Building Great Neighbourhoods

WESTMOUNT

Public Involvement

- Community league meeting: June 18, 2013
- Public concept meeting: April 9, 2014
- Public design meeting: November 13, 2014

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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.

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Westmount
Complete Streets Pilot

- Pilot to integrate Complete Streets into the Building Great Neighbourhoods framework.
- A flexible approach design that reflects the needs of the neighbourhood.
- Give citizens an opportunity to discuss neighbourhood design possibilities.

Westmount Neighbourhood Reconstruction

- Reconstruct the pavement
- Replace curbs and gutters
- Replace sidewalks
- Upgrade standard streetlights
- Coordinate with other projects
  - Internal (City)
  - External (utilities)
- Surface works conceptual cost: **$40 million**

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Westmount Neighbourhood Reconstruction

Contributes toward:

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

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WESTMOUNT NEIGHBOURHOOD DESIGN

126 Street in Westmount

Design Considerations

- Intersection improvements
- Active transportation
- Road width

46 Street &107A Avenue - Before

46 Street &107A Avenue - After

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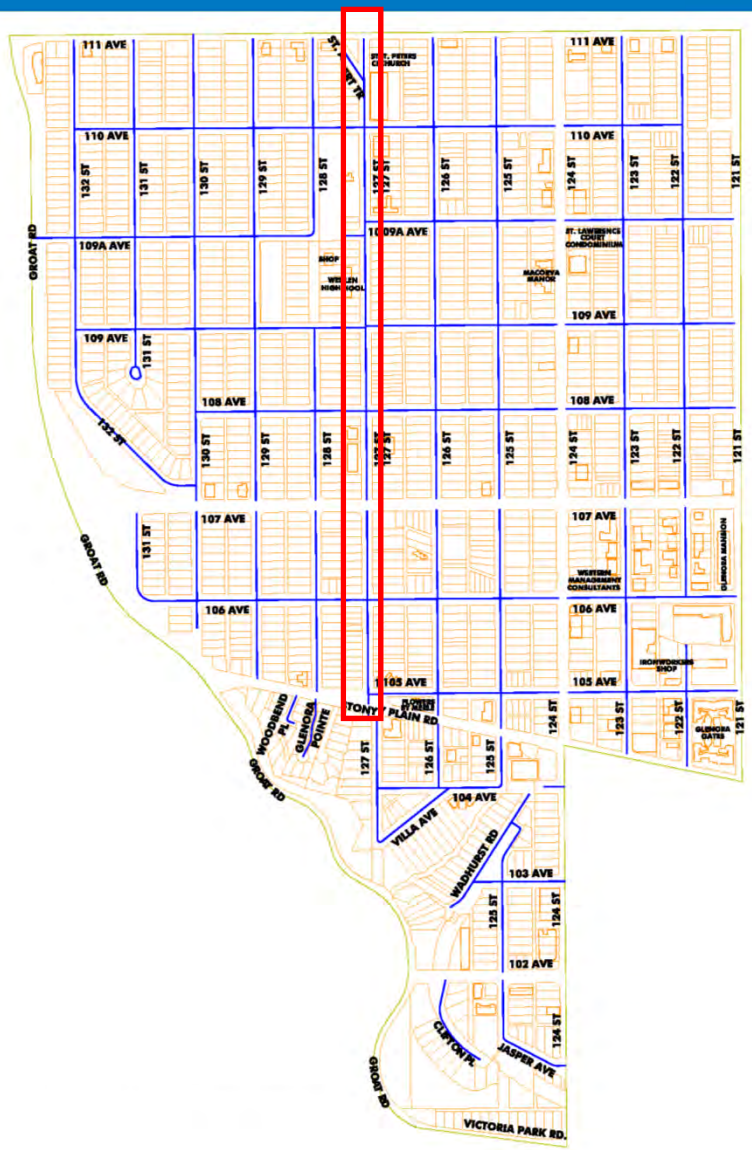
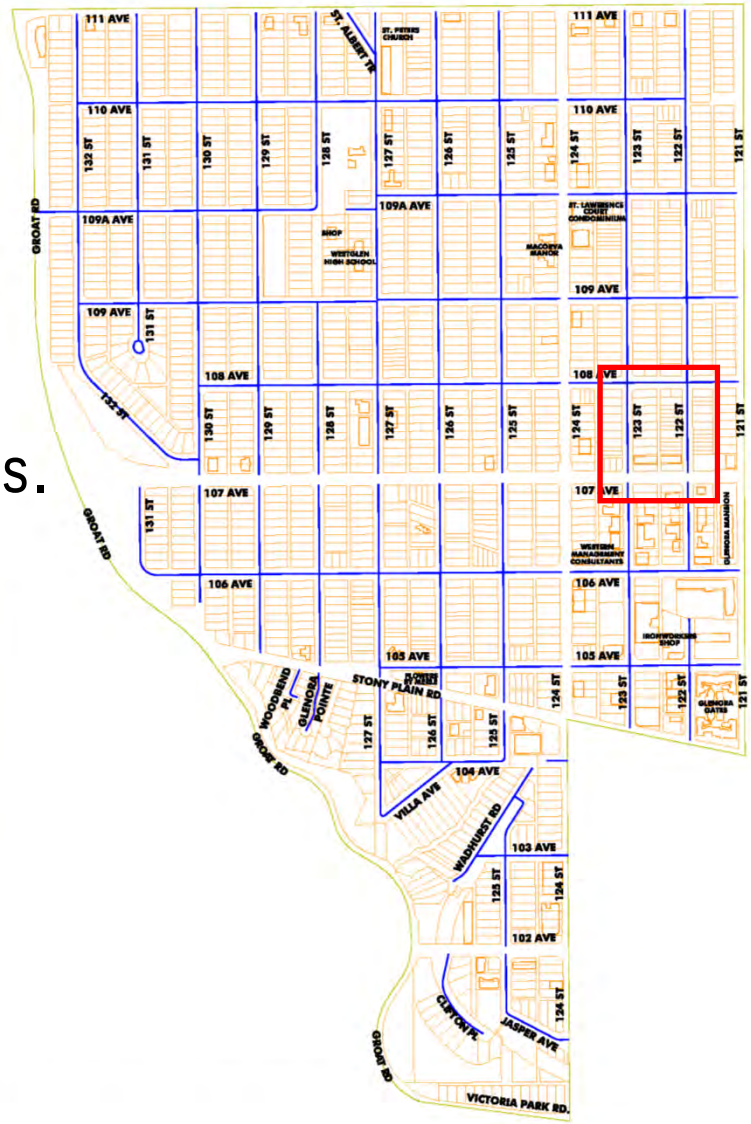
Complete Streets: 127 Street (111 Ave to Stony Plain Road)

- Shared-use lane northbound with adjacent parking.
- Contra-flow bike lane southbound with no parking.
- Future public consultation will occur on the 127 Street corridor.



Complete Streets: Chicanes 122 St & 123 St (107 Ave-108 Ave)

- Deter westbound traffic on 107 Ave from cutting through to avoid the 124 St intersection.
- Existing configuration/geometry different from Canadian guidelines.

