



# BUILDING GREAT NEIGHBOURHOODS

## WESTWOOD NEIGHBOURHOOD MEETING ONE WITH COMMUNITY LEAGUE EXECUTIVE OCTOBER 8, 2013

### ATTENDING FROM THE COMMUNITY LEAGUE

Scott Custance	Marlene Larsen
Kim Ellis	Carol MacLeod
Rob Hauck	Lisa Montley
Dorothy Jubb	Frances Taller
Rick Jubb	Wally Watts
Kim Korchinsky	

### ATTENDING FROM THE CITY OF EDMONTON

Cathy Dytiuk, Great Neighbourhoods  
Kelly FitzGibbon, Communications  
Dale Lehman, Neighbourhood Renewal  
Janice Scott, Drainage Services  
Rocky Pilisko, CRC

The Building Great Neighbourhoods team met with the Westwood community league to share the City's plans to renew and replace sanitary and storm sewers, reconstruct roads, curbs and sidewalks on City-owned Property, and replace streetlights starting in 2015. The City presentation included:

- An outline of the Building Great Neighbourhoods process and timing.
- A question to the league about any initiatives underway that could align with or impact opportunities for any City capital investment.
- The City listening to league suggestions for capital improvements that could be made during the construction process to improve pedestrian and cycling access and the livability or attractiveness of Westwood.
- An overview of the Local Improvement process and the choices property owners will make.
- A request for the community league's help in advertising future Building Great Neighbourhood meetings.

The following provides an overview of the discussion:

**League:** Most streets in Westwood have parking on one side only, but apparently we're moving to parking on both sides. Can we look into tickets?

**City:** This may relate to NAIT students parking? We will pass this on to Transportation Operations to review as part of neighbourhood renewal between 105 Street and 108 Street.

**League:** We have large trees in our neighbourhood. How will that affect street lighting?

**City:** The City works around mature trees in older neighbourhoods. Pole locations may be altered from their original location to ensure that design light levels are met, there is little or no impact on trees, legal and safe clearance from utilities are maintained, adequate clearance from accesses such as alley entrances and driveways are met and the least amount of impact on the residents is achieved.

**League:** Will LED lighting improve lighting on sidewalks? This is a safety concern.

**City:** The City does try to improve the light levels on the sidewalks while converting to LED luminaires. In most cases the light levels are the same or better than the existing light levels.

**League:** There are a lot of rental properties in our neighbourhood. Will this affect our ability to get sidewalks renewed?

**City:** Sidewalk reconstruction is subject to the approval of the Local Improvement Bylaw. When a neighbourhood is scheduled for reconstruction, sidewalk reconstruction is divided into project areas. Property owners receive a Local Improvement Notice in the mail prior to construction. Once the notice is issued, residents have 30 days to petition against the local improvement in their specific project area. However, a majority (51%) of the affected property owners need to sign the petition in order to defeat the local improvement. In the program's history, only one project area has ever been defeated.

**League:** How does the neighbourhood get in touch with owners of a rental property for local improvements?



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**City:** The neighbourhood members canvassing for signatures may leave copies of the Expression of Interest forms with the renters to pass along to their property owners.

**League:** The waterlines at 123 Avenue and 124 Avenue that were already done. Two-thirds of the rest of the streets in the neighbourhood aren't done. Will they be done?

**City:** Waterline work is undertaken by EPCOR utilities. The City contacts EPCOR prior to doing Neighbourhood Renewal in order to allow EPCOR to coordinate its work prior to the City redoing the neighbourhood roads.

**League:** In 2002-03 the neighbourhood was approached about traffic calming on 122 Avenue, with bulbing, etc. Were these temporary measures?

**City:** 122 Avenue crosses or borders a number of neighbourhoods that are currently or will soon be undergoing reconstruction, including Westwood. As such, collector reconstruction or renewal will be treated as an independent, stand-alone project. Such a project will require public consultation with surrounding communities, design work and approved funding from City Council. There is not yet a budget or schedule for this project.

Traffic analysis of 122 Avenue has indicated that there will likely be an increase in traffic on 122 Avenue west of 97 Street as a result of growth, NAIT expansion, and future Blatchford development. These factors will be taken into consideration in any future 122 Avenue design plan. The Traffic Impact Assessment recommended exploring traffic calming in the future.

**League:** How will 122 Avenue affect our need to gather signatures for local improvements?

**City:** If there are exceptions that are required for 122 Avenue as our work goes forward, we will review the design at that time.

**League:** In regards to sidewalk renewal, how do property owners on corner lots pay for the local improvement?

**City:** All residential lots with frontage (the sidewalk at the front of a property) abutting a local improvement construction project will be assessed the full rate (50% of the full cost, as sidewalk renewal is shared 50-50 with the City). Corner lots that abut and flank proposed local improvement construction (i.e. have sidewalks on both the front and side of the property) will be assessed the full rate (50%) on the short side (frontage) and 15% on the long side (flankage). More information is available at

[edmonton.ca/transportation/on\\_your\\_streets/sidewalk-reconstruction.aspx](http://edmonton.ca/transportation/on_your_streets/sidewalk-reