



BUILDING GREAT NEIGHBOURHOODS

WESTWOOD MEETING THREE

January 29, 2015 6:30-8:30 PM

The City of Edmonton is building a great neighbourhood in Westwood beginning in spring 2015. As the City is committed to involving Edmontonians in the decisions that affect them, residents have been asked to provide input, to identify missing sidewalk connections and opportunities for other investments to add to Westwood's livability.

The City held its first meeting with the community league executive on October 8, 2013. A second neighbourhood-wide meeting was held March 26, 2014. A final pre-construction meeting was held January 29, 2015.

Westwood residents had the opportunity to review and provide feedback on the neighbourhood preliminary design, and learn about the local improvement process. Staff members from Transportation Services, Community Services, Drainage Services and Forestry were on hand to address residents' questions.

The following provides a general overview of comments and questions from the meeting.

CONSTRUCTION

- *Would like to discuss custom landscaping on our property.*

Please contact Mark Morton, your construction project manager, at mark.morton@edmonton.ca or 780-944-7692 to discuss landscaping on your property. The City will make every effort to put the landscaping back as it was before. (For example, if you have bark chips or stones across the front of your property, the City will put those materials back.) We'll also attempt to match coloured concrete or exposed aggregate sidewalks as closely as possible. Please note that we won't replace things that contravene bylaws or guidelines for landscaping on City property.

CURBS/SIDEWALKS

- *Lane access for garbage trucks is too narrow and trucks drive over the curb and grass. Can the angle be increased so the trucks don't drive on the grass?*

Your lane access will be widened to meet current design and construction standards. The new access will flare out approximately 2 metres on either side of the alley. This will allow trucks to drive on the access without damaging the grass.

- *Preserve boulevard sidewalks throughout the neighbourhood.*

All existing sidewalks (including the boulevard sidewalks) will be preserved throughout the entire neighbourhood. Boulevard walk will remain as boulevard walk, and the sidewalk, curb and gutter will remain as is. New sidewalks will also be added to some areas to improve pedestrian accessibility and safety. All new sidewalk locations can be viewed online [at edmonton.ca/buildinggreatneighbourhoods](http://edmonton.ca/buildinggreatneighbourhoods).

DRAINAGE

- *Why is surface runoff considered part of sanitary sewer? Surface runoff is NOT a utility.*

Modern surface runoff is captured by catch basins that connect to the storm sewer system (separate from the sanitary sewer system). At the time Westwood was constructed, a combined sewer system was installed. This means that the surface runoff enters the same sewer as the sanitary sewage. Surface drainage will be addressed with improved grading so storm water will drain properly to the existing catch basins.



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- *Confused as to why flooding experienced in this neighbourhood isn't being addressed before the road replacement.*

Drainage renewal is essential in order to maintain the structural integrity of the sewers in your neighbourhood. Drainage Services is aware that many of the pipes in Westwood are in very poor condition, so it is important for us to renew them to prevent structural failure that could lead to flooding and interruption of service and would require open cut work. This work is being done in advance of roadway renewal to avoid later open cut work.

The Flood Prevention Program and the Sewer Upgrading Strategy are newer programs developed in light of flooding in recent years in areas such as Westwood. These programs will be looking at different solutions for flooding, like increased pipe capacity or storm water ponds. Because these programs are in the early stages of development, the timing doesn't meet the current Drainage Neighbourhood Renewal schedule.

MEETING

- *Don't have meeting outside of neighbourhood. Wait for space to be available.*

The City does its best to host meetings within the neighbourhood under reconstruction. However, we are limited by the space and time available. For our final meeting, we are bound by the 30-day local improvement petition period in order to discuss sidewalk/streetlight renewal with property owners and give them time to petition against the local improvements if they so choose. Unfortunately, a facility in Westwood was not available during the 30-day petition period. We recognize that this may inconvenience some residents, which is why we give ample notice so they can arrange to get to the meeting. Displays and presentation are also online at edmonton.ca/buildinggreatneighbourhoods.

NEIGHBOURHOOD RENEWAL

- *Why is the cost of sidewalk a cost to property owner but not water, sewer, power, streetlight, telephone cable?*

Reconstructing the sidewalk in front of property owners' lots is a local improvement—a project that City Council considers of greater benefit to a specific area rather than to the municipality as a whole. Property owners are the primary beneficiaries to the sidewalk reconstruction; therefore they share the cost 50-50 with the City. The neighbourhood is divided into a number of project areas. If 50% + 1 of property owners within your project area do not want sidewalk reconstruction, you and your neighbours have 30 days to petition against the project.

The cost of Drainage Neighbourhood Renewal is covered by utility rate dollars. Other utility work is done by private utility companies (e.g. EPCOR, ATCO, Telus, Shaw Cable), not the City of Edmonton.

PARKING

- *I was wondering about two-sided parking. Currently only one side parking and it is very busy with NAIT students.*

A request can be made to Parking Management to change restrictions. Two-thirds of the property owners on both sides of the road must agree to the requested changes for the process to proceed. For more information please call 311 or go to www.edmonton.ca/transportation/driving_carpooling/parking.aspx



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STREETLIGHTS

- *Sodium vapour lights provide superior lighting with visibility for great distances. Can the City restore these?*

Since 2011, the City has used LED (light emitting diode) luminaires in all Neighbourhood Renewal projects. Benefits include: power consumption savings; long lifespan; dark skies friendly lighting; reduced CO2 emissions; and minimized light trespass, meaning that light is focused on the road rather than onto private property. The City does work to improve the light levels on the sidewalks when converting to LED luminaires. In most cases, the light levels are the same or better than the existing light levels.