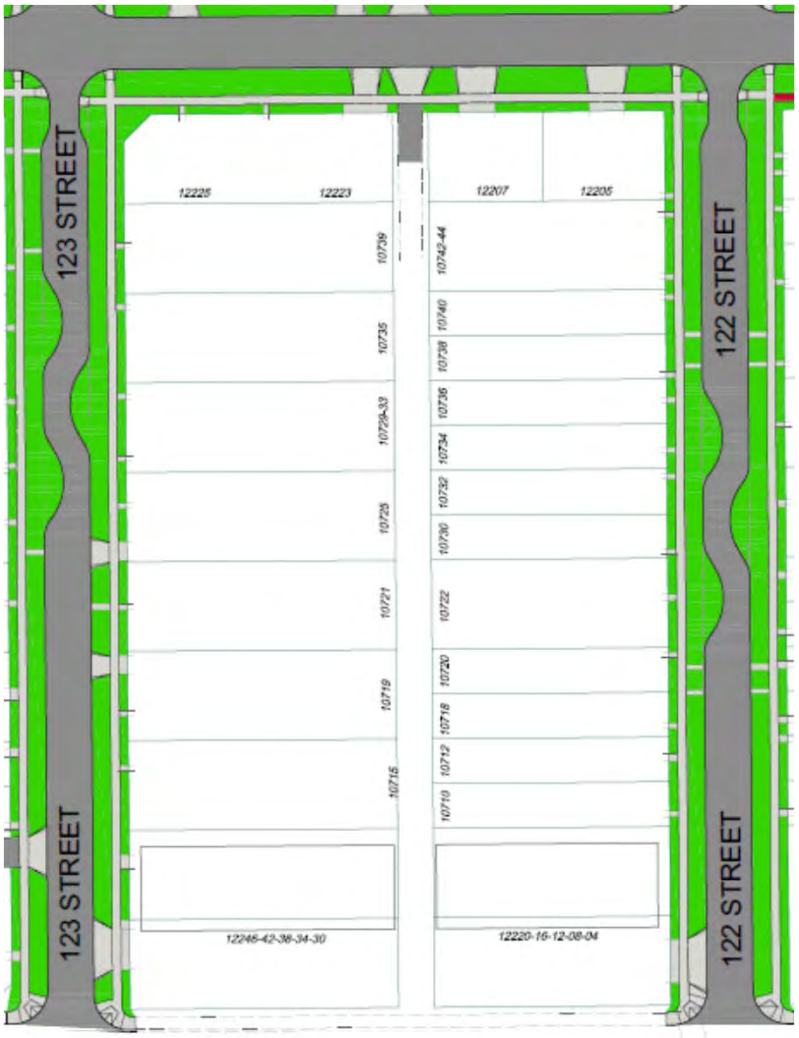


What We Heard

- *Chicanes don't serve a purpose.*
- *Chicanes reduce the amount of street parking, increase driving difficulty and have become an annoyance and danger.*

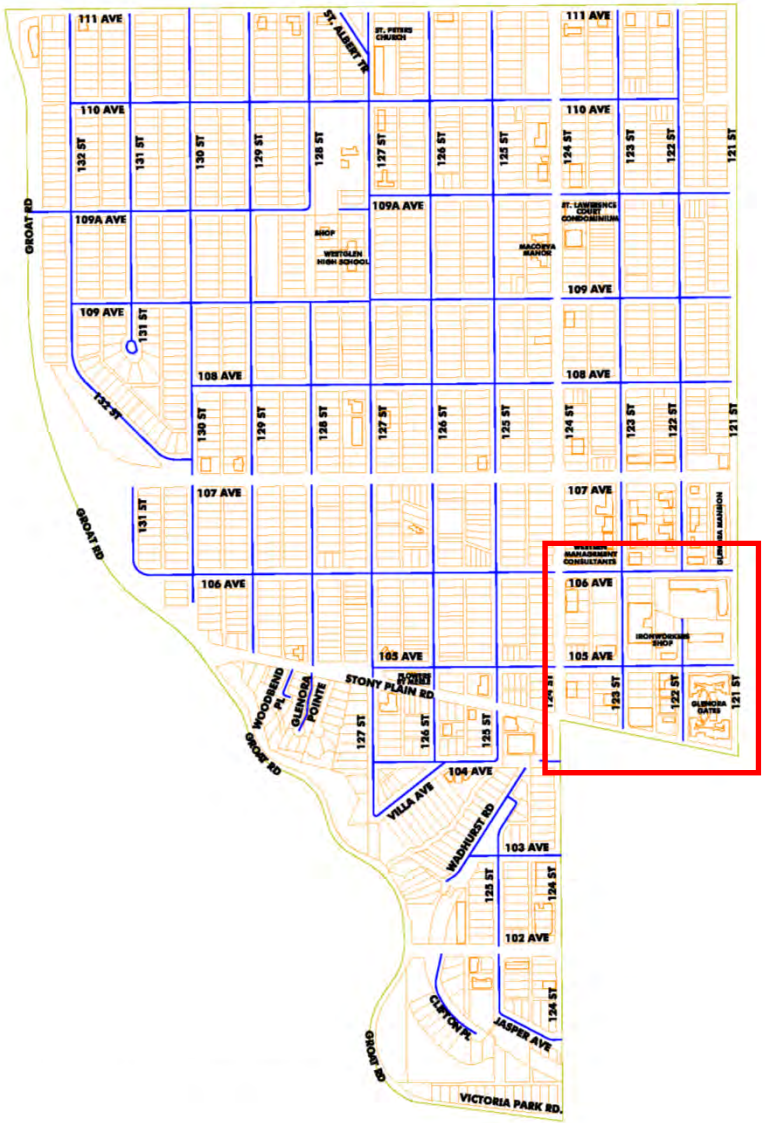
Response

- Some residents want traffic calming, some do not.
- New design is more navigable and allows for more parking.
- Reduces speed and volume.



Complete Street: 121 St-124 St (106 Ave-Stony Plain Road)

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

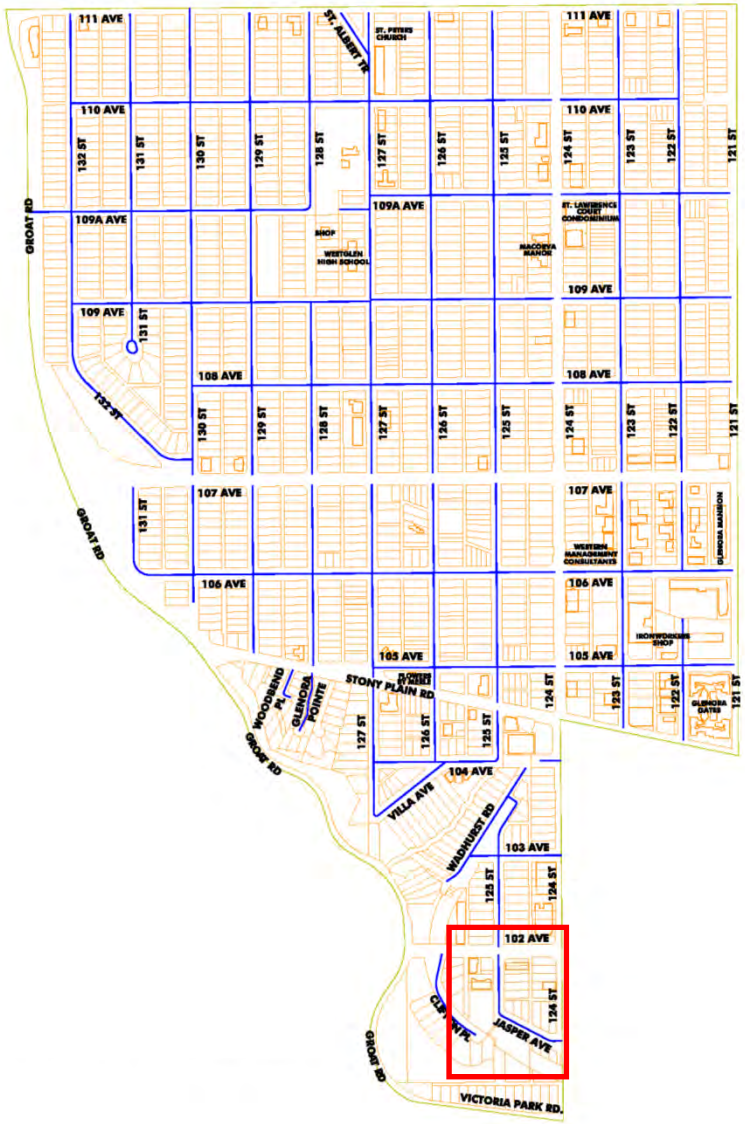


What We Changed: 121 St-124 St

- Removed east/west curb ramp access at 106 Ave and 121 St.

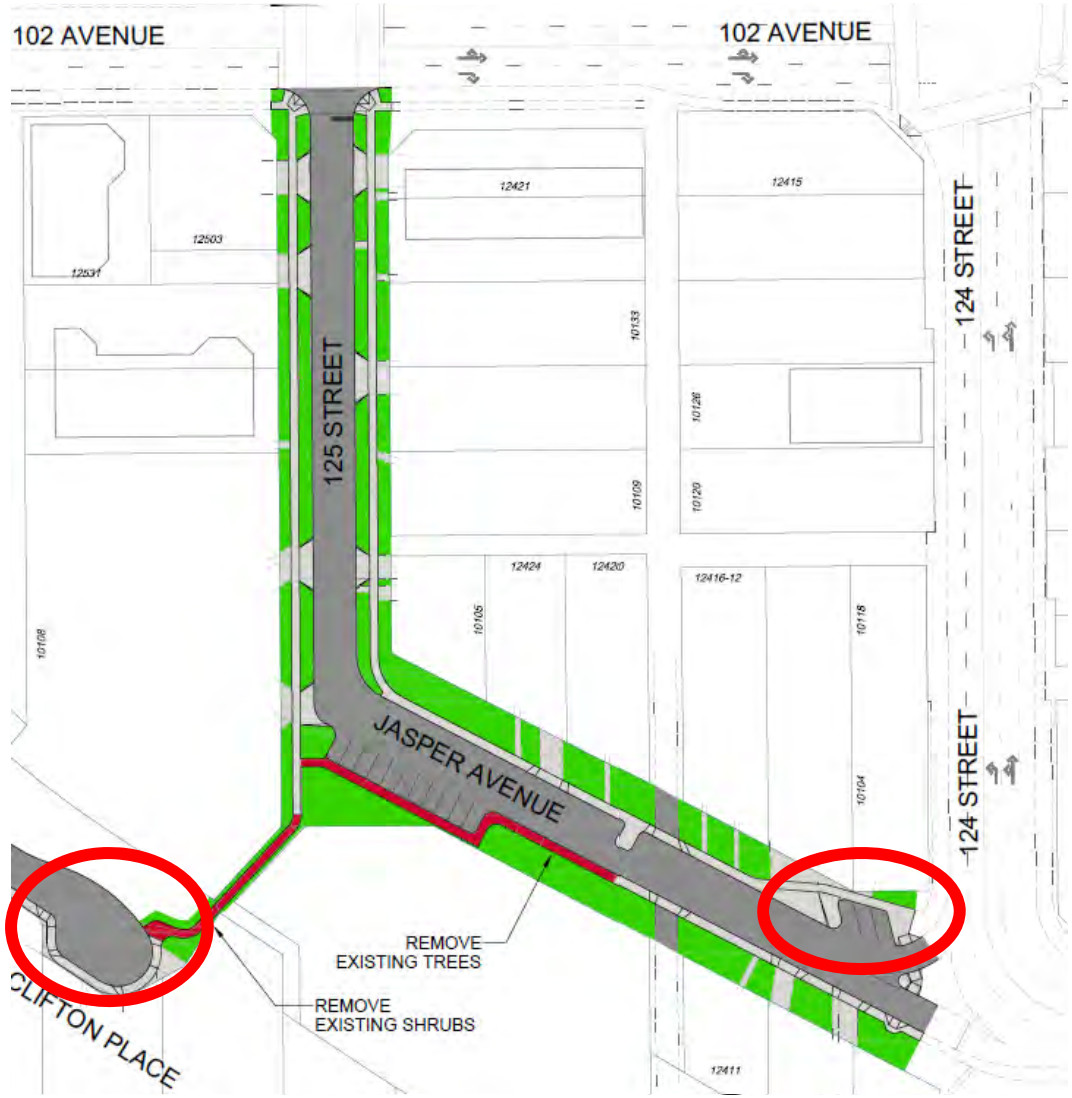
Complete Streets: 125 St & Jasper Ave

- 125 St: two-way operation on north end; one-way operation on south end.
- Jasper Ave: one-way operation on west end; two-way operation on east end.



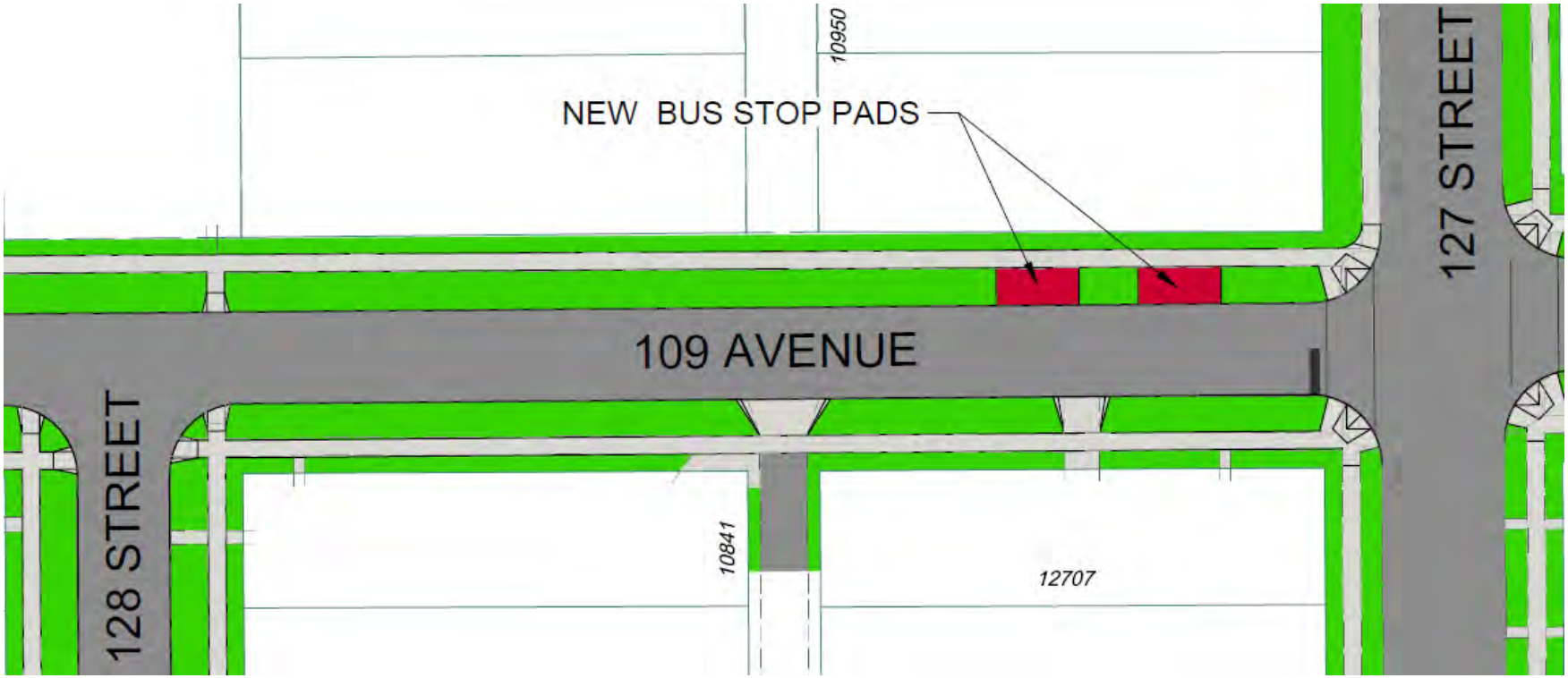
What We Changed: 125 St & Jasper Ave

- Adjusted curb on the angle parking west of 124 St.
- Changed Clifton Place sidewalk alignment. Actual alignment to be determined during field design.



What We Changed

- Adjusted Westglen School bus loading zone on 109 Ave.



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What We Heard

- *Was a chicane considered for north end of 122 St/123 St at 111 Ave?*

Response

- Traffic counts do not warrant traffic calming here.

What We Heard

- *Water and ice issues due to poor drainage. Hope this will be fixed with the new sidewalk.*

Response

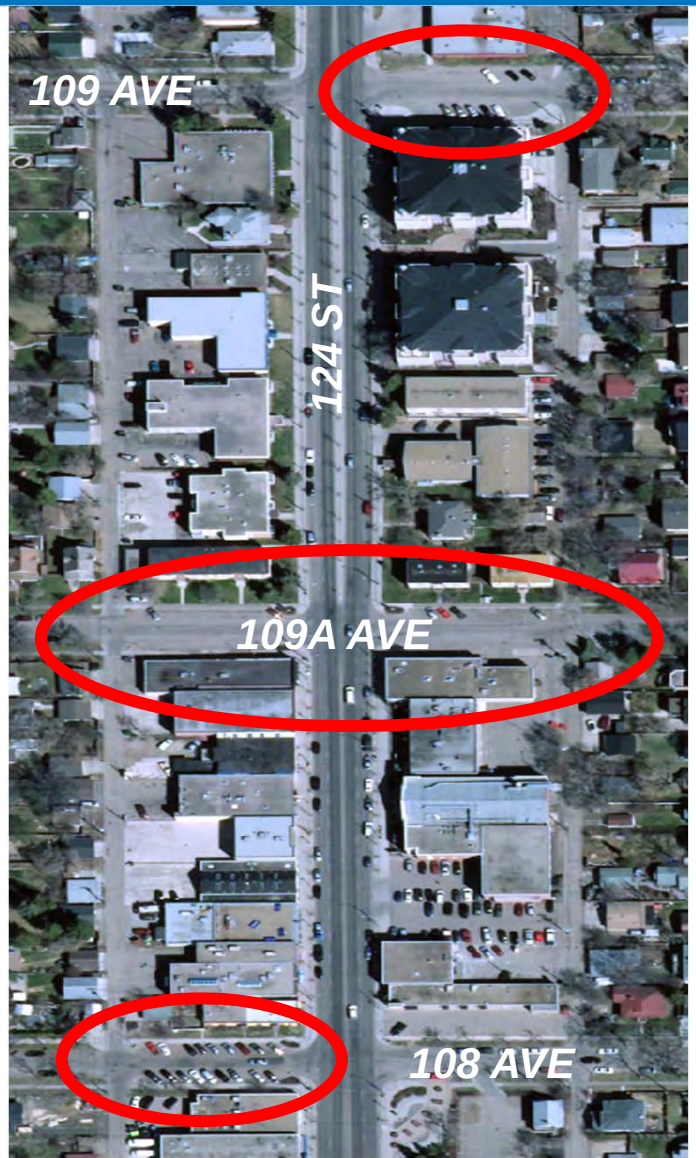
- Positive surface drainage is part of roadway design.
- Where required, new catch basins will be installed.

What We Heard

- *Residential streets are wide enough even with winter snow.*

Response

- Local roads will not be widened except where there is angle parking that overhangs into the driving lane.



What We Heard

- *108 Ave west of 124 St– traffic flow severely impeded by angle parking.*

Response

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

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Great Neighbourhoods Capital Program

Harry Hardin Park in Fulton Place - Before

Harry Hardin Park in Fulton Place - After

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Neighbourhood Enhancements

- The City will add picnic tables to the green space on Wadhurst Road and 103 Ave.

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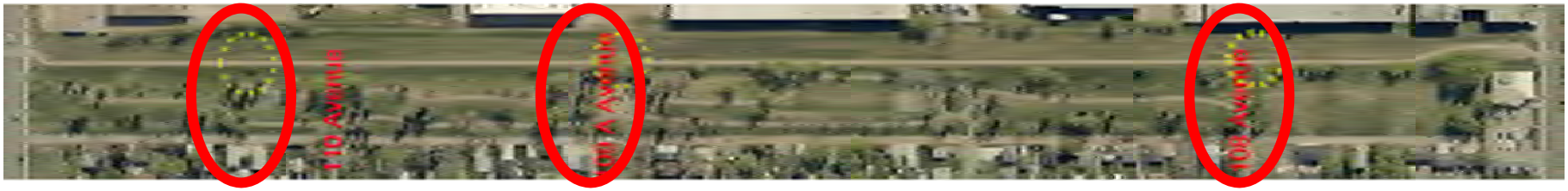
Neighbourhood Enhancements

- The City is looking to improve access to the shared-use path through Grads Park in three locations:
  - Near 108 Ave
  - Near 109A Ave
  - North of 110 Ave



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What We Heard

- *It's not the City doing work on the park at 108 Ave; the BRZ is paying for it.*

Response

- The City and 124 St BRZ are working together on this project.
- The City is funding drainage and electrical, removal of hard surface, grading, sod and access closures.
- The 124 St BRZ is funding additional enhancements.

What We Heard

- *More trees in Malcolm Groat Park to eliminate noise, beautify the area and increase the tree canopy.*

Response

- Additional trees will not be planted in Malcolm Groat Park.
- The Roots for Trees program has many options for residents to plant trees.

edmonton.ca/rootfortrees

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What We Heard

- *River valley access would be very beneficial. There is a city-owned right-of-way west of 124 St and Jasper Ave.*

Response

- Grading differences make it difficult to create connections to the river valley.
- There are other priority investments in Westmount.
- River Valley access is not being pursued through this program.

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More Information

Call: 311

Email: BuildingGreatNeighbourhoods@edmonton.ca

Website: edmonton.ca/BuildingGreatNeighbourhoods

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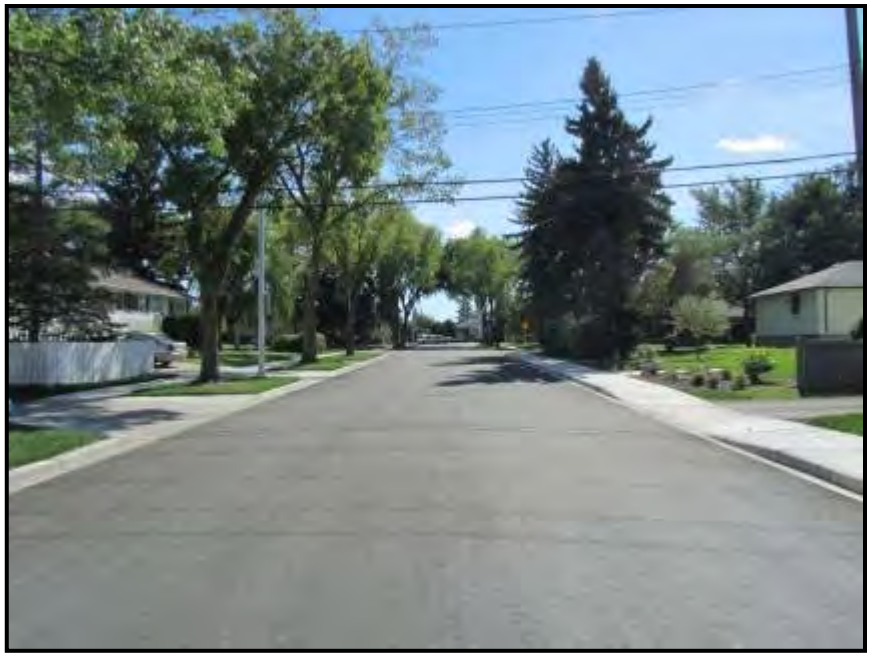
CONSTRUCTION PROCESS

BEFORE



AFTER

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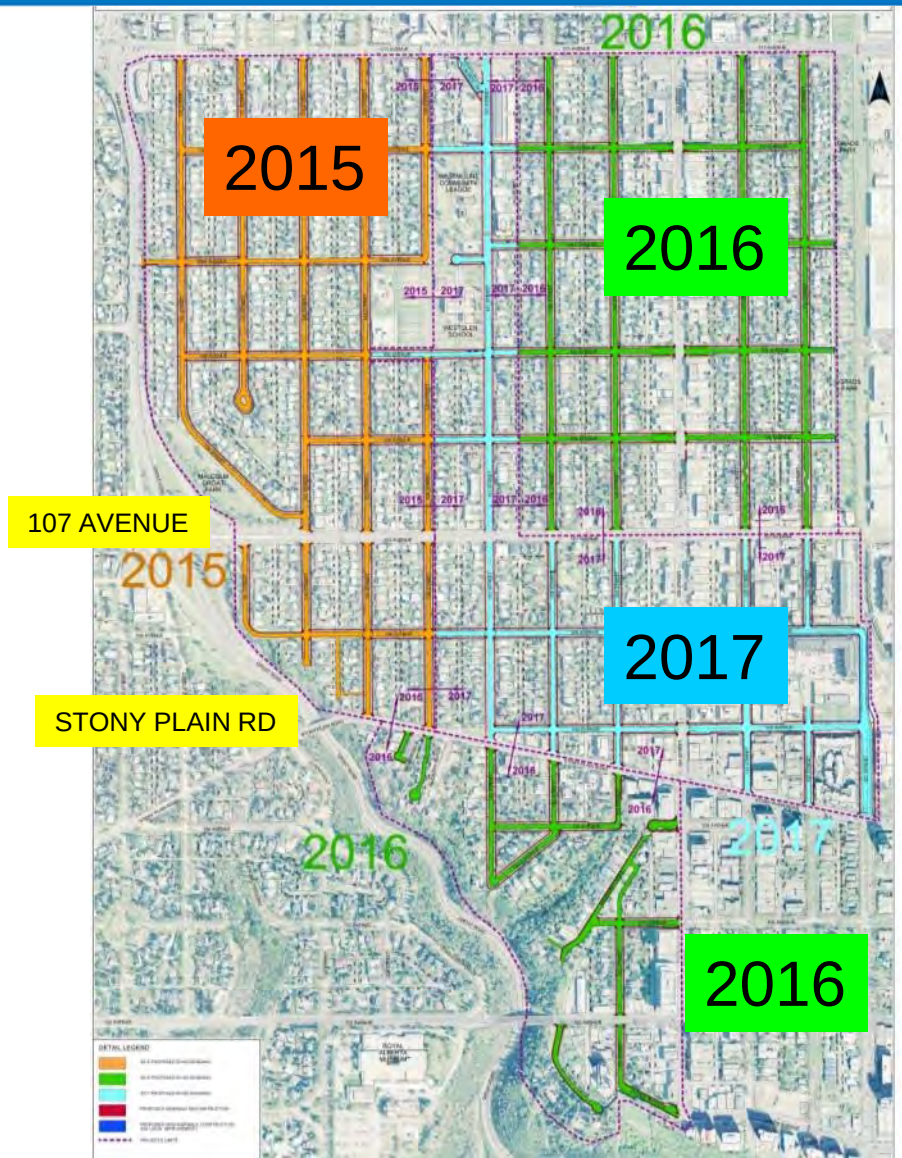
Construction Staging

