



Building Great Neighbourhoods

QUEEN MARY PARK



Public Involvement



- Community League Meeting #1:
October 23, 2014
- Public Meeting #2:
March 31, 2015
- Public Meeting #3:
February 18, 2016



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 Mary Park 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: **\$21 million**



Queen Mary Park Neighbourhood Reconstruction

Contributes toward:

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



Queen Mary Park Neighbourhood Design



Current sidewalk in Queen Mary Park

Design Considerations

- Intersection improvements
- Active transportation
- Road width



46 Street & 107A Avenue - Before



46 Street & 107A Avenue - After

Curb Type Design



Various factors are considered for curb type selection:

- Recommended pavement structure design
- Surface drainage along roadways
- Adjacent lot grades
- Frequency of driveways in the neighbourhood
- Size and number of trees in proximity to the sidewalks and curb and gutters

Curb Type for Curblin Sidewalks



- Local roads north of 109 Ave
- Due to pavement structure design required, will lessen the impacts to long, flat lots
- Consistent look and feel for the residential part of the neighbourhood



- School, business and park areas north of 109 Ave
- 111 Ave service road sidewalk
- 120 St medium industrial area
- North Edge business area

Local design constraints may cause curb and gutter type changes during construction to ensure positive surface drainage.

Curb Type for Boulevard Sidewalks



- All boulevard sidewalks in the neighbourhood
- Lessens impacts to mature trees
- Dropped curbs may be used to facilitate drainage

Local design constraints may cause curb and gutter type changes during construction to ensure positive surface drainage.

Boulevard Sidewalk Tree Offsets

- Proactively identified areas for shifting sidewalk from trees
- Provides more room for mature trees to grow
- May reduce future root conflicts



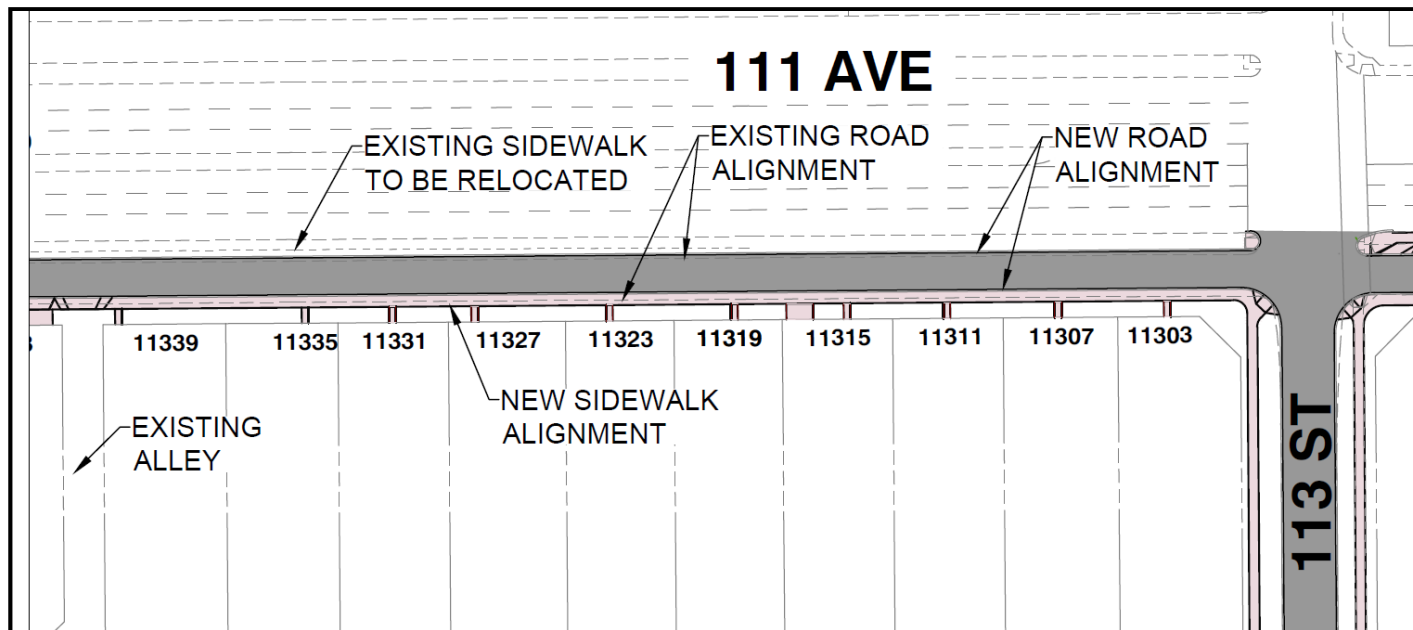
What We Heard - Y to T Intersections

- *It's great that they are redesigning 110 Avenue and 110 Street to remove the islands and making T-intersections.*
- *I applaud the realignment of 110 Avenue around Queen Mary Park - much safer. Especially safe for students/pedestrians.*



What We Heard - 111 Avenue Sidewalk Relocation

- *Disagree with moving the sidewalk on 111 Avenue. Problems with destruction of mature trees. Area residents do not use this sidewalk.*
- *We live on 111 Avenue and 113 Street so our service road will be moved and sidewalk. We found the meeting helpful. Thanks!*



What We Heard - 111 Avenue Sidewalk Relocation

Response:

- New back of the sidewalk will be approx. 0.3m from the back of the existing curb
 - Anticipate 4 City tree conflicts (air spade to confirm)
 - Adjacent property owners will be notified of removals





What We Heard - Parking Concerns

- *Many parking concerns in Queen Mary Park!*
- *Will parking on 113 Street ever be restricted to one side?*
- *Will there be continued parking on 110 Street on both sides and going on 110 Avenue to 109 Street?*
- *STOP the parking on both sides of 110 Street & 110 Avenue.*

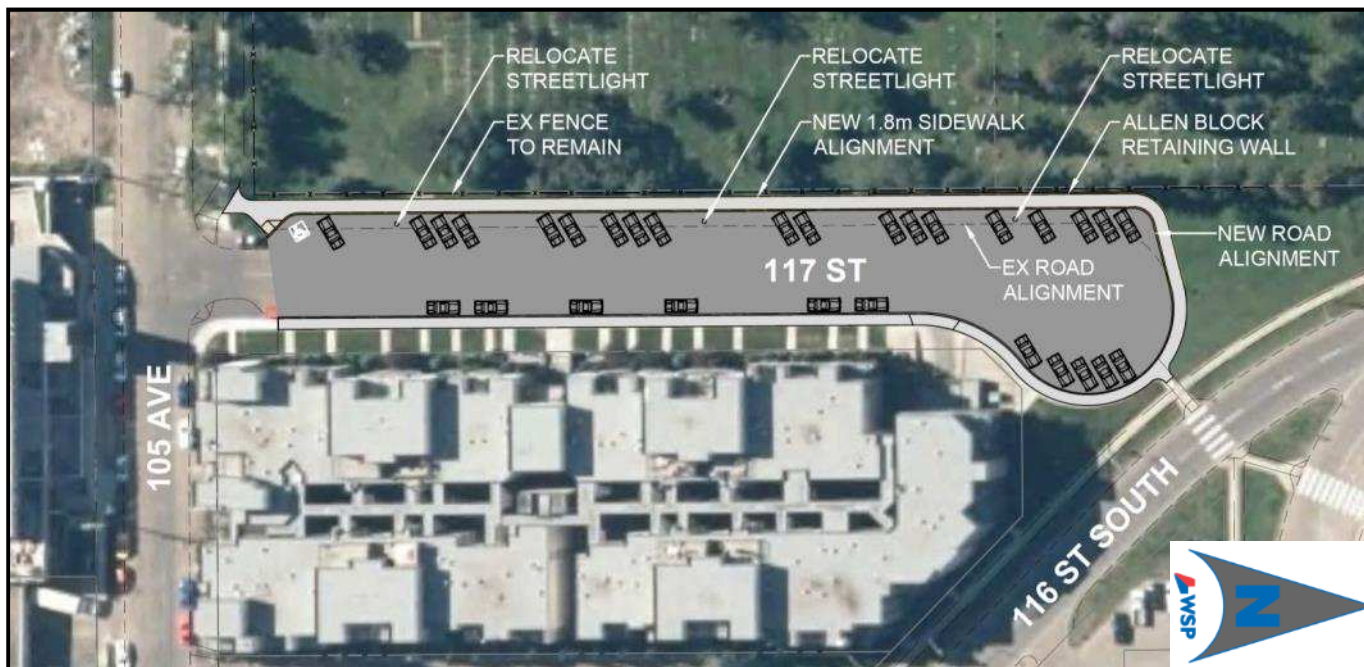
Response:

- Council-driven report evaluating 7 downtown neighbourhoods will be presented to Council later this year
- Any outcomes will be presented and discussed with Queen Mary Park Community League representatives prior to implementation

What We Heard - Parking Concerns

117 Street Parking Improvements

- Widened for angle parking along the west side
- Creates an additional 20 stalls
- Parking Management will review restrictions upon completion of construction



What We Heard - 116 Street Curb Extensions

- *Not happy about the suggestion of removing plants from traffic calming curb on 109 Avenue & 116 Street. More greenery - not less...please!*
- *Traffic bulbs at 116 Street and 110 Avenue - landscaping needs to be changed as the mulch quickly ages and gets messy looking very quickly.*



What We Heard - 116 Street Curb Extensions

Response:

- Widened bulbs by 0.25m on each side of the street
- Widened concrete header to protect plants
- Selected new hearty, drought tolerant plants that flourish in urban settings



Requesting community input on plants



GOUTWEED



**RUSSIAN
SAGE**



**BLUE
OAT GRASS**



**JAPANESE
SPURGE**



DAYLILY



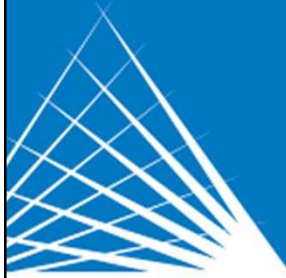
**RIBBON
GRASS**

What We Heard - 116 Street Curb Extensions



What We Heard - 116 Street Curb Extensions





Great Neighbourhoods Capital Program



Harry Hardin Park in Fulton Place - Before



Harry Hardin Park in Fulton Place - After



What We Heard - Shared Use Path Connection

- *I would like an assessment of the proposed shared path that goes through the park area to see if it should be a lit path.*
- *This connection is an important and currently well-utilized east west connection. However, the proposed concept does not put the connecting trails where the Parks Committee concept plans have placed them.*

Response:

- Pedestrian-level lighting is being planned
- Alignment in the park was revised in summer with Community League to coordinate with the Parks Plan

What We Heard - Shared Use Path Connection

Westmount-Queen Mary Park Connection





What We Heard - Alley Relocation for Park Space

- *I like the Queen Mary Park improvements. The bike lane through the park and removing the lane and splitting it in 2 parts.*
- *This is a high priority for the Parks committee, and the Community League. Every effort should be made to have this work done as part of the renewal work.*

Response:

- Larger separation from the flanking properties
- Wooden bollards to discourage vehicles in the park space

