



Building Great Neighbourhoods

WESTMOUNT





We are here today to...

- Explain Building Great Neighbourhoods.
- Present the preliminary designs.
- Ask for feedback on the design.
- **Highlight** where we are in the local improvement process.



Building Great Neighbourhoods

Building Great Neighbourhoods 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.
- Co-ordinating 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.

Complete Streets Pilot

- Pilot to integrate Complete Streets into the Building Great Neighbourhoods framework
- A flexible approach to providing designs that reflect the needs of the neighbourhood
- Provide citizens an opportunity to discuss design possibilities in the neighbourhood



Neighbourhood Renewal



BEFORE



AFTER

Meeting 1 - Concept *with Community League*



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. Discuss the role of the community league.
- Informed about Complete Streets pilot.
- Drainage Department has initiated the inspection and renewal of the sewer system.

Meeting 2 - Concept *with Residents*



Discussion:

- Explain the Neighbourhood renewal process and Complete streets pilot project.
- Present the scope of work for the Westmount neighbourhood.
- Ask for local knowledge and ideas for 4 specific areas and in general.
- Highlight the local improvement process and how it works.



Meeting 3 - *TODAY*

Preliminary Design Feedback

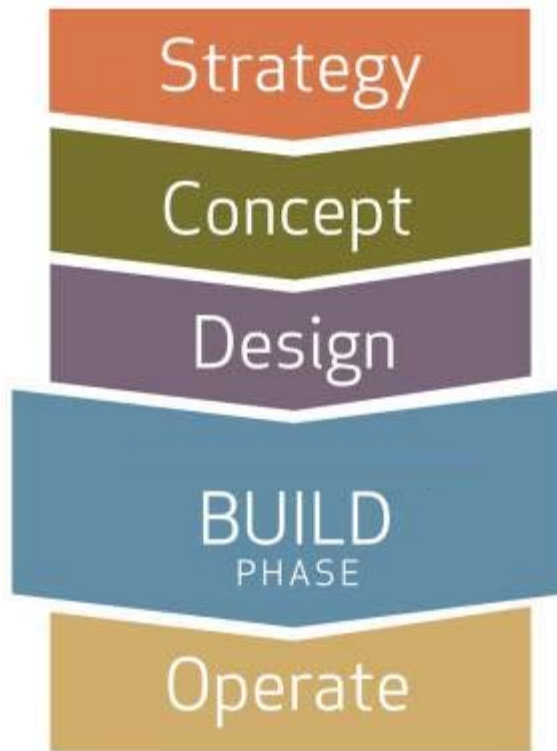


We ask that you review and advise us of any improvements we could make to the presented design, which was informed by:

- What we heard from residents.
- City policy.
- Technical considerations.
- Coordination opportunities.

This will help us with our final design.

Meeting 4 – Pre-construction



Discussion:

- Present the final design for Westmount.
- Explain what to expect during construction.
- Examine the specifics of local improvements and how they work.

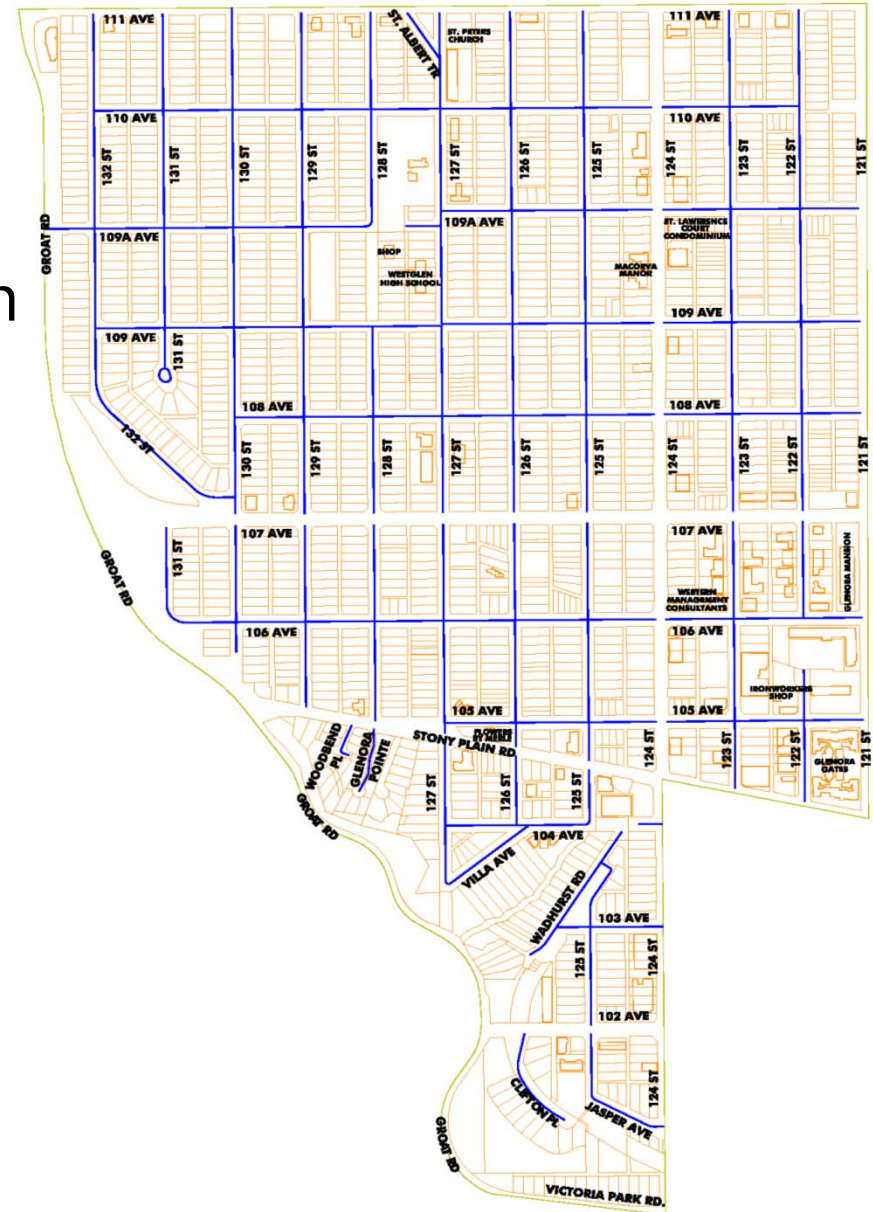
This meeting is scheduled for
February 12, 2015



WESTMOUNT NEIGHBOURHOOD RENEWAL PROGRAM

Neighbourhood condition & scope

- Infrastructure:
 - ~ 60 years old
 - very poor to fair condition
- Conceptual estimate:
 - ~\$40 million
 - Replace collector and local roads
 - Replace curb and gutter
 - Replace sidewalks
 - Replace standard streetlights



DESIGN CONSIDERATIONS



CURB DESIGN

- Straight face
 - Monowalk
 - Boulevard walk
- Roll face
 - Monowalk
 - Boulevard walk



What We Heard

- *Curb-style preferences*

Response

- Based on road type, adjacent land use, lot grades, trees and road widths.
- Straight-face and roll-face curbs will be installed as required.



ROAD WIDTH

- Roads may be resized to improve functionality
 - Widening
 - Narrowing
 - Realigning



What We Heard

- *Angle parking on 109 Ave and 108 Ave, at 124 St, causes significant congestion for traffic.*

Response

- Adequate parking and vehicle flow are both valued in these areas.
- Asphalt surface will be widened.

