- *Complete sidewalk connection in front of Mt. Carmel School.*



New Sidewalk

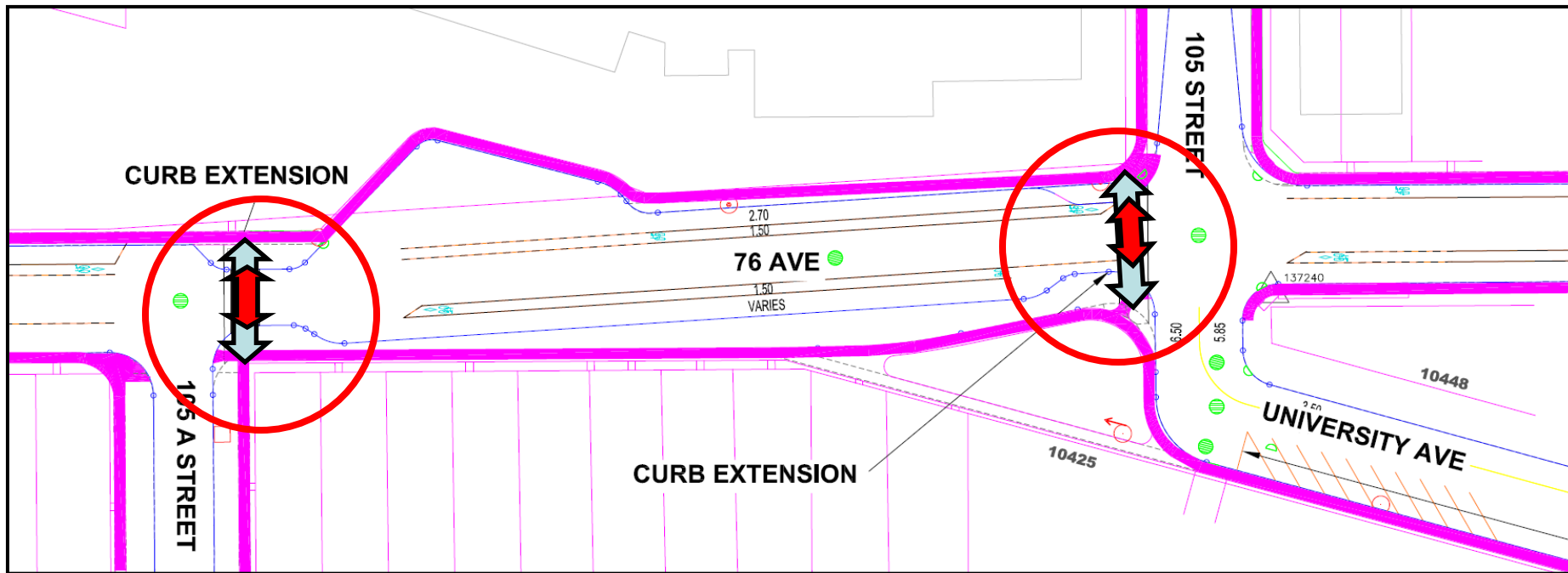


## Response:

- A new sidewalk will be constructed at the main entrance to Mt. Carmel School.

# Active Transportation

- Construct curb extensions at the intersections of 105A St/ 76 Ave and 105 St/ 76 Ave.