What We Heard - Alley Relocation for Park Space

Alley Relocation





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

Queen Mary Park Construction Process



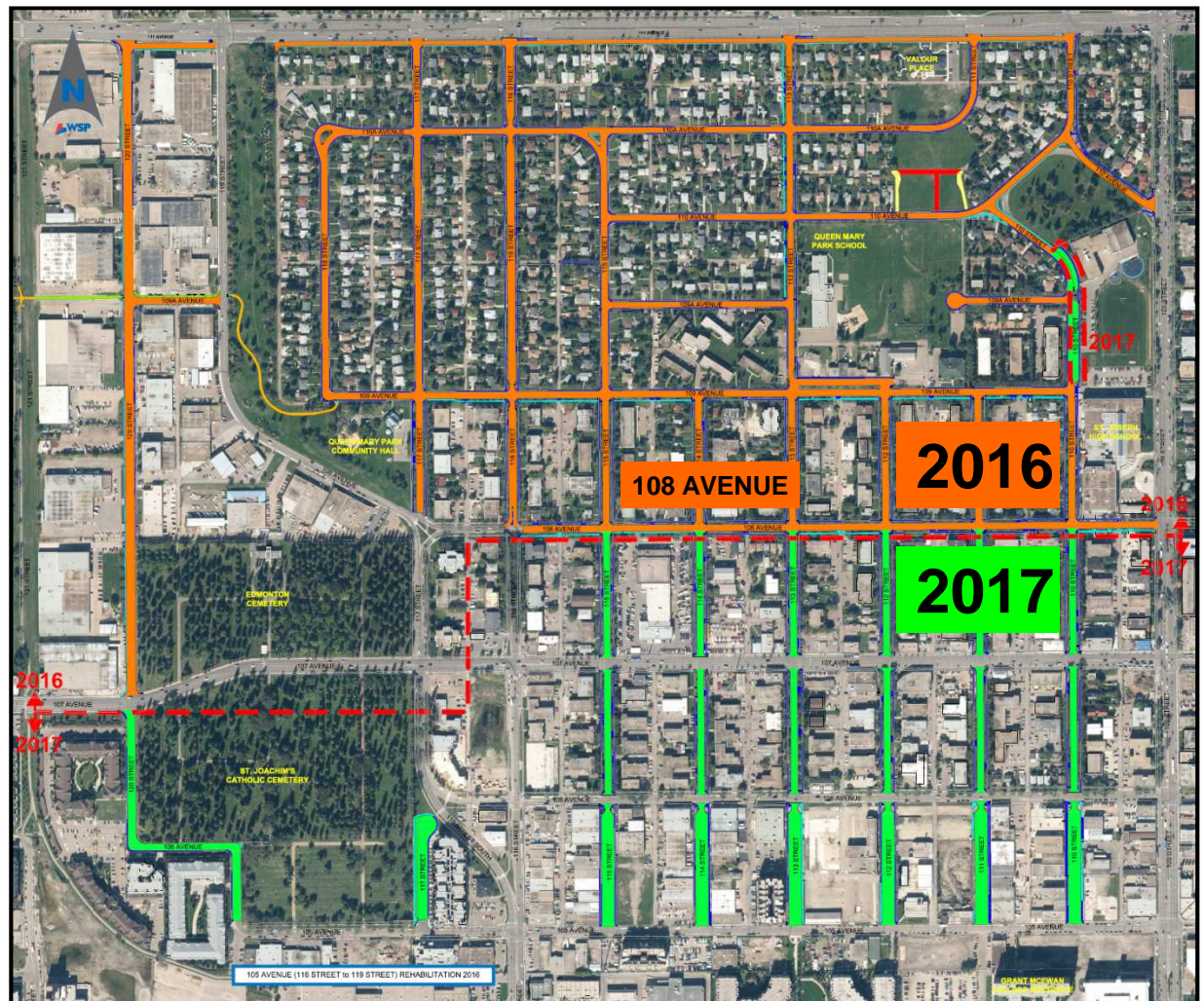
BEFORE



AFTER

Construction Staging

- Construction will be staged over two years (2016-17).
- 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