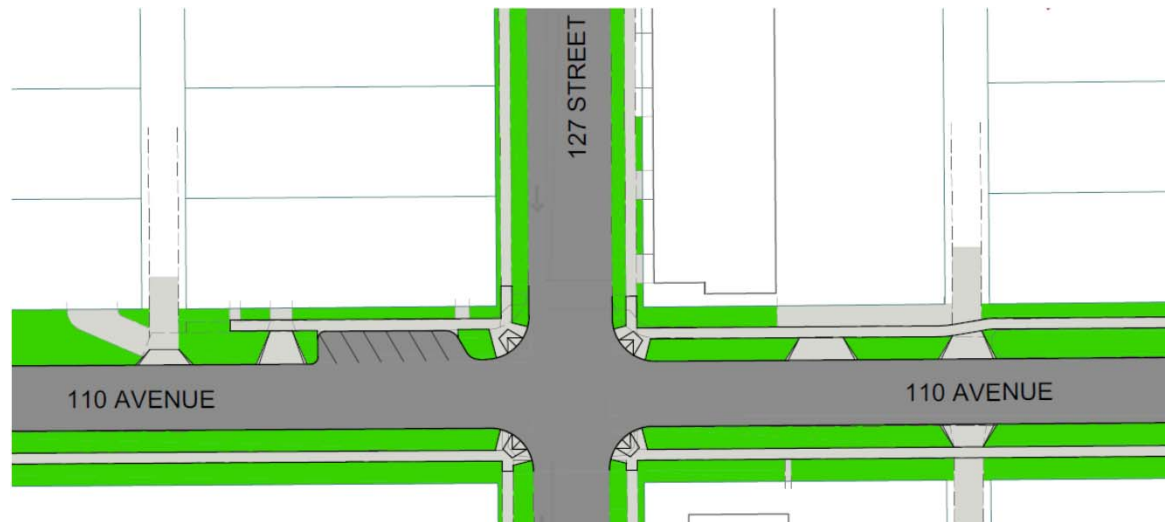


Road width changes

- *North side of 110 Ave from alley west of 127 St to 127 St.*
- *North side of 110 Ave from 127 St to alley east of 127 St.*

Rationale

- Eliminate the confusing space on the west side of the angle parking.
- Clearly define existing accesses.
- Current parking conditions will not change.

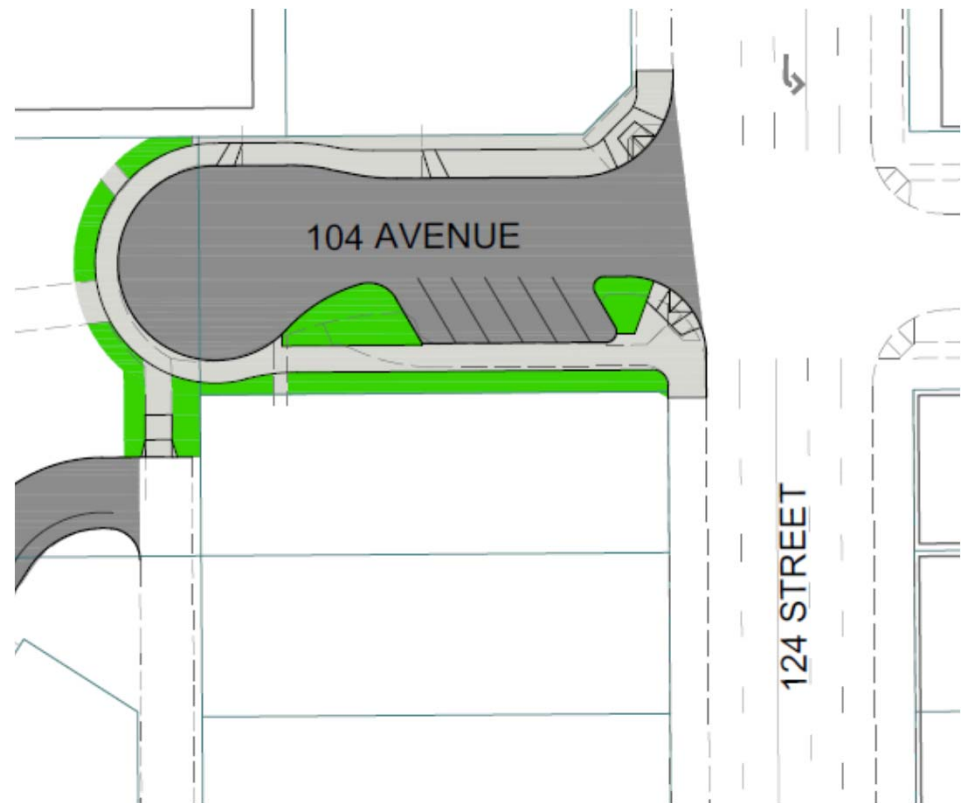


Road width changes

- *South side of 104 Ave west of 124 St.*

Rationale

- Eliminate vehicle overhang into the driving lane.



Road width changes

- *West side of Clifton Place.*

Rationale

- Maintain consistent road width.
- Benefit existing trees.



INTERSECTION IMPROVEMENTS

- Intersections may be adjusted to improve functionality:
 - Add curb ramps.
 - improve curb radius.
 - improve the overall operation.

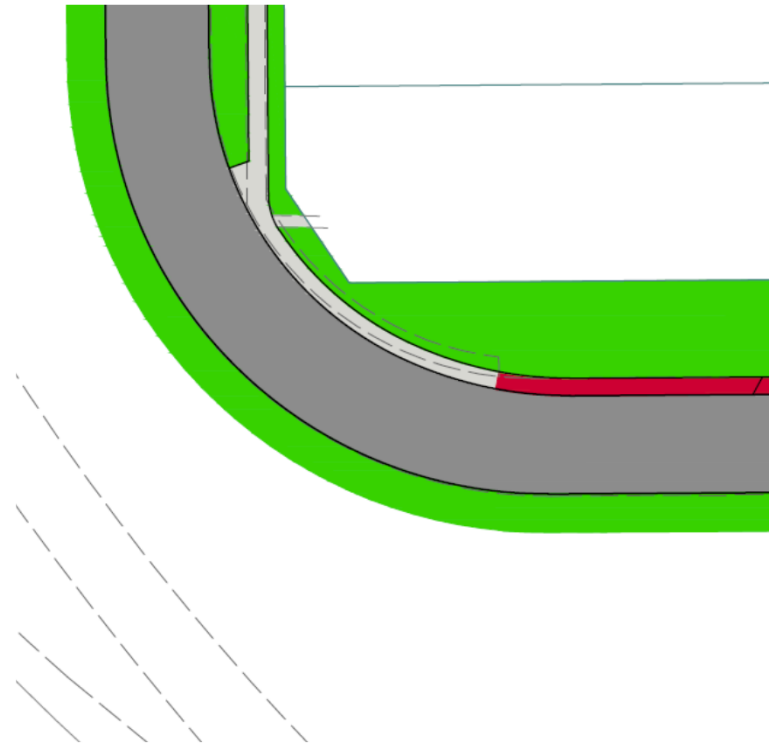


What We Heard

- *Poor sightlines at corner of 106 Ave where it turns north to 131 St.*

Response

- Constrained between private property, mature trees and steep grades.
- No reported collisions.
- Low risk conditions.
- Maintain existing alignment.