- 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

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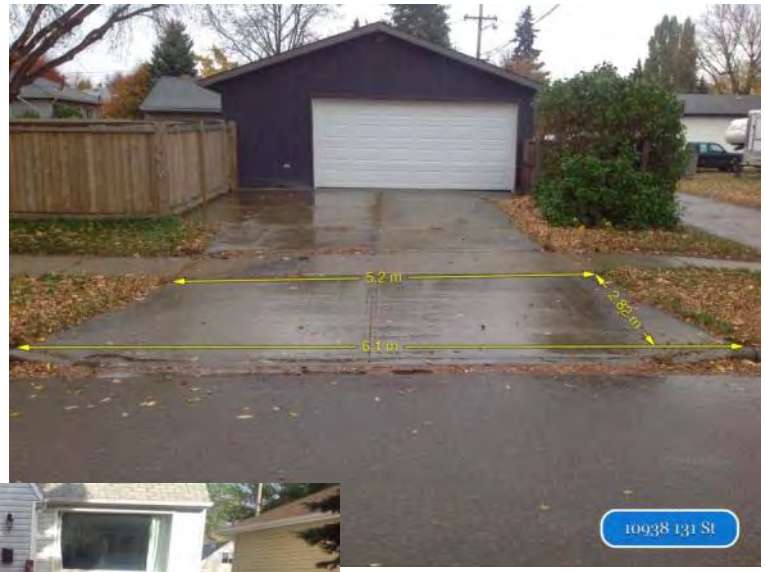
Photo Record of Neighbourhood



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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

Gravel Driveway Accesses

Improve gravel driveway access to concrete.

Costs

- City:
  - Base preparation
- Property owner:
  - Concrete only
  - Curb crossing permit

- Advantages:
  - Easier snow removal
  - Enhanced drainage
  - Reduction of gravel tracking

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Gravel Driveway Access Without Upgrade

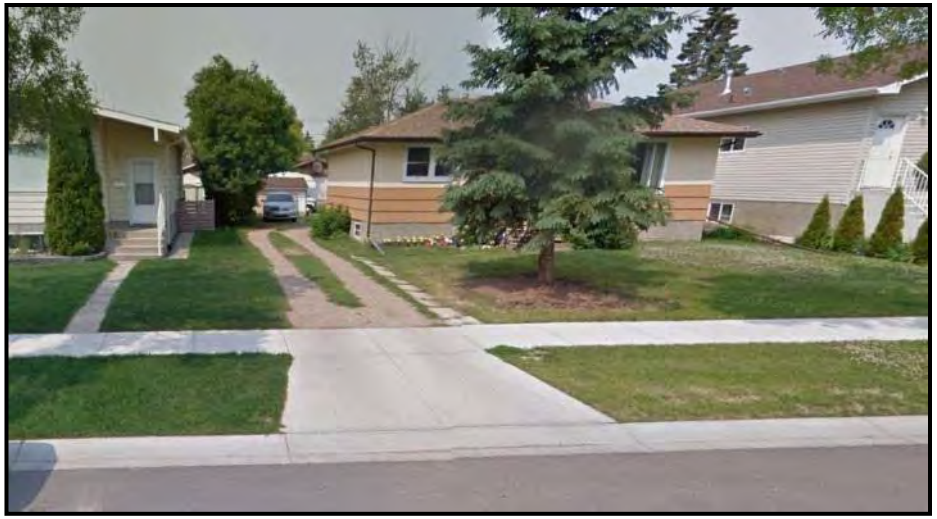
BEFORE

AFTER

THE CITY OF Edmonton

Gravel Driveway Access With Upgrade

BEFORE



AFTER

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Landscaping

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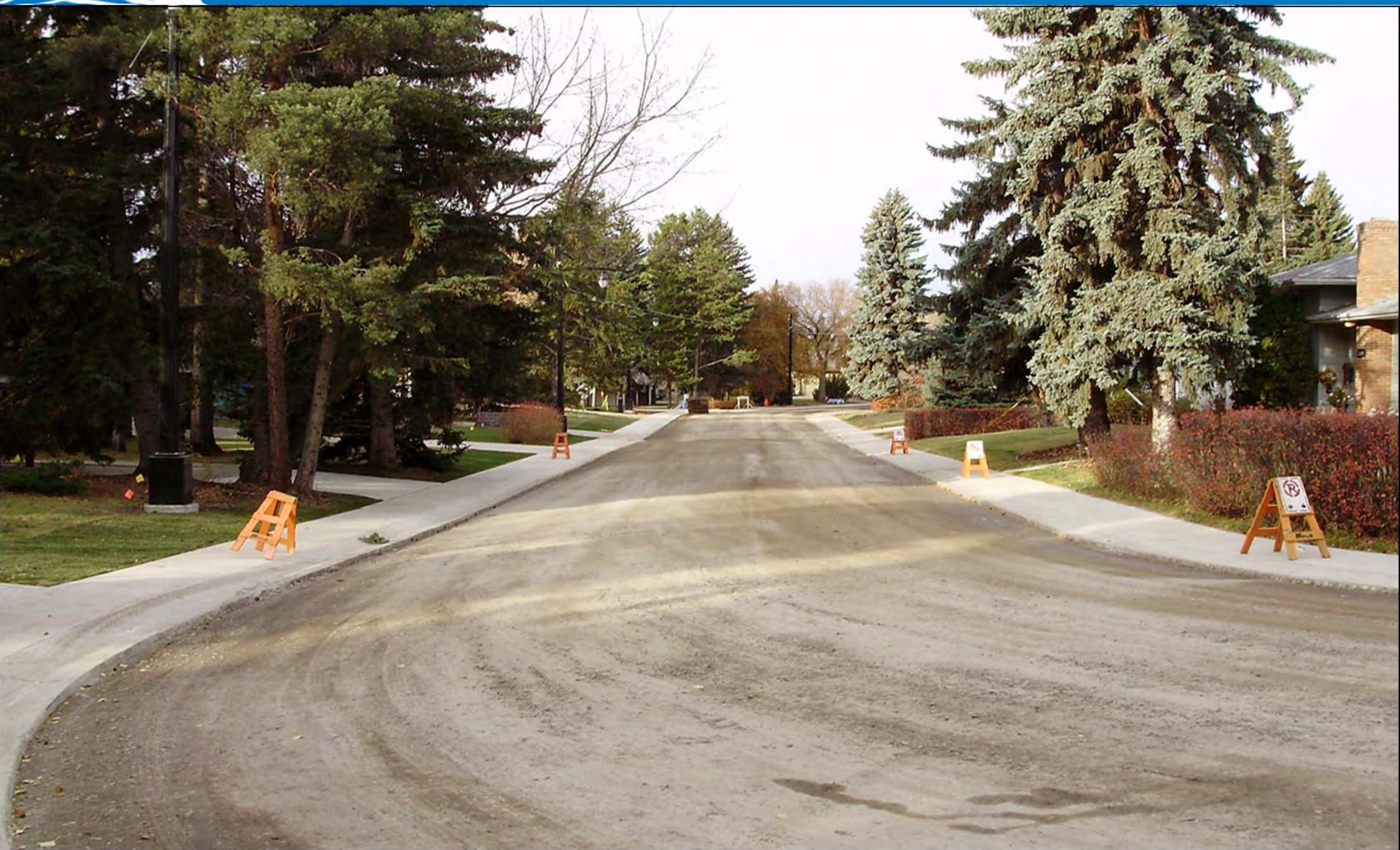
Road Reclamation

Ready for Paving



Paving

Quality Assurance

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Defeated Local Improvement Asphalt Patching

Defeated Local Improvement Grinding

Defeated Local Improvement Mud-Jacking

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Completed Project

BEFORE

AFTER

Neighbourhood Renewal

- Contract awarded to the lowest qualified bidder.
- Two-year contractor warranty period
  - Includes materials and workmanship.
- 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

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Construction Communication

- Construction bulletins provided:
  - Beginning of construction season.
  - 5 – 10 days before start of construction adjacent to your property.
  - 24 hours before construction: No parking.
- Contact us for:
  - Access needs.
  - Scheduling information.