Setting Sidewalk Forms



Placement of Granular Base



Hand Poured Sidewalk



Machine Poured Sidewalk



Mature Trees and Roots





Curb Ramps at Corners



Private Connector Sidewalks





Private Crossings: Boulevard Sidewalk



Private Crossings: Curbline Sidewalk





Gravel Driveway Accesses

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: Without Upgrade



BEFORE



AFTER

Gravel Driveway Access: With Upgrade



BEFORE



AFTER

Landscaping



Landscaping Issues: Curblin Sidewalk



Road Reclamation



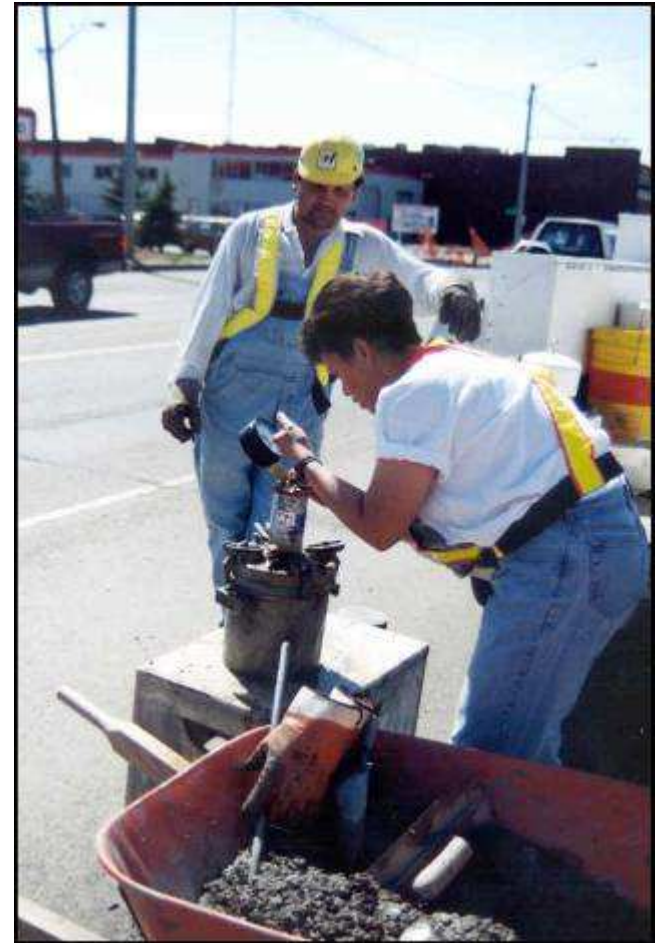
Ready for Paving



Paving



Quality Assurance



Defeated Local Improvement Asphalt Patching



Defeated Local Improvement Grinding



Defeated Local Improvement Mud-Jacking



Completed Project

BEFORE



AFTER





Neighbourhood Renewal

- Contract awarded to the lowest qualified bidder.
- Construction Completion Certificate (CCC) issued at the **end of each construction season.**

 Address deficiencies

- Final Acceptance Certificate (FAC) issued **two years** after CCC.

 Address deficiencies

- Two-year contractor warranty period **starts after** issuing CCC.
 - Includes materials and workmanship only.

Construction Communication

- Construction bulletins provided:
 - Beginning of construction season (by City)
 - Prior to construction adjacent to your property (by contractor)
- No parking 48 hours before construction
- Contact us for:
 - Access needs
 - Scheduling information





Information & Feedback

Contact: Mike Bindas, P. Eng.

Phone: 780-495-9963

Email: mike.bindas@edmonton.ca

Website: edmonton.ca/neighbourhoodrenewal



Local Improvement Process





What is a Local Improvement?

- A construction project undertaken **near or adjacent to your property**
- City Council considers it of **greater benefit to an area** than to the municipality as a whole
- Paid **in whole** or **in part** by property owner through a **local Improvement tax**
- Regulated by the Provincial ***Municipal Government Act***



Types of Local Improvement

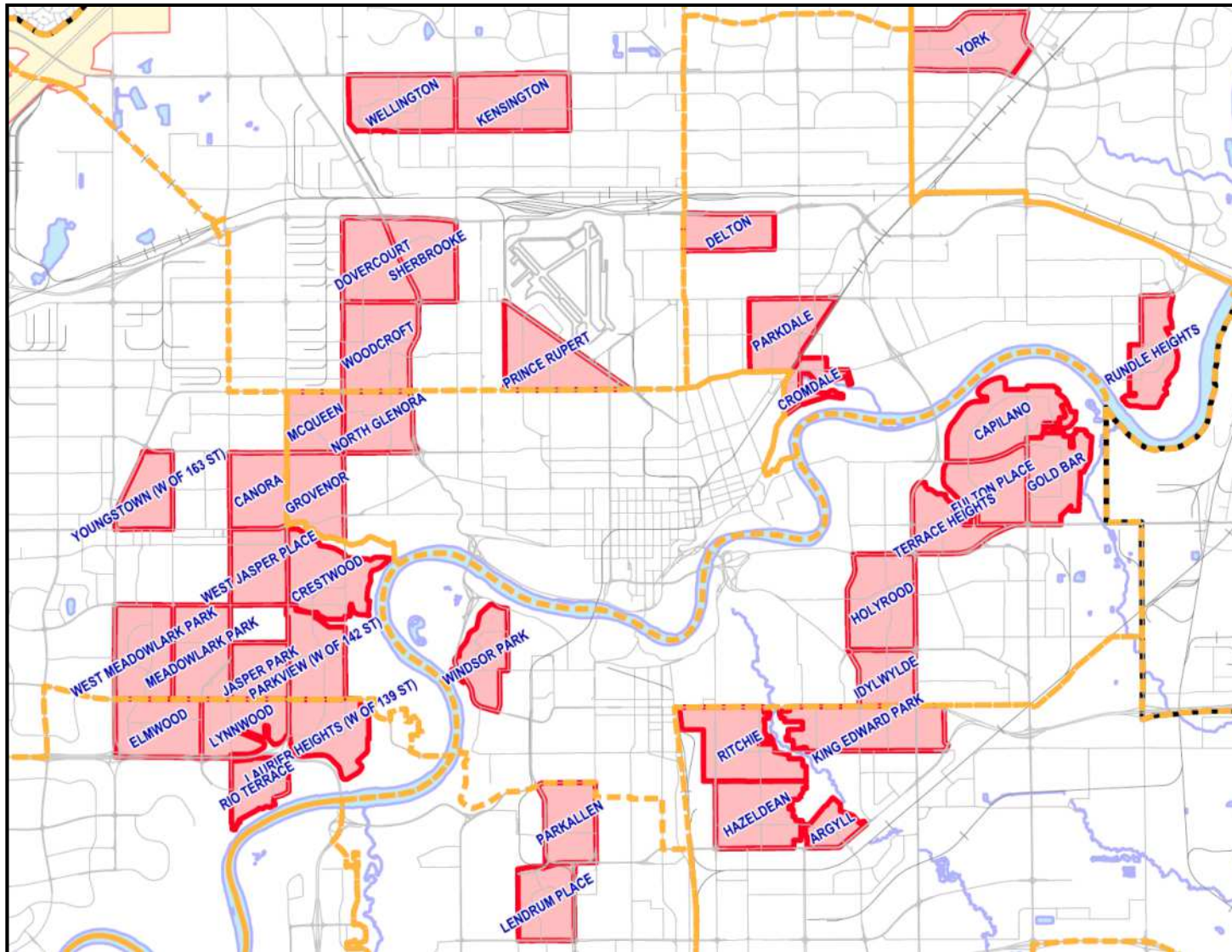
In your neighbourhood:

- Sidewalk reconstruction: 50-50 cost share with City

Other types of local improvement:

- 100% property owner funded sidewalks
- Curb crossing
- Alley lighting
- Streetscaping
- Alley renewal (reconstruction or resurfacing)

Neighbourhoods with Sidewalk Local Improvement



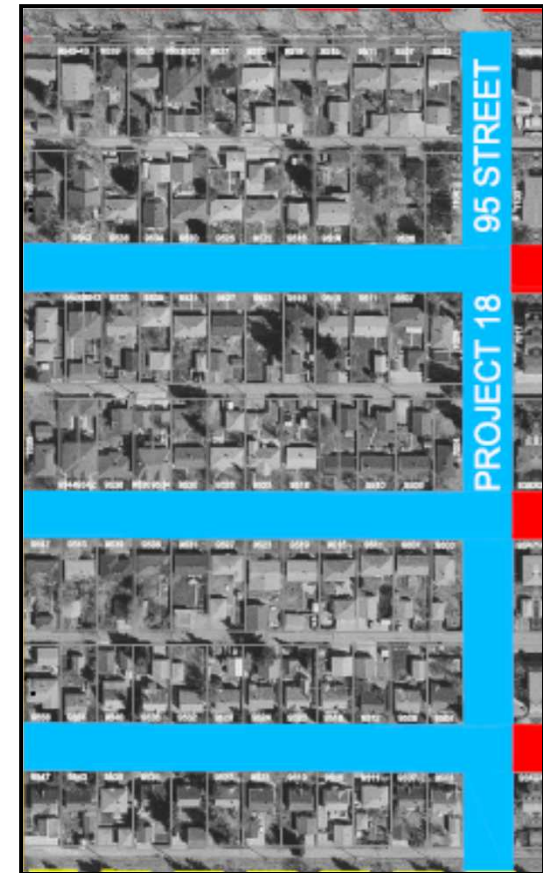
50-50 Cost Share for Sidewalks

- 2016 Local Improvement sidewalk rates:
 - \$204.21/m (one-time payment)
 - \$14.29/m (yearly rate over 20 years)
- A typical 50 ft. (15.24 m) frontage would cost:
 - \$3,112.16 (one-time payment)
 - \$217.78 (yearly rate over 20 years)