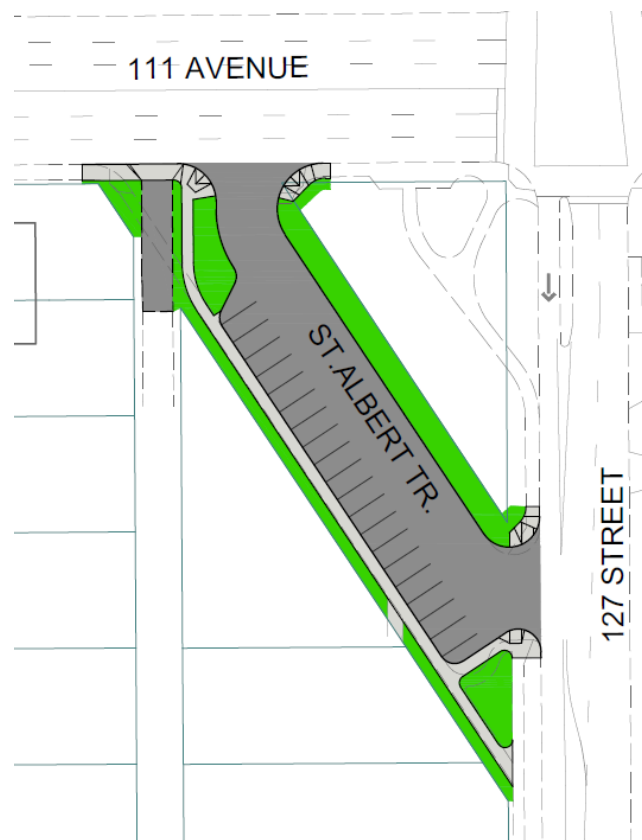


Intersection improvements

- *St. Albert Trail at 111 Ave.*
- *St. Albert Trail at 127 St.*

Rationale

- Define existing accesses.
- Define current parking configuration.
- Reduce pedestrian crossing distances.
- Increase green space.

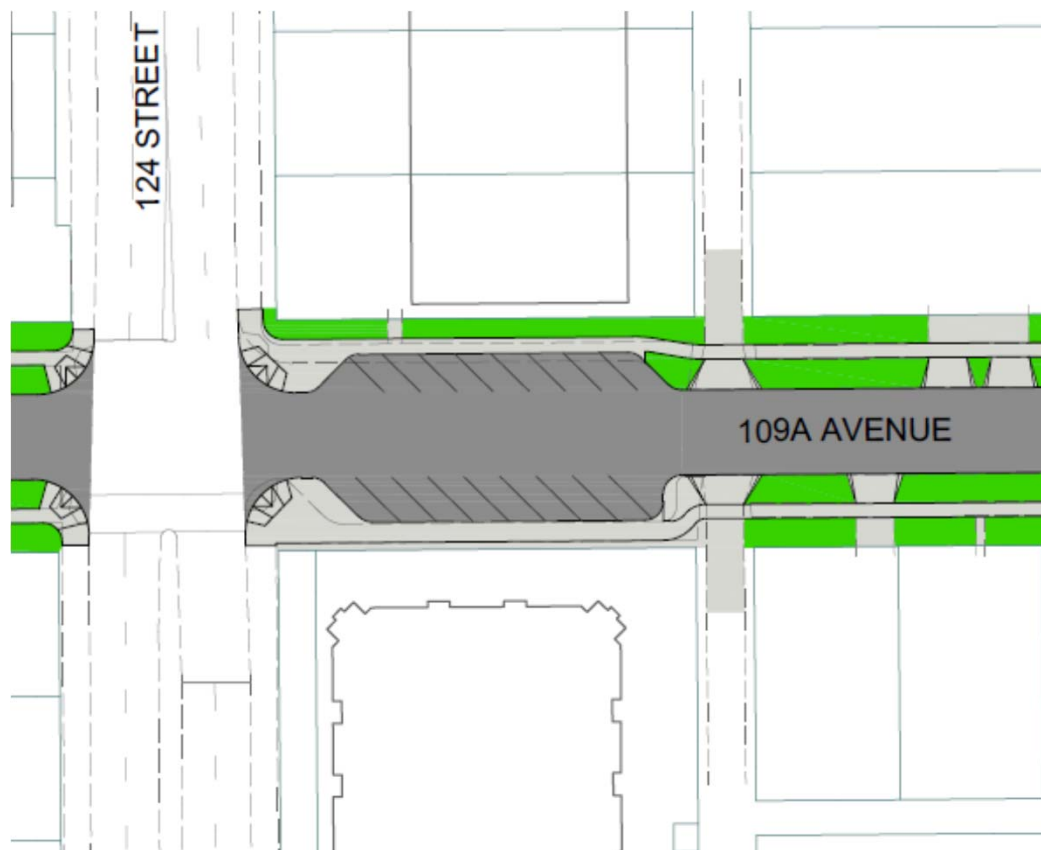


Intersection improvements

- *109A Ave at 124 St.*

Rationale

- Define current parking configuration.
- Reduce pedestrian crossing distances.

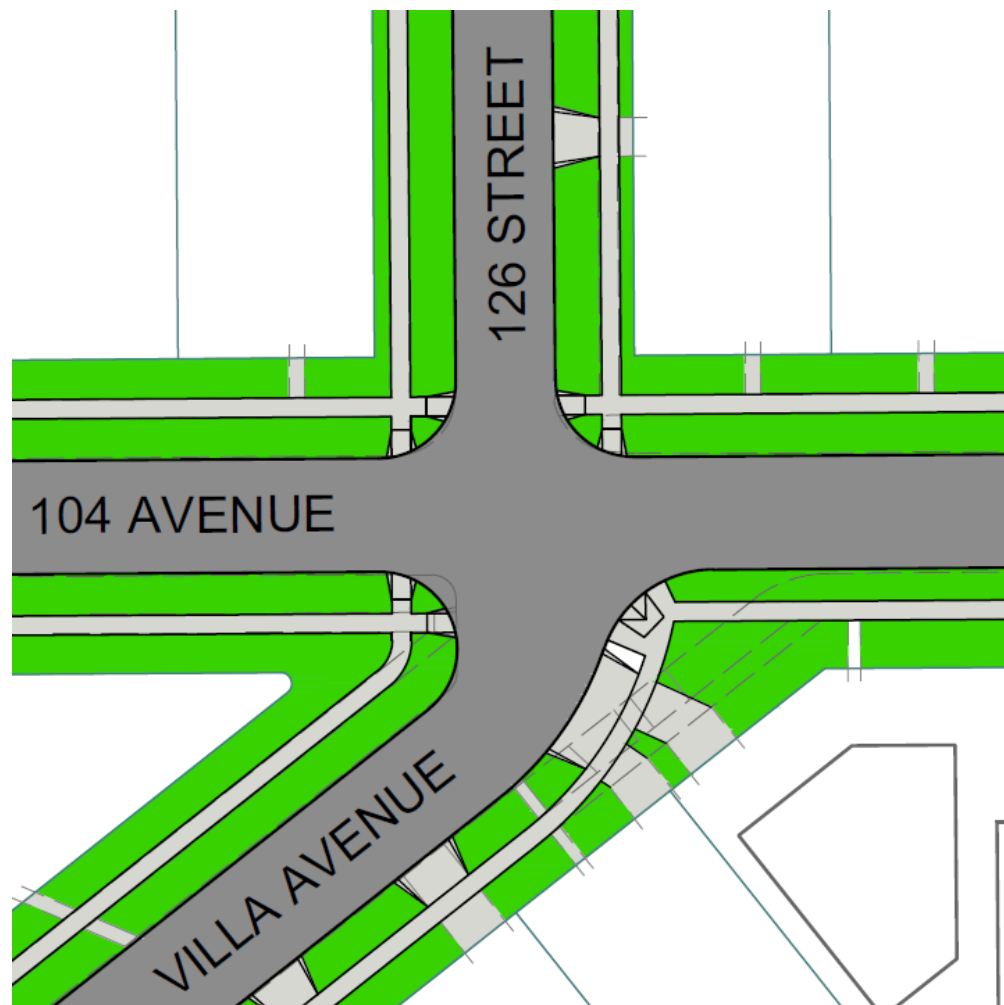


Intersection improvements

- *Villa Ave at 104 Ave.*

Rationale

- Improve geometrics.
- Reduce pedestrian crossing distances.



ACTIVE MODES

- Address accessibility issues by providing new pedestrian/cycling connections:
 - bicycle infrastructure.
 - connect bus stops.
 - sidewalk on at least one side of the street.

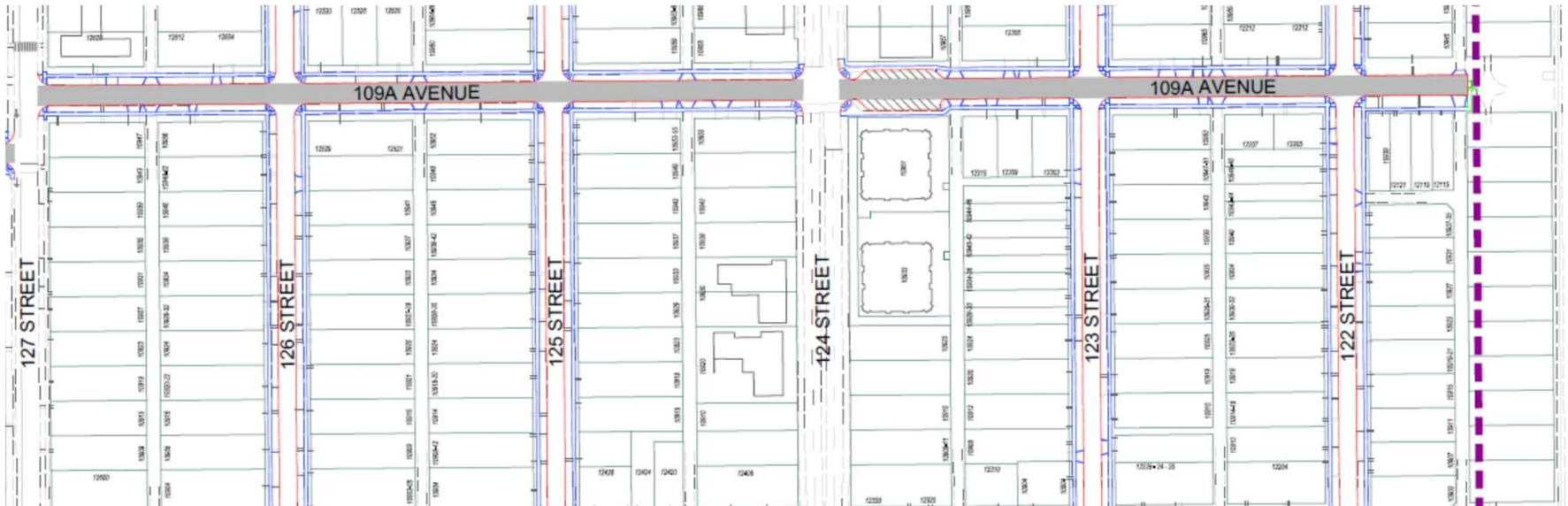


What We Heard

- *Identify a bike route on 109A Ave; 127 St to park at 121 St.*

Response

- Sharrows to identify an on-street bicycle route.

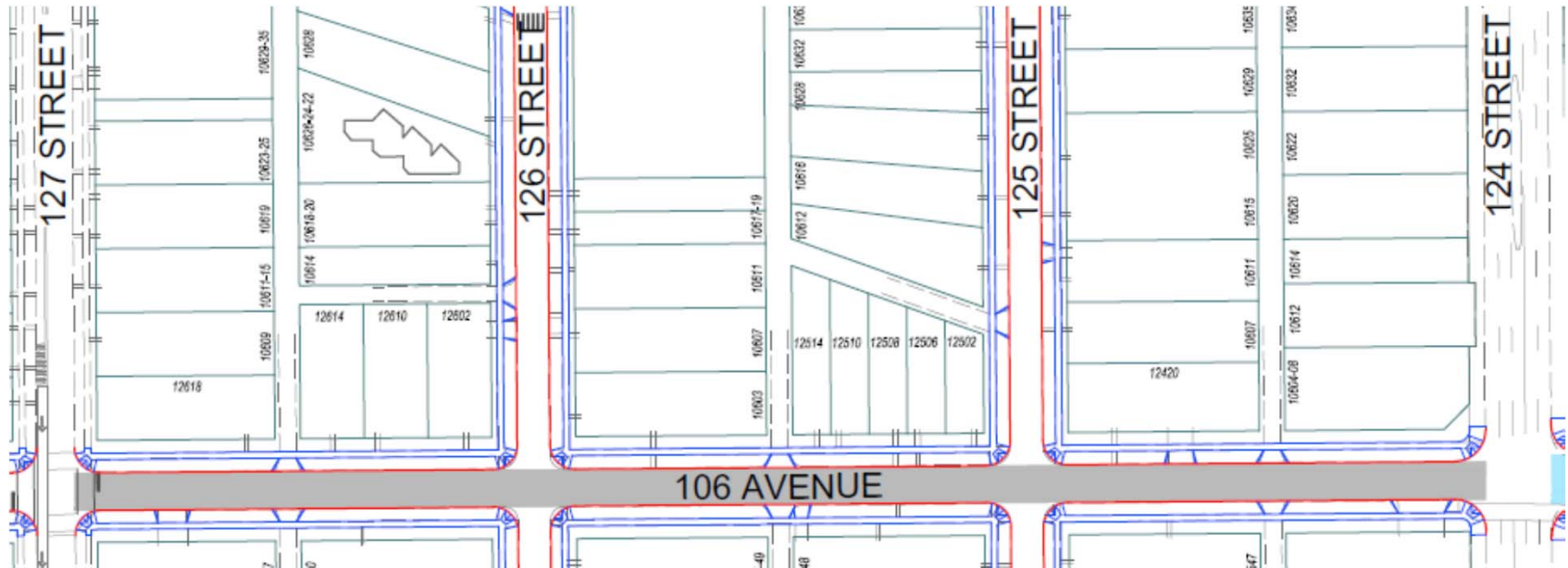


What We Heard

- *Identify a bike route on 106 Ave; 127 St to 124 St.*

Response

- Sharrows to identify an on-street bicycle route.



What We Heard

- *Construct sidewalk on the east side of 125 St between Stony Plain Rd and 104 Ave.*

Response

- Constrained by mature trees and steep grades.
- Costs outweigh benefits.
- Will not be constructed.
- Curb ramp at 125 St and 104 Ave to improve accessibility.