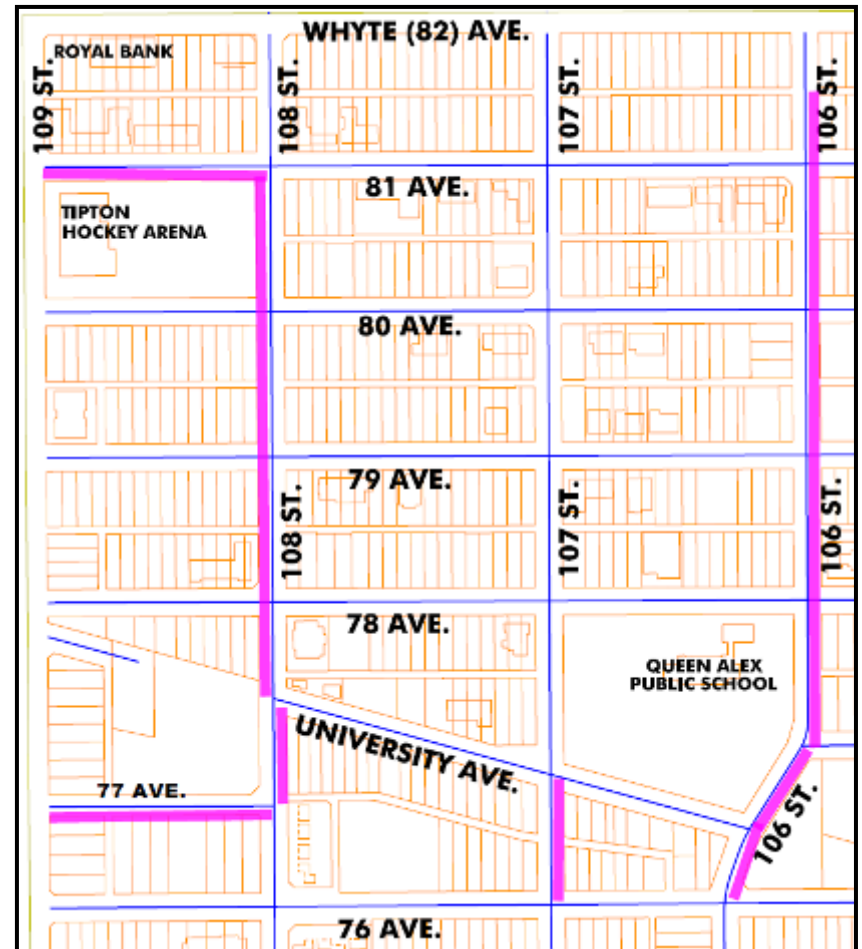




# Active transportation

## New Sidewalk Locations:

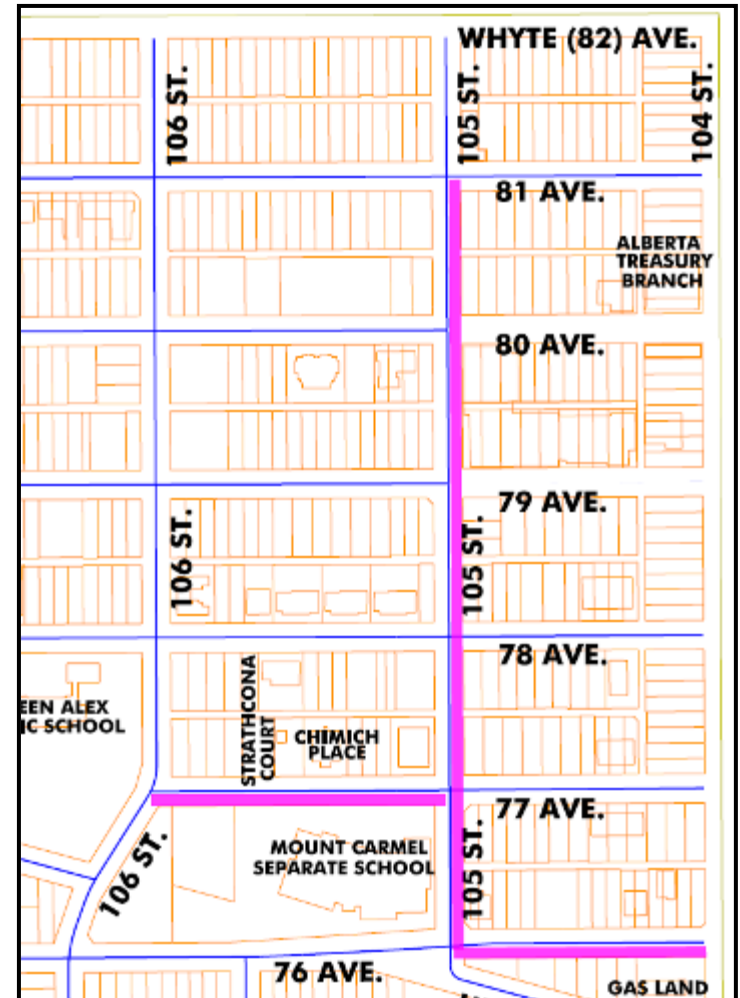
- 81 Ave (109 St to 108 St)
  - South
- 108 St (81 Ave to University Ave)
  - West
- 108 St (University Ave to 77 Ave)
  - East
- 77 Ave (109 St to 108 St)
  - South
- 107 St (University Ave to 76 Ave)
  - East
- 106 St (76 Ave to alley north of 81 Ave)
  - East