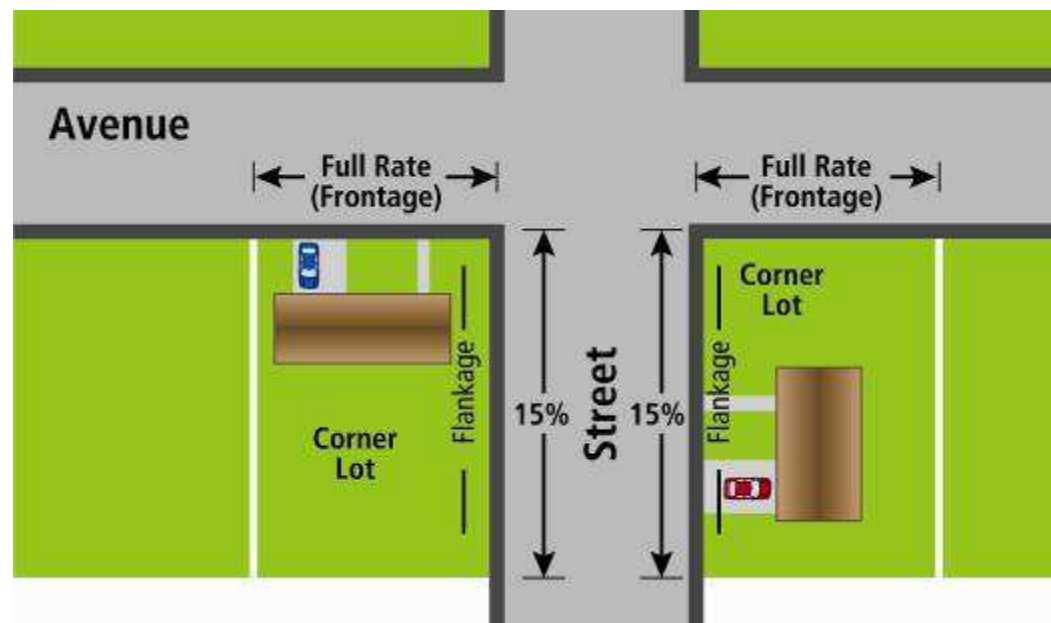
50-50 Cost Share for Sidewalks

- Done by project area
- Map of project area provided with Local Improvement Notice
- If 50 % + 1 of property owners in any given project area petition against the local improvement, it is defeated
- If defeated, property owners will be notified, otherwise, construction will proceed as proposed



Assessment Length: Frontage

- Frontage length is the shorter side of the lot
- The orientation of the house does not have an effect on the frontage calculation

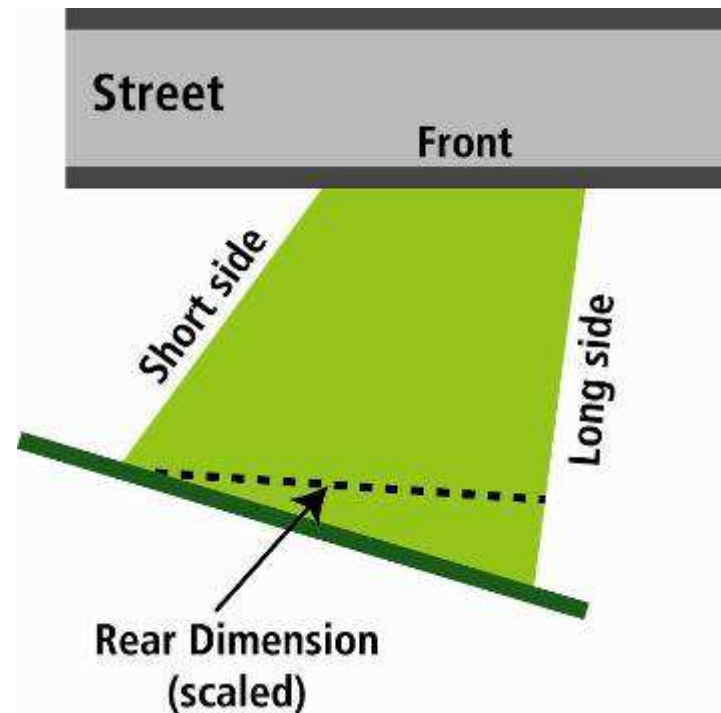


Assessment Length: Pie-shaped or Odd-shaped Lots

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

Integrated Infrastructure Services | City of Edmonton
Transportation Infrastructure
Neighbourhood Renewal Program

7th floor
Century Place
9805-102A Avenue
Edmonton, AB T5J 3A3
Canada
edmonton.ca



LOCAL IMPROVEMENT NOTICE

January 25, 2016

MR PROPERTY OWNER MRS PROPERTY OWNER

6969 66A AVENUE NW
EDMONTON AB S5X 5E9

RE: Proposed Sidewalk Local Improvement

Local Improvements are proposed in Lansdowne Neighbourhood for construction in 2016 and 2017 and includes sidewalk reconstruction. The details of the local improvement assessment for your property are indicated below.

The total cost for all sidewalk local improvements in your neighbourhood is \$3,411,966.00 and the cost is split - 50% paid by the benefitting property owners and 50% is paid by the City at large. Your cost for this improvement is shown below.

Sidewalk Local Improvement Details for Project 1

Tax Roll #	Address	Estimated Length (m)	Payment Options	
			Cost per year*	One Time Cost*
XXXXXXX	6969 66A AVENUE NW	15.24	217.78	3,112.16

* Costs are determined by multiplying the estimated length by the uniform tax rate described on the back side of this sheet.

You have the option to petition against the proposed local improvement. If you choose to petition against, the petition must be received within 30 days of this notice, February 18, 2016. The local improvements are being constructed in accordance with provincial legislation**. For more details regarding this assessment or the local improvement process refer to the back of this sheet and the information included.

Please note, condominium owners receive a notice for each condo unit, parking stall and storage unit that have a separate tax roll number. The Address description in the table above for some of these may have no entries.

** Provincial Legislation refer to section 393(1) of the *Municipal Government Act, R.S.A 2000, c M-26 (MGA)*

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					
<small>We, the registered owners, are opposed to the above local improvement project, as notified by the Transportation Services, and do not wish it to proceed.</small>					
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:					
<small>1. To cancel this project, two conditions <u>must</u> be met. First, a majority (50% 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.</small>					
<small>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.</small>					
<small>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 certificate authorizing the person to sign the petition.</small>					
<small>4. The WITNESS <u>must</u> fill in the "Affidavit of Execution of Witness", (attached).</small>					
<small>This personal information is being collected under the authority of sections 392 & 395 of the Municipal Government Act, R.S.A. 2000, c. M-26 and will be used to process your petition against the Local Improvement project. It is protected by the privacy provisions Section 33 (c) of the Freedom of Information and Protection of Privacy Act, R.S.A. 2000, c. F-29. If you have any questions about the collection of personal information, please contact the F.O.I.P. office at (780) 496-2807.</small>					

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____,

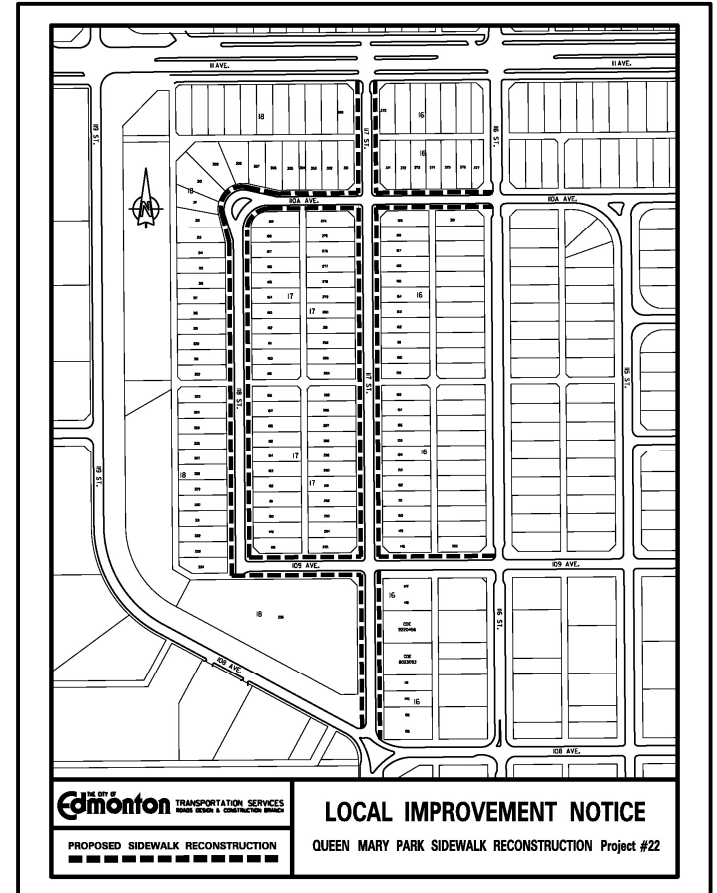
A COMMISSIONER FOR OATHS in and for
the Province of Alberta

(Print Name & Expiry Date or Affix Stamp)

Local Improvement Project Map

Package includes:

- Invitation
- Notice
- Petition Form
- Affidavit of Execution
- **Local Improvement Project Map**
- Neighbourhood Renewal Brochure





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**



Information & Feedback

Contact: Virgilio Mendoza, CET

Phone: 780-944-7672

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 in spring 2016