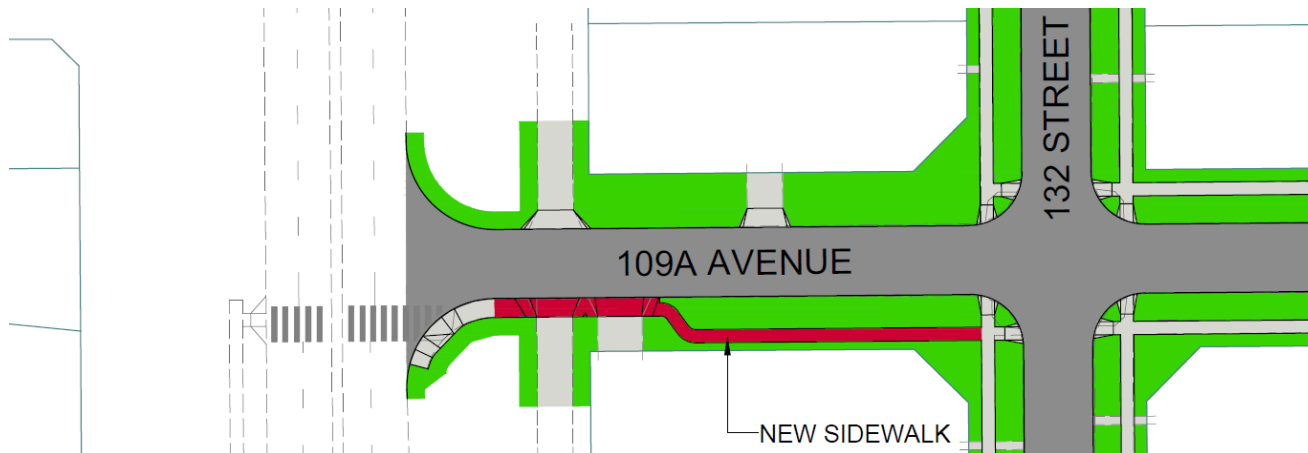


What We Heard

- *Construct sidewalk on the south side of 109A Ave; Groat Rd to 132 St.*

Response

- Sidewalk to be constructed as shown.



What We Heard

- *Construct sidewalks on both sides of the road between Stony Plain Rd and 107 Ave from 131 St to 125 St.*

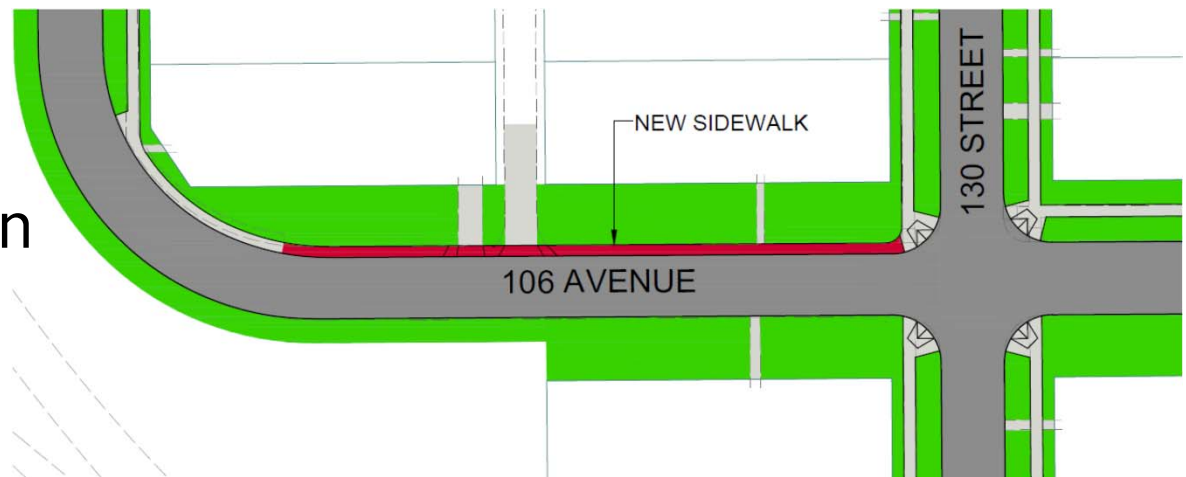


What We Heard

- *Construct sidewalks on both sides of the road between Stony Plain Rd and 107 Ave from 125 St to 131 St.*

Response

- Constrained by mature trees.
- Trade-off between sidewalk width and road width.

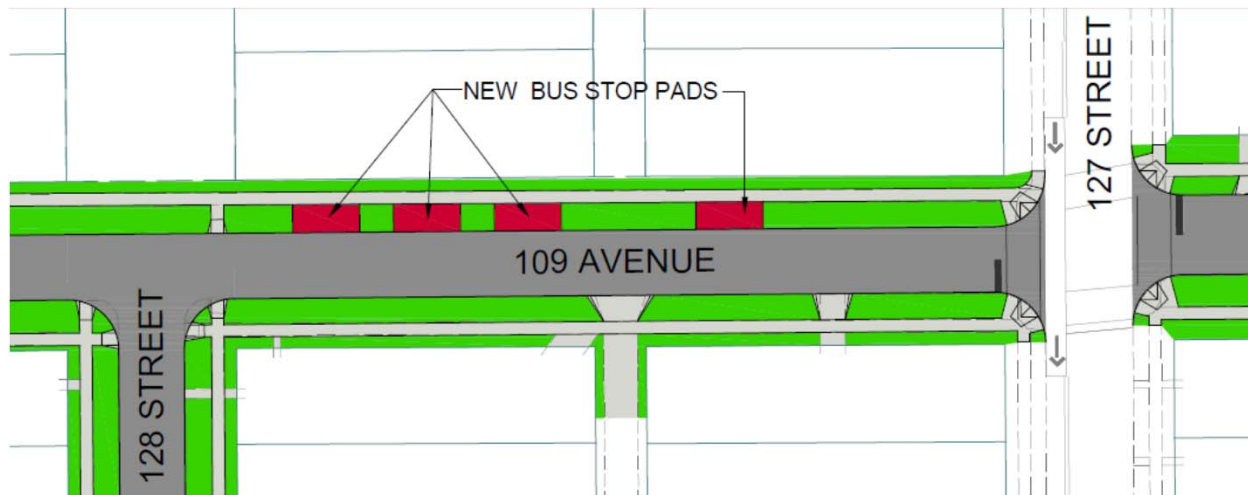


What We Heard

- *Relocate the Westglen School drop-off zone to 109 Ave.*

Response

- Still under discussion.



Active transportation

- North side of 110 Ave; alley west of 124 St to alley east of 124 St.*

Rationale

- Service on-street parking.

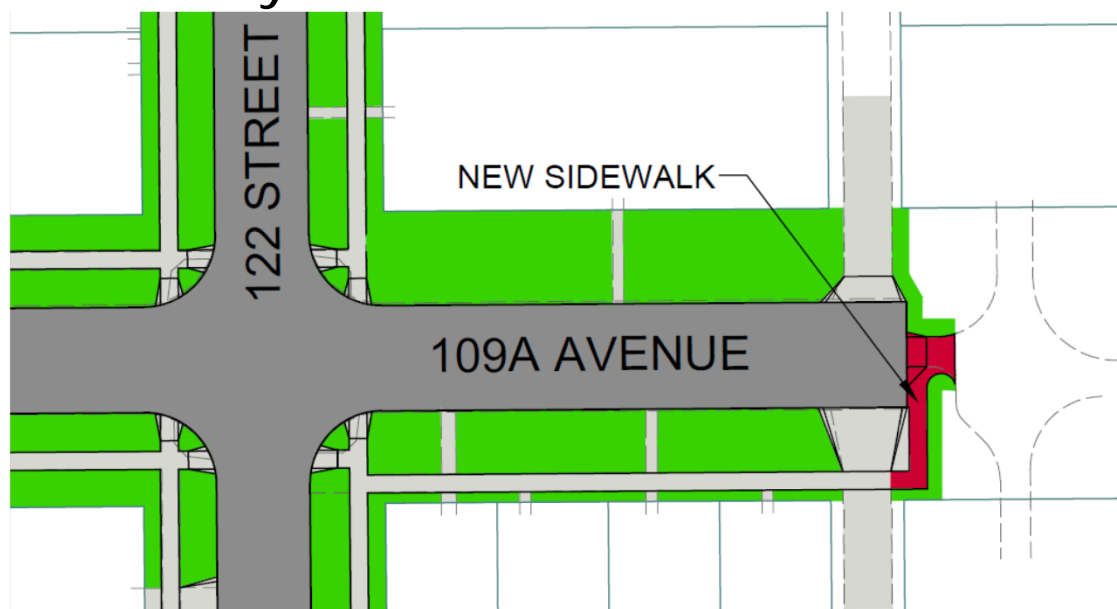


Active transportation

- *South side of 109A Ave; alley east of 122 St to park east of 122 St.*

Rationale

- Improve accessibility.

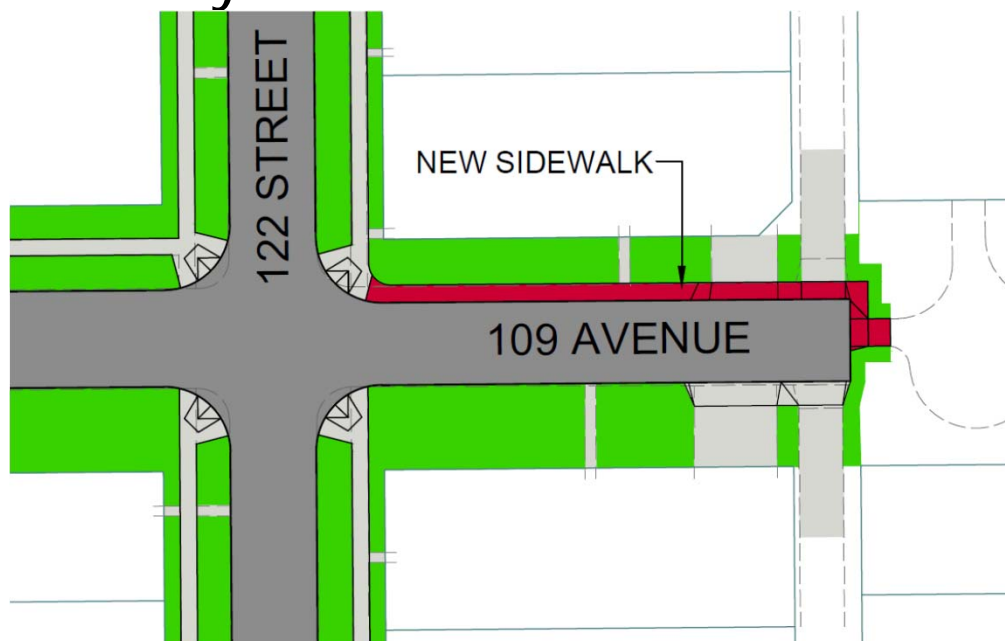


Active transportation

- *North side of 109 Ave; 122 St to park east of 122 St.*

Rationale

- Improve accessibility.

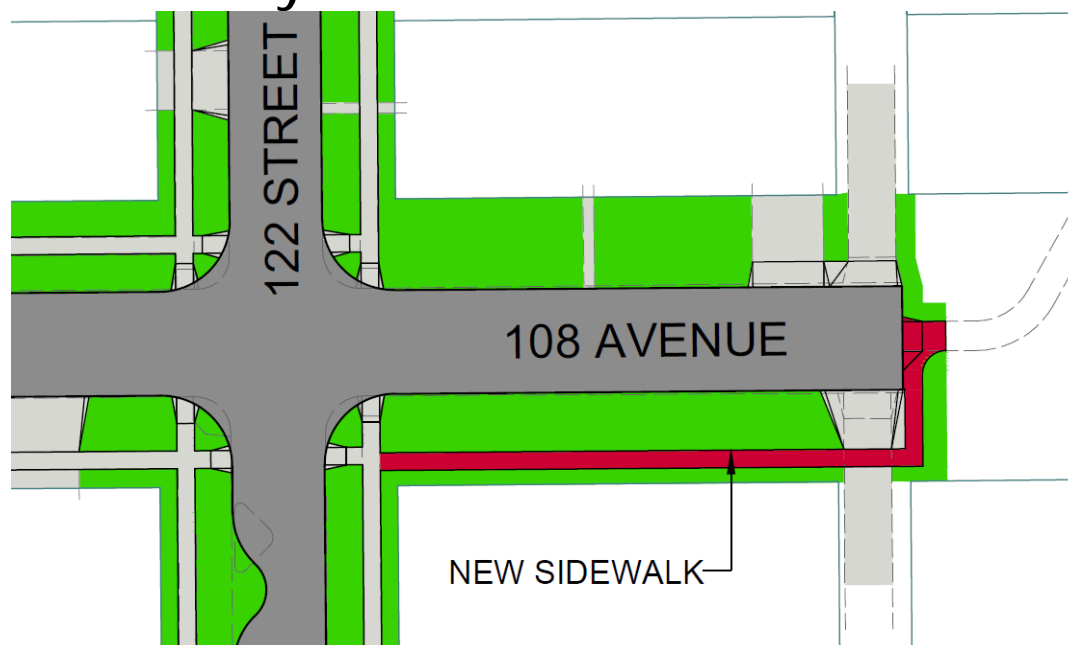


Active transportation

- *South side of 108 Ave; 122 St to park east of 122 St.*

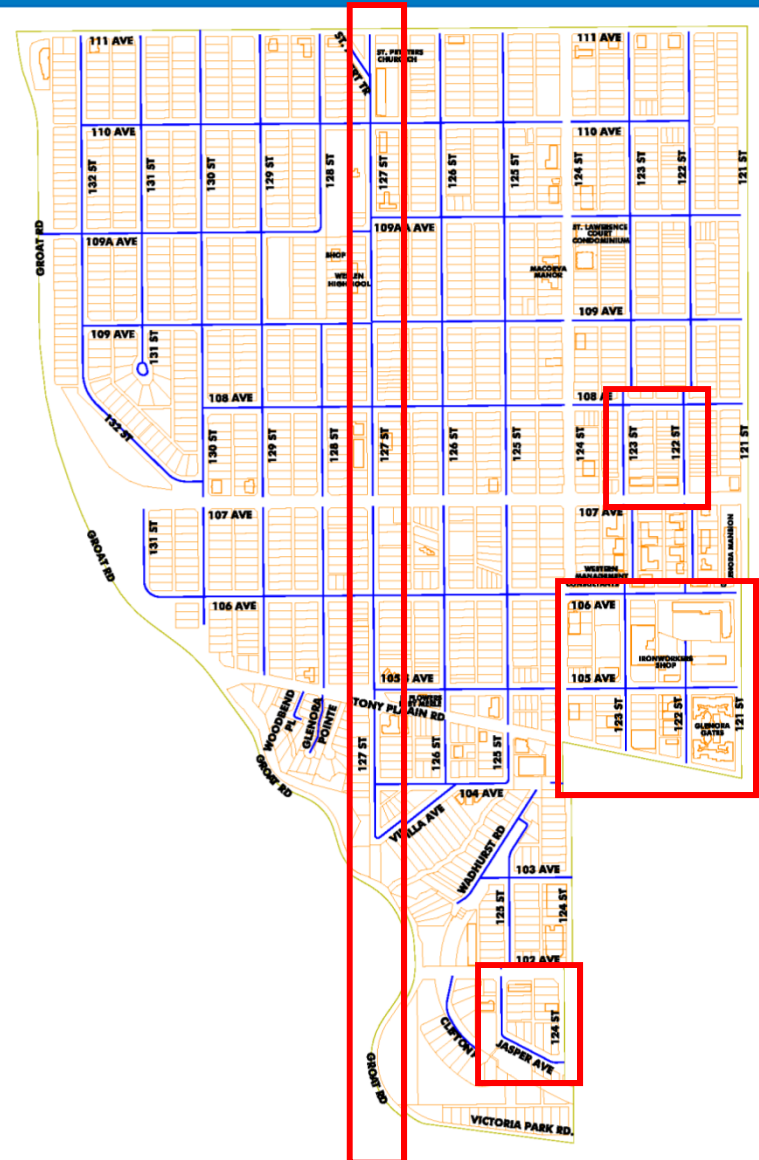
Rationale

- Improve accessibility.



Complete Streets Areas

- **Area 1:** 127 St (111 Ave to Stony Plain Rd)
- **Area 2:** 122 St and 123 St (107 Ave to 108 Ave)
- **Area 3:** 121 St to 124 St (106 Ave to Stony Plain Rd)
- **Area 4:** Jasper Ave (125 St)



Complete Streets AREA 1

127 St (111 St to Stony Plain Road)

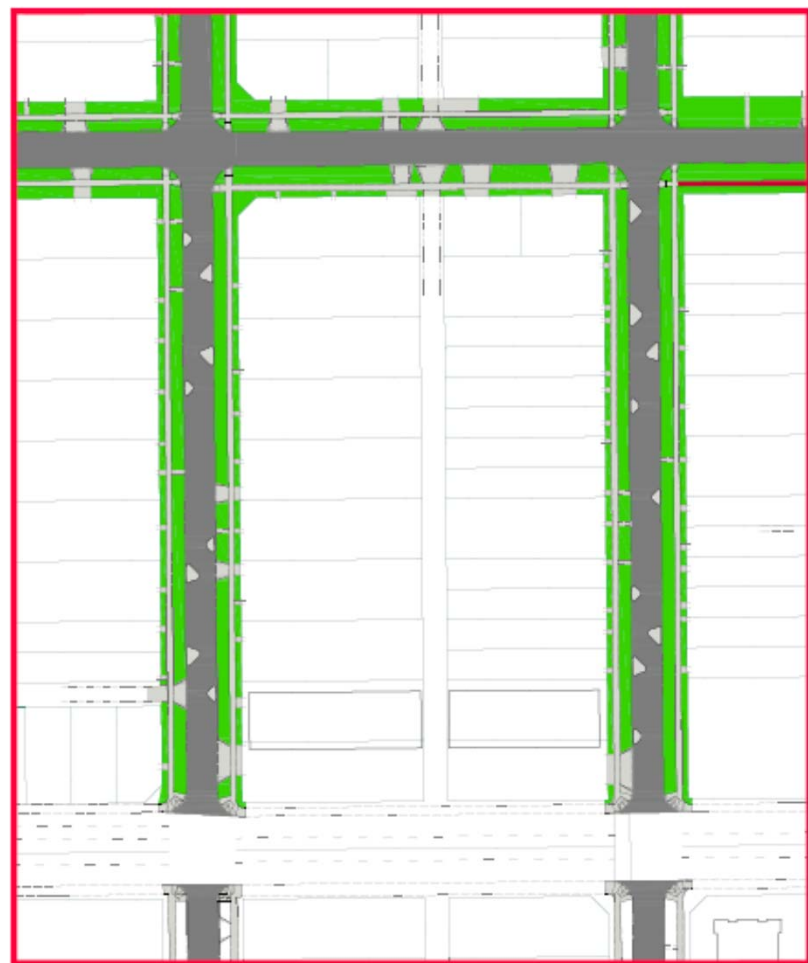
- One-way northbound lane.
- Parking on the east side.
- One-way southbound contra-flow bicycle lane.
- Future public consultation will occur on the 127 St corridor under a separate process.



Complete Streets: AREA 2

Traffic calming north of 107 Ave; 122 St & 123 St

- Currently 122 St and 123 St have chicanes installed from 107 Ave to 108 Ave.

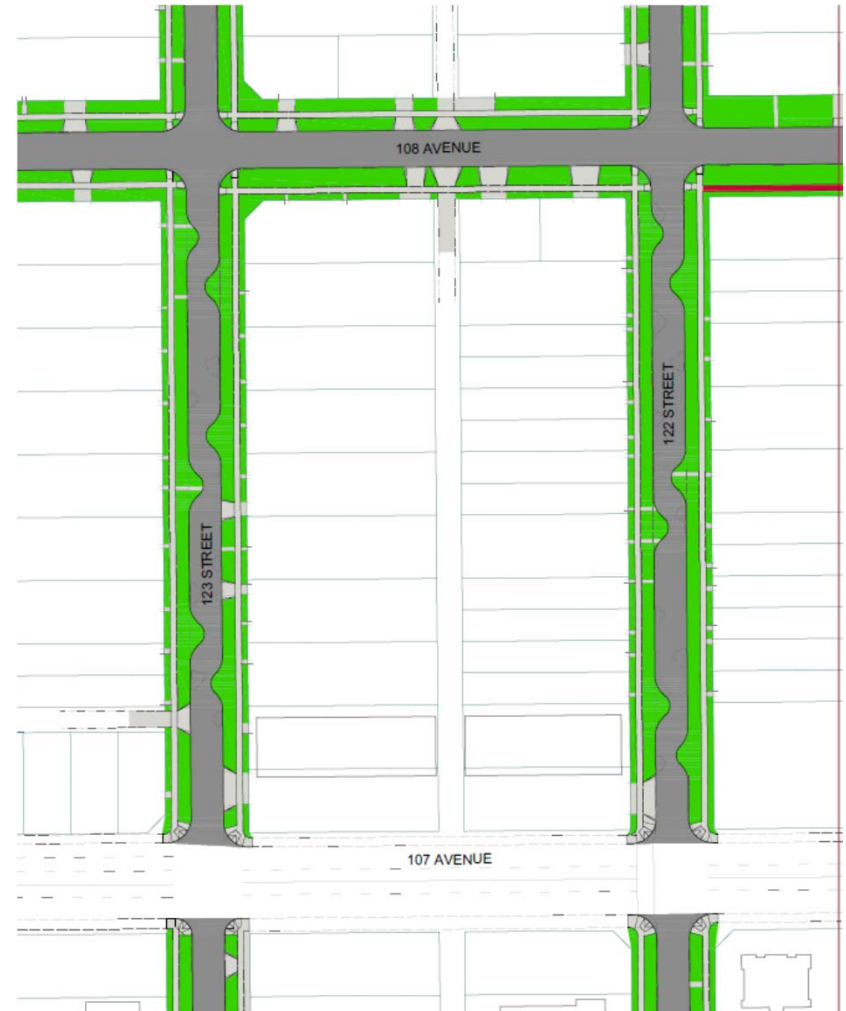


What We Heard

- *Speeding and cut-through traffic.*

Response

- Alternate chicane design
- Added drainage
- Improved emergency access



Complete Streets: AREA 3

121 St to 124 St between Stony Plain Rd and 106 Ave

- Mixture of land uses ranging from mid-density housing to commercial and businesses buildings.
- Wide roads.



What We Heard

- *Speeding, cut-through traffic, pedestrian crossing distances.*

Response

- Increased boulevard space.
- Reduced road widths.
- Curb extensions.
- Added bike lanes.
- Added sidewalks.



Complete Streets: AREA 4

Jasper Ave and 125 St

- Jasper Avenue west of 124 St and 125 St south of 102 Ave operate as two short links of traffic.



What We Heard

- *Sidewalk connectivity and parking.*

Response

- Added sidewalks.
- Added parking.
- Eliminate the confusing space on the west side of the angle parking.
- Clearly define existing accesses.





LOCAL IMPROVEMENTS

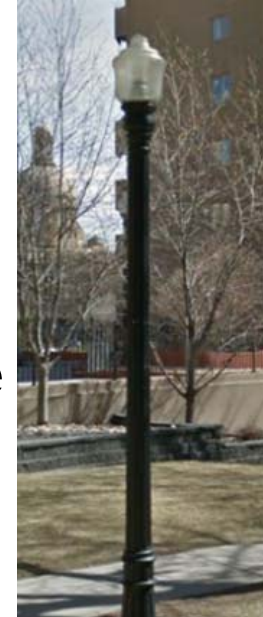
Sidewalk reconstruction

- City-initiated.
- Cost shared 50-50 between City and property owner.
- 2014 Local Improvement rate is \$198.28/m of lot frontage.
- A typical 15.24 m (50 ft.) frontage would be:
 - \$3,021.79 one-time cash payment to the City.
 - \$235.31/year for 20 years amortized on your property taxes.



Decorative street lighting

- Property owner requested.
- Additional costs paid 100% by property owner.
- City sent an Expression of Interest package to the community [Sep 2.](#)
- Signed petition to be returned [Nov 17.](#)
- Must have 50% +1 support from neighbourhood property owners to agree to pay the additional costs for decorative lighting above the cost of standard streetlights.





WESTMOUNT 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



Neighbourhood park in
Fulton Place BEFORE



Neighbourhood park in Fulton Place
AFTER

What We Heard

- *Improve the space on the SE corner of 108 Ave and 124 St.*

Response

- Working with the 124 Street Business Association.
- Convert the old trolley turn around into park space.

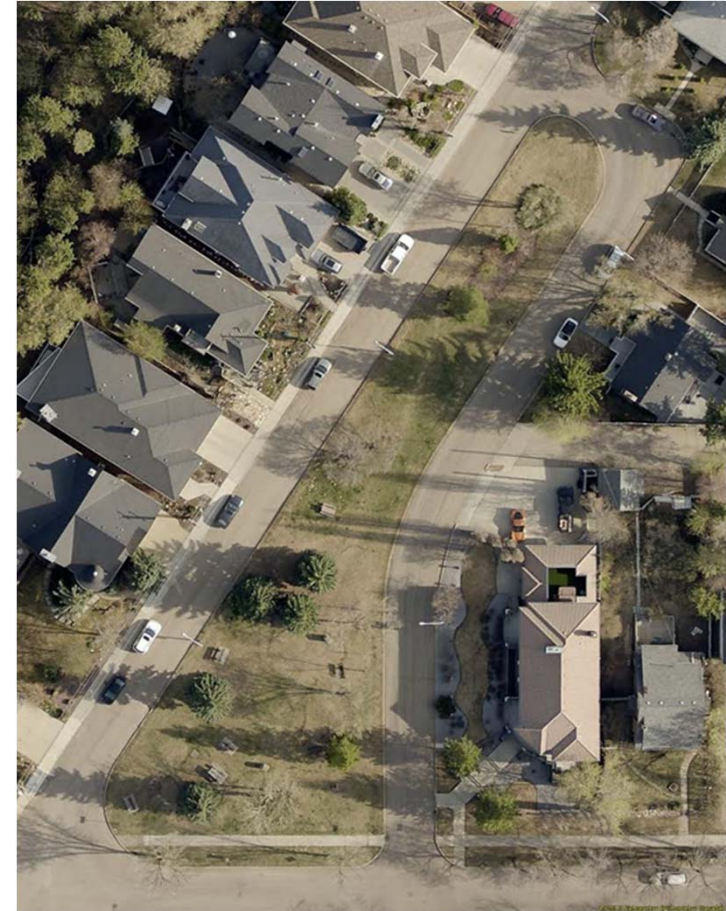


What We Heard

- *Greenspace on Wadhurst Rd/125 st needs revitalization and picnic tables.*

Response

- The City is assessing the suitability of adding some picnic tables in this Greenspace.





What We Heard

- *Improve walks and trees in Grads Park.*
- *Enhance connectivity to shared use path.*
- *What are the plans for the south end of the park?*

Response

- The City is currently assessing options for trail and access enhancements in Grads Park and shared use path.
- A community group is in the early stages of pursuing a community garden project in the south portion of Grads Park.



What We Heard

- *Construct a connection through Malcolm Groat Park.*

Response

- No indication of high usage in the area.
- Pathway will not be installed.





What We Heard

- *Provide River Valley Access.*

Response

- Grading differences make connections to the river valley difficult.
- Other areas in Westmount have been identified as priorities.
- River Valley Access is not being pursued through this program.



Feedback

As you are looking at the displays, we ask that you review the design and advise us of any improvements we could make to the presented design changes in your neighbourhood.

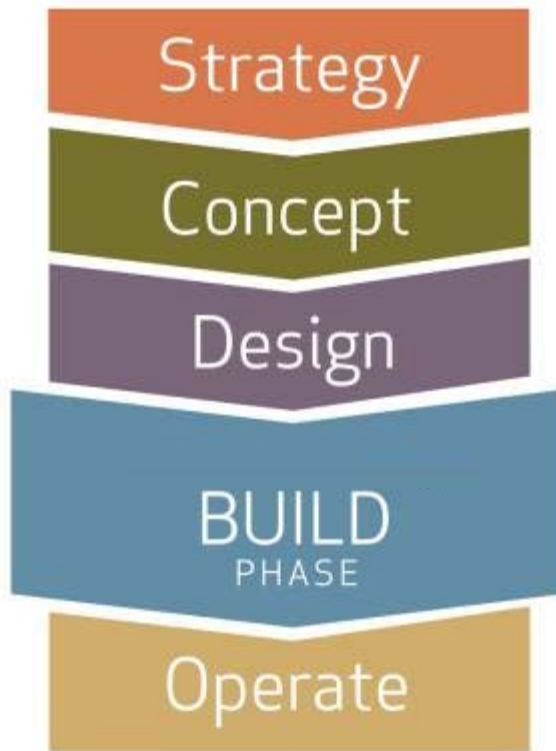


NEXT STEPS



What to expect

- Local Improvement notices will be sent out in early 2015.
- Deadline for decorative streetlight petition is **November 17, 2014**.
- Drainage renewal work is currently underway.
- Final pre-construction public meeting scheduled for **February 12, 2015**.
- Road, curb and sidewalk construction starts in spring 2015.
- Anticipated construction completion is fall 2016.



The final pre-construction 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.



THANK YOU!

QUESTIONS/MORE INFORMATION?

phone 311

email BuildingGreatNeighbourhoods@edmonton.ca

web edmonton.ca/BuildingGreatNeighbourhoods