# Active transportation

## New Sidewalk Locations:

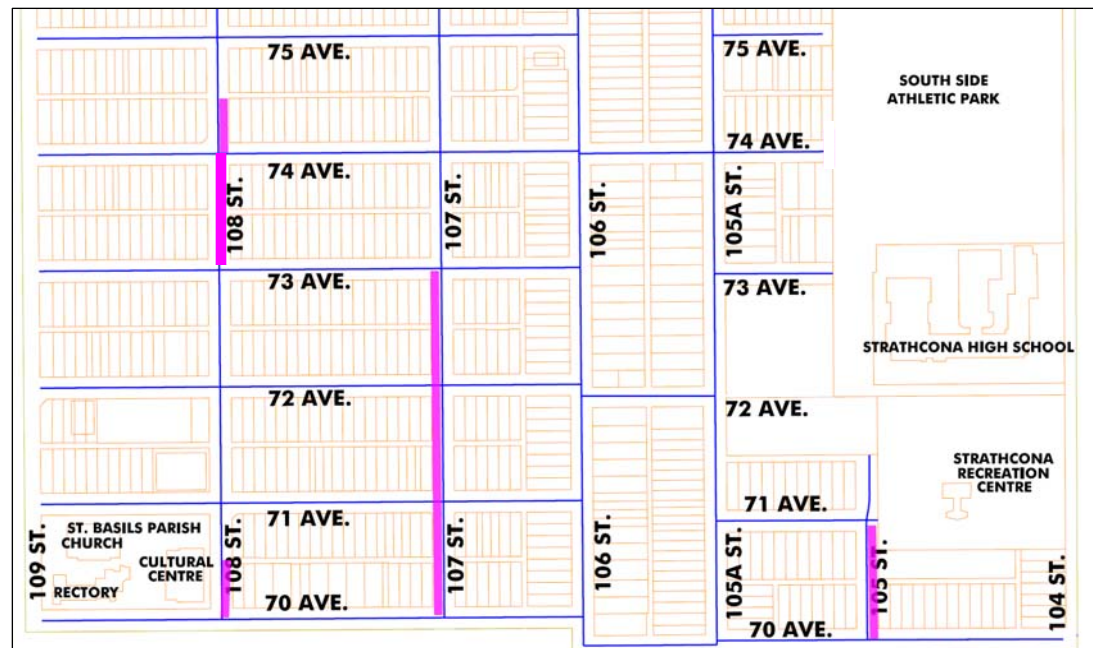
- 105 St (81 Ave to 76 Ave)
  - East
- 77 Ave (106 St to 105 St)
  - South
- 76 Ave (105 St to 104 St)
  - South



# Active transportation

## New Sidewalk Locations:

- 108 St (70 Ave to alley north of 70 Ave)
  - East
- 108 St (73 Ave to alley north of 74 Ave)
  - East
- 107 St (70 Ave to 73 Ave)
  - West
- 105 St (70 Ave to 71 Ave)
  - East





# More Information

Call: 311

Email: [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca)

Website: [edmonton.ca/BuildingGreatNeighbourhoods](http://edmonton.ca/BuildingGreatNeighbourhoods)