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More Information

Contact: Felix Lam, P. Eng.

Phone: 780-944-7695

Email: felix.lam@edmonton.ca

Website: edmonton.ca/neighbourhoodrenewal

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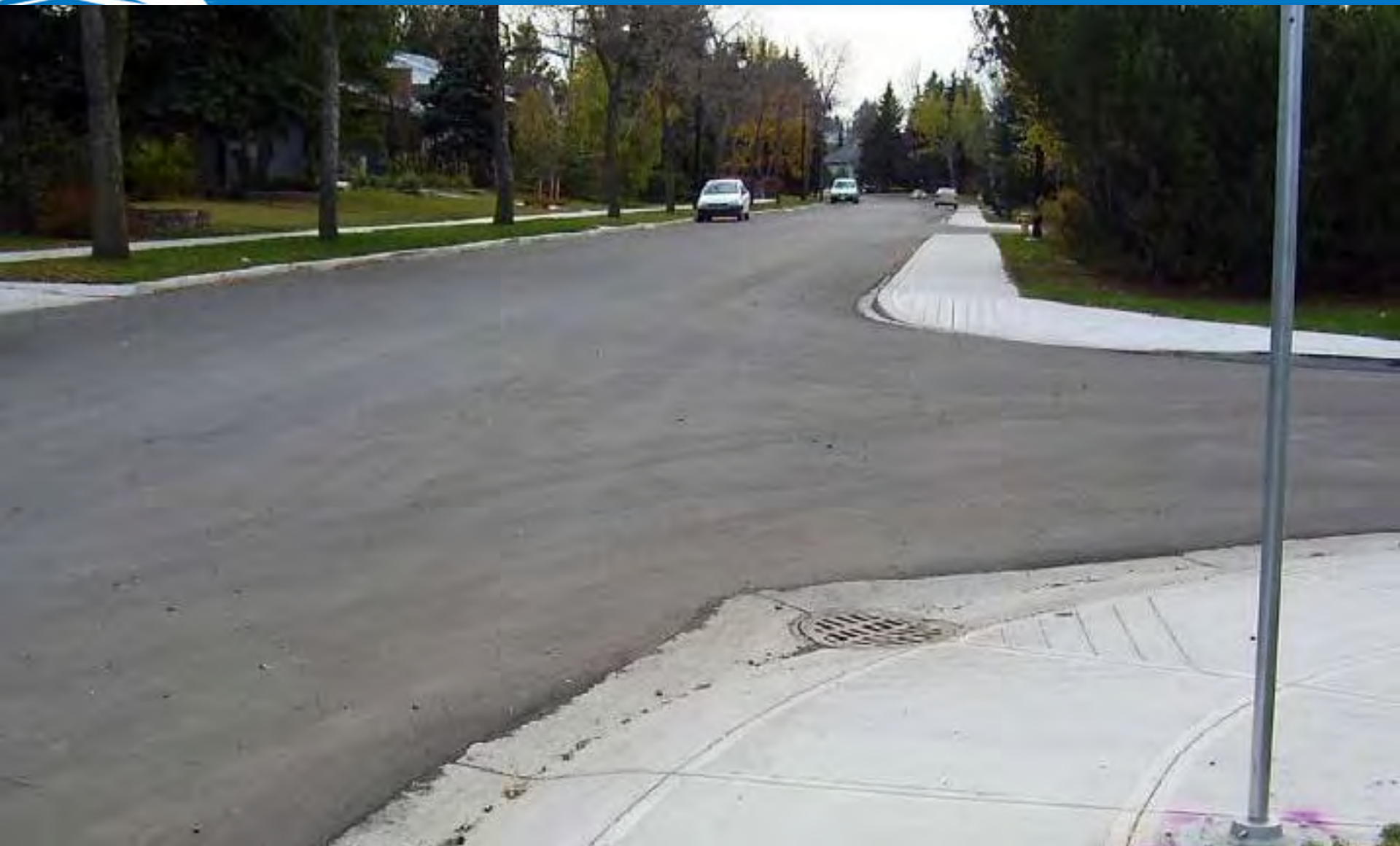
LOCAL IMPROVEMENT PROCESS



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 of the municipality than to the municipality as a whole.
- A project to be paid for by the Local Improvement tax.
- A process that is included in the regulations of the *Municipal Government Act.*

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Types of Local Improvement

In your neighbourhood:

- Sidewalk reconstruction: 50/50 cost share with City.
- Decorative streetlights: paid 100% by property owners (**only difference in cost** above standard streetlights).

Other types of local improvement:

- Curb crossing
- Alley lighting
- Alley repaving
- Streetscaping
- 100% sidewalk reconstruction

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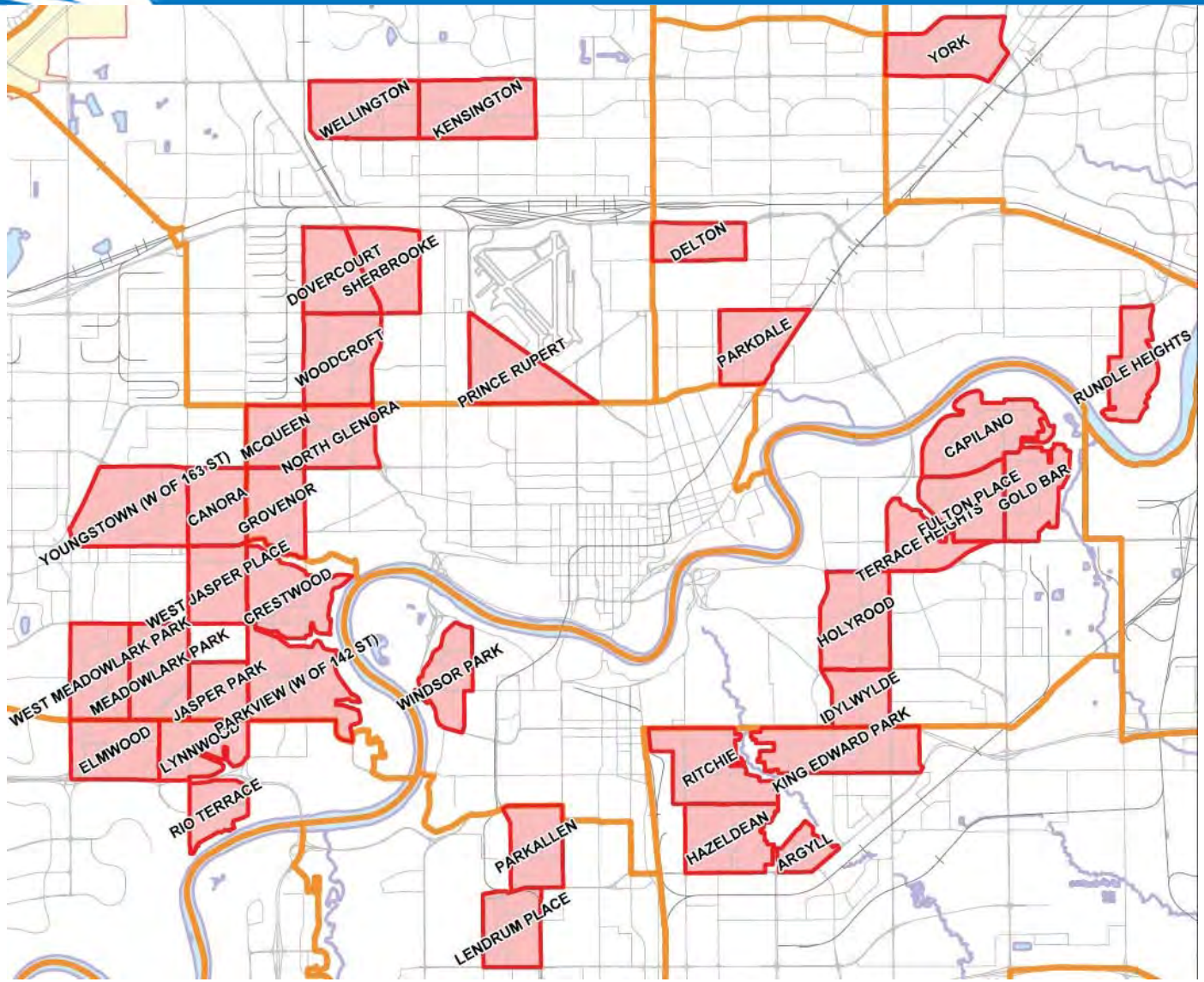
Neighbourhoods with Sidewalk Local Improvement