# CONSTRUCTION PROCESS



BEFORE



AFTER



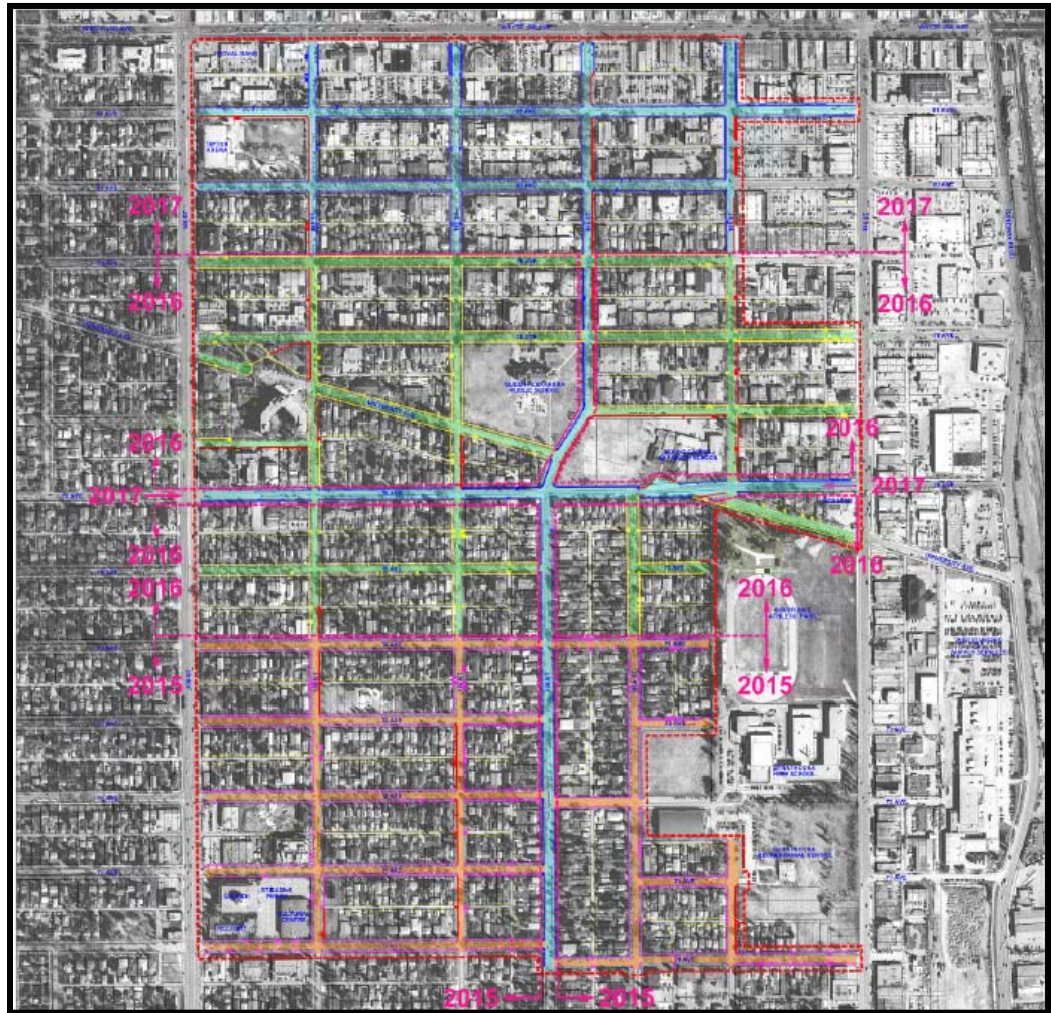


# Neighbourhood Renewal

- Engineering design plans prepared.
- Contract will be awarded to the lowest qualified bidder.
- Construction is completed (includes 2 year warranty period).

# Construction Staging

- Construction will be staged over three years (2015-17).
- 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





# Placement of Granular Base





# Setting Sidewalk Forms





# 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
- 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 Communications

- 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: Steve Schmidt

Phone: 780-423-6793

Email: [steve.schmidt@edmonton.ca](mailto:steve.schmidt@edmonton.ca)

Website: [edmonton.ca/neighbourhoodrenewal](http://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 within the municipality than to the municipality as a whole.
- A project to be paid for in part or in whole by a Local Improvement tax.



# Types of Local Improvement

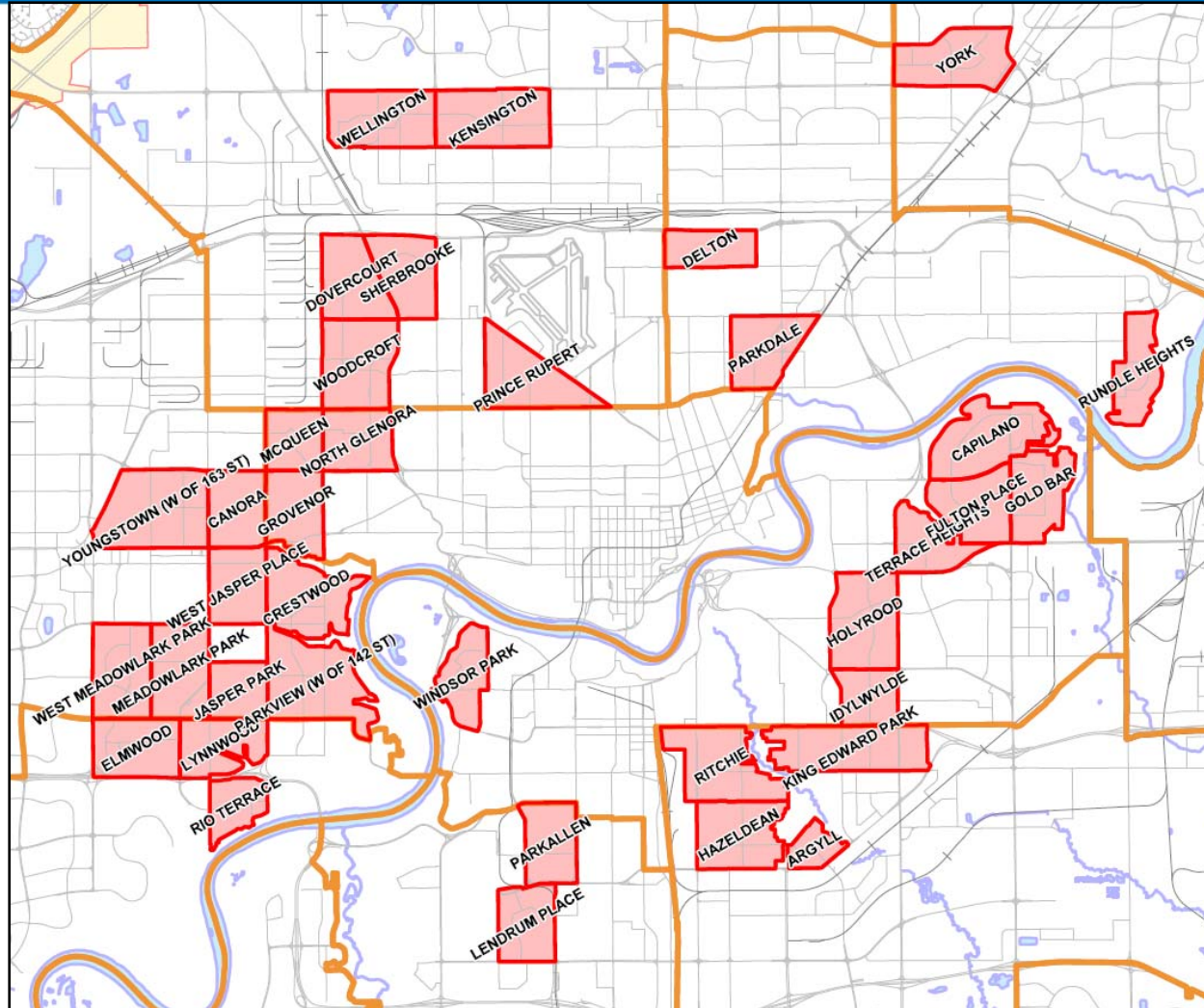
In your neighbourhood:

- Sidewalk reconstruction (50-50 cost share with City)

Other types of local improvement:

- Curb crossing
- Streetscaping
- Alley lighting
- 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 (amortized over 20 years)
- A typical 50 ft. (15.24 m) frontage would cost:
  - \$3,242.92 (one-time payment)
  - \$244.60 (amortized over 20 years)



# 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  
5903 - 102A AVENUE  
EDMONTON, ALBERTA  
T5J 3A3  
FAX (780) 944-7707

**Project# 04**  
Tax Roll# xxxxxxxx  
Ref: C

**January 12, 2015**

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**.

# 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, are opposed to the above local improvement project, as notified by the Capital Construction Department, 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 must be met. First, a majority (66% 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 motion 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 valid power of attorney authorizing the person to sign the petition.
4. The WITNESS must be in the Office of Execution of Witnesses (attached).

THIS DOCUMENT 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 LOANED TO YOU. IT IS TO BE RETURNED TO THE CITY OF EDMONTON, 10000 136th Avenue, Edmonton, Alberta T5N 1G4. (506) 243-7000.



# 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.

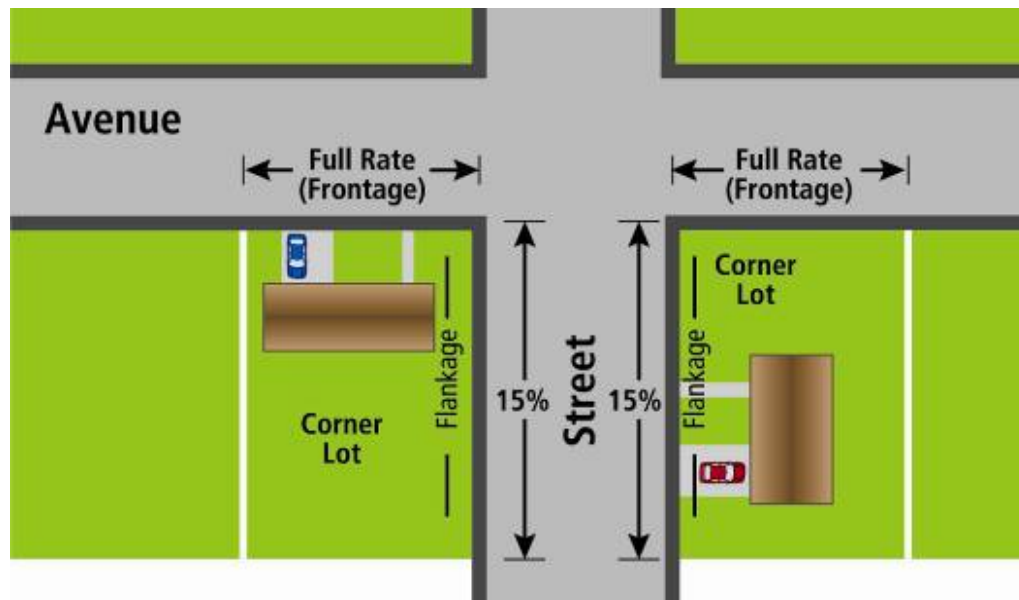
SWORN BEFORE ME at the \_\_\_\_\_ )  
City of \_\_\_\_\_ )  
In the Province of Alberta, this \_\_\_\_\_ )  
\_\_\_\_\_ day of \_\_\_\_\_, (Signature of Witness)  
20\_\_\_\_.

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

# 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.*

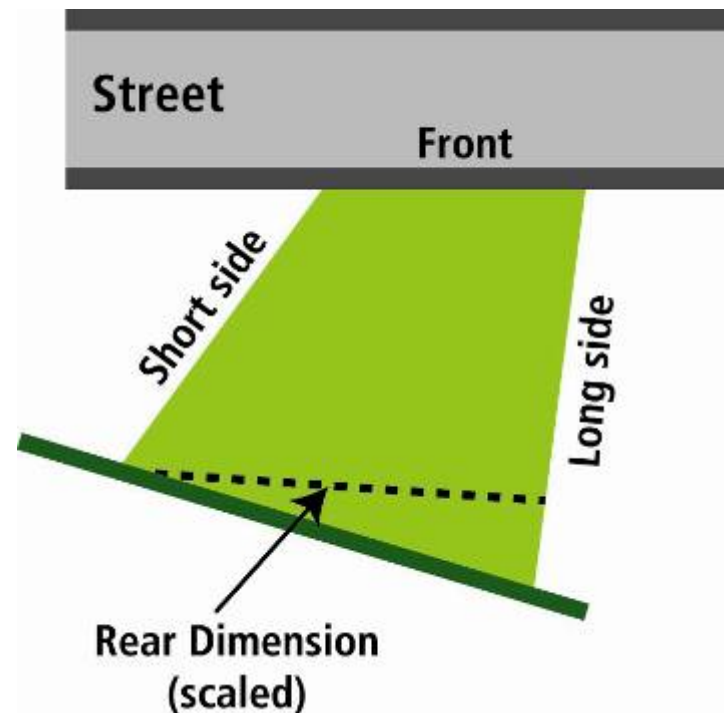


# Assessment Length: Pie-shaped or Odd-shaped Lots

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.*







# 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 / Virgilio Mendoza, CET)

Phone: (780) 944-7663

Email: [NeighbourhoodRenewal@edmonton.ca](mailto:NeighbourhoodRenewal@edmonton.ca)

Website: [edmonton.ca/LocalImprovements](http://edmonton.ca/LocalImprovements)