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50/50 Cost Share for Sidewalks

- 2015 Local Improvement sidewalk rates:
  - $16.05/m (yearly rate over 20 years)
  - $212.79/m (one-time payment)

- A typical 50 ft. (15.24 m) frontage would cost:
  - $244.60/year, or
  - $20.38/month
  - $3,242.92 (one-time payment)

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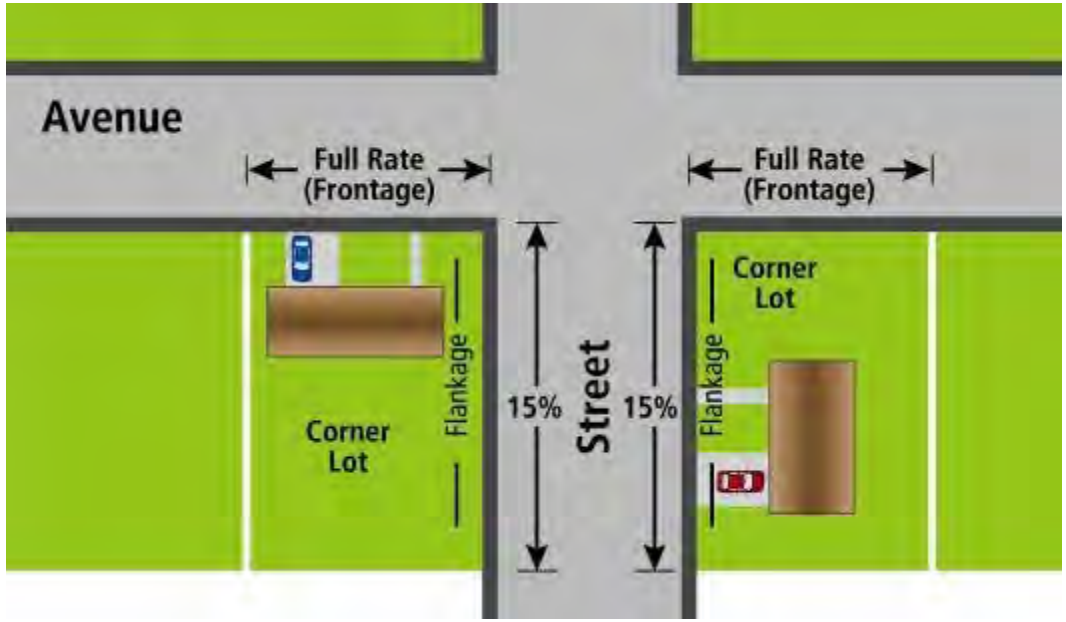
Assessment Length: Frontage

- Frontage assessable length is the shorter side of the lot
- The orientation of the house does not impact the frontage calculation

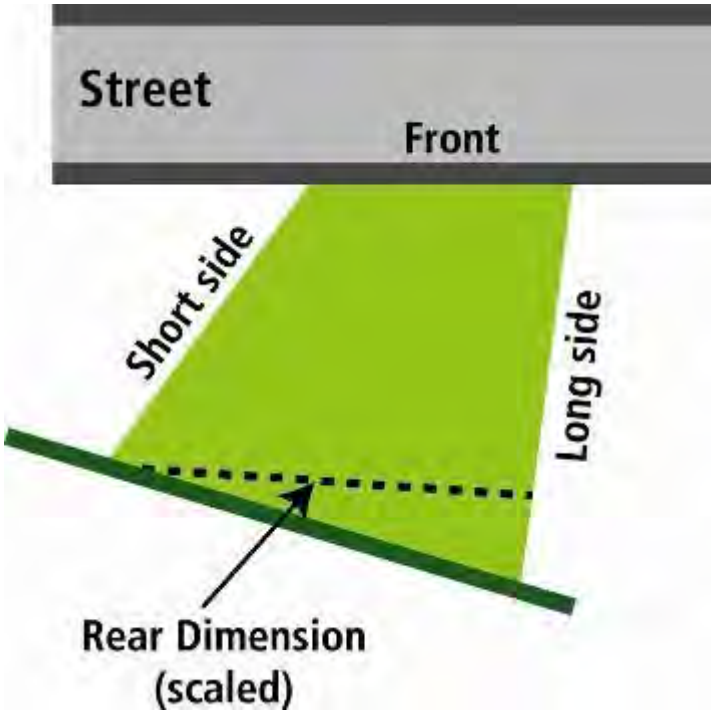


Assessment Length: Pie-shaped or Odd-shaped Lots

For odd-shaped lots, local improvement will be assessed as:

$$\frac{\text{(front + rear dimension)}}{2}$$

Note: this average may not be more than two times the front parcel dimension.



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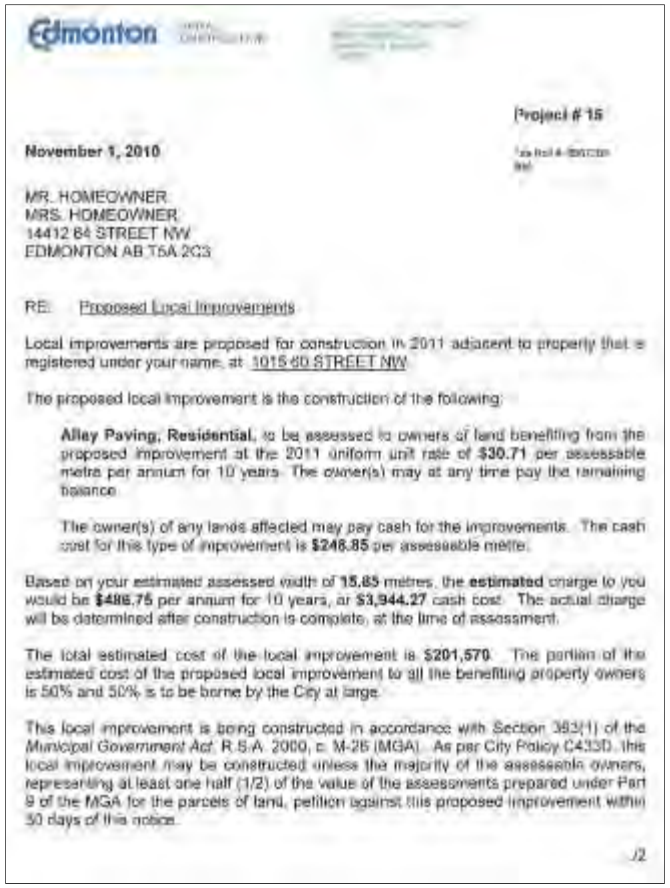
Local Improvement Notices

Package includes:

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



Edmonton

Project # 15

November 1, 2010

MR. HOMEOWNER
MRS. HOMEOWNER
14412 84 STREET NW
EDMONTON AB T5A 2C3

RE: Proposed Local Improvements

Local improvements are proposed for construction in 2011 adjacent to property that is registered under your name, at 1015 60 STREET NW.

The proposed local improvement is the construction of the following:

Alley Paving, Residential, to be assessed to owners of land benefiting from the proposed improvement at the 2011 uniform unit rate of **$30.71** per assessable metre per annum for 10 years. The owner(s) may at any time pay the remaining balance.

The owner(s) of any lands affected may pay cash for the improvements. The cash cost for this type of improvement is **$248.85** per assessable metre.

Based on your estimated assessed width of **15.85** metres, the **estimated** charge to you would be **$486.75** per annum for 10 years, or **$3,944.27** cash cost. The actual charge will be determined after construction is complete, at the time of assessment.

The total estimated cost of the local improvement is **$201,570**. The portion of the estimated 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 this notice.

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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

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 the project, two conditions must be met. First, a majority (50% plus 1) of the benefiting owners must submit a petition opposing the local improvement. Second, the value of the petitioners' properties must represent over 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 exist.
3. If a corporation, church, organization, society 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 has authority to act on behalf of the entity to sign the petition.
4. The WITNESS must fill in the Affidavit of Execution of Witness (attached).

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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)
PROVINCE OF ALBERTA)
TO WIT)

I, _____ (Witness) of the City of Edmonton, in the Province of Alberta, 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 _____, _____
20___. (Signature of Witness)

_____
A COMMISSIONER FOR OATHS in and for the Province of Alberta

(Print Name & Expiry Date or Affix Stamp)

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Westmount Non-heritage Area Decorative Streetlights

- Westmount (non-heritage area) decorative pole:
  - Black, octagonal pole with Heritage arm

- 2015 decorative streetlight rates:
  - $0.52/m (yearly rate over 15 years)
  - $6.27/m (one-time payment)

- A typical 50 ft. (15.24m) frontage costs:
  - $7.92/year, or
  - $0.66/month
  - $95.55 (one-time payment)

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Westmount Heritage Area Decorative Streetlights

- Westmount (heritage area):
  - Replica "Glenora-style" decorative lights

- 2015 decorative streetlight rates:
  - **$1.70/m** (yearly rate over 15 years)
  - **$20.30/m** (one-time payment)

- A typical 50 ft. (15.24m) frontage costs:
  - **$25.91/year**, or
  - **$2.16/month**
  - **$309.37** (one-time payment)

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Decorative Streetlight Local Improvement Outcomes

- **Project not supported**
  (>50% petitions received)
  - City will pay 100% of cost to rebuild lighting to current standards.

- **Project supported**
  (<50% petitions received)
  - Property owners will pay 100% of the cost above regular streetlights to install decorative streetlights.

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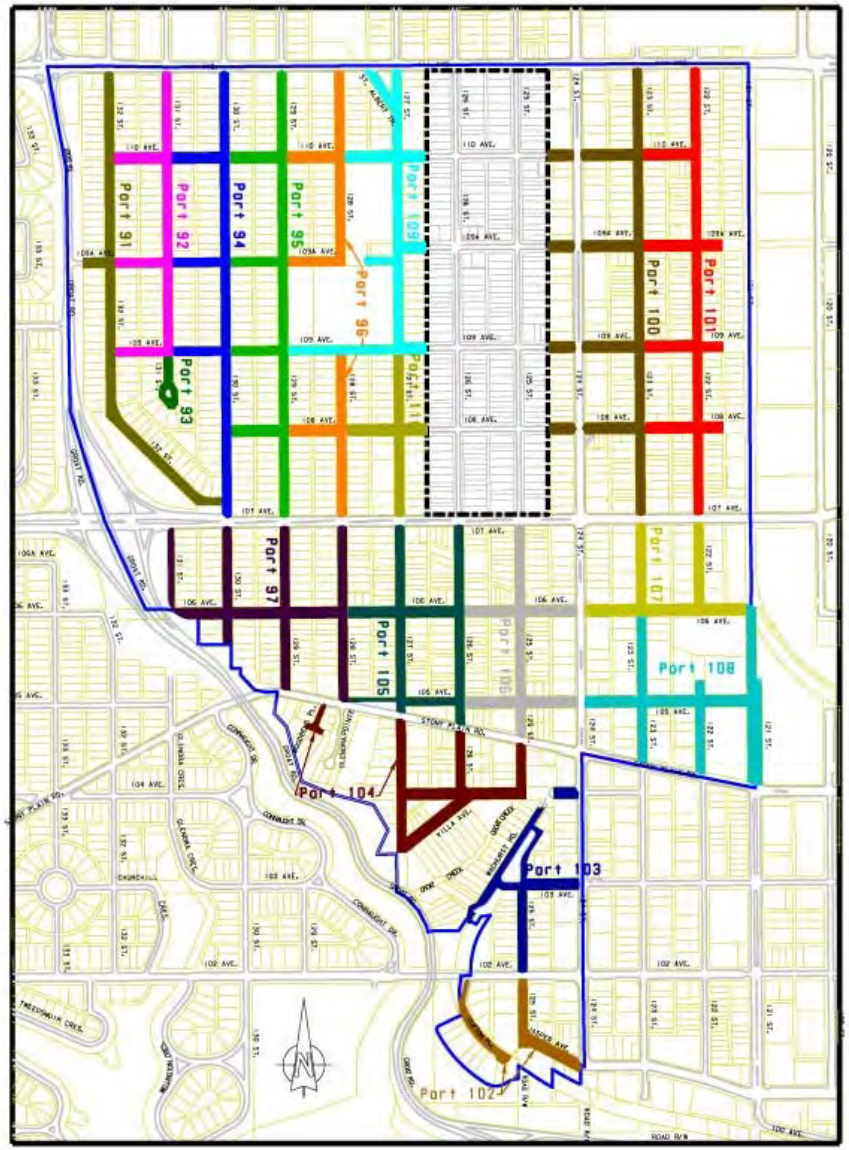
Westmount Non-heritage Area Decorative Streetlights



- Non-heritage area: <u>ONE</u> project.
- Need 50+1% **<u>against</u>** to defeat the decorative streetlight local improvement.

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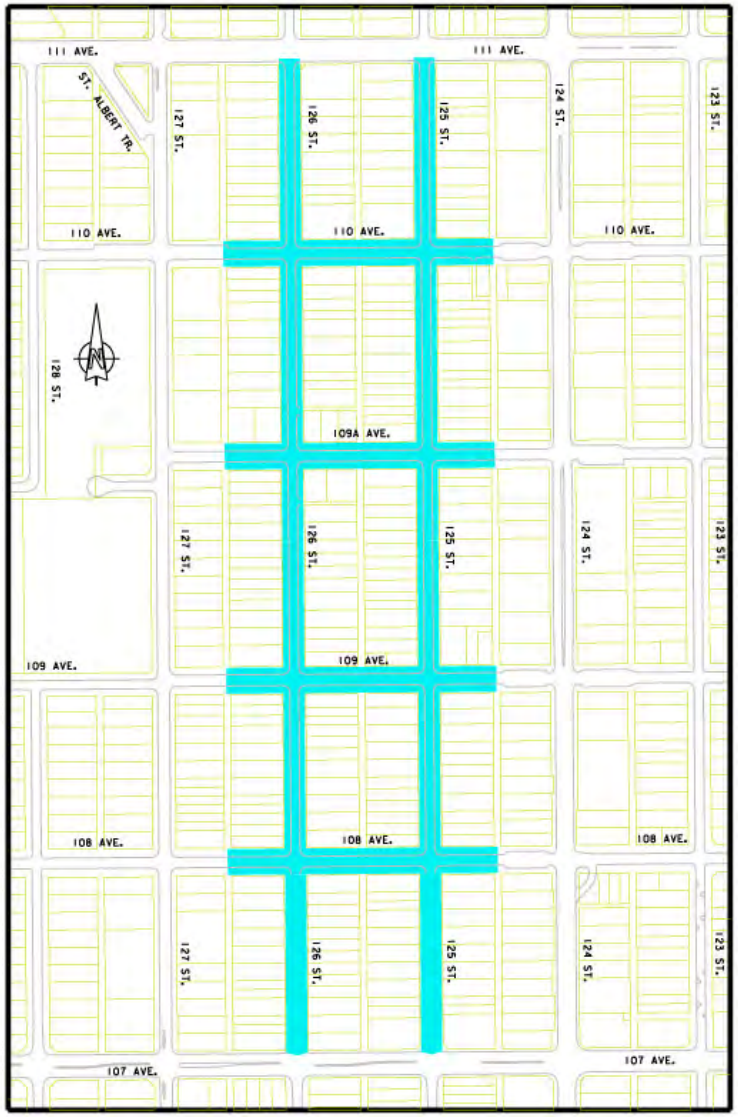
Westmount Heritage Area Decorative Streetlights



- Heritage area: <u>ONE</u> project.
- Need 50+1% **<u>against</u>** to defeat the decorative streetlight local improvement.

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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**

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More Information

Contact:	General Local Improvements Melinda Durand, CET or Virgilio Mendoza, CET *both are Commissioners of Oaths*
Phone #:	(780) 944-7665 (Melinda Durand)
General LI #:	(780) 944-7663
Email:	NeighbourhoodRenewal@edmonton.ca
Website:	edmonton.ca/LocalImprovements

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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 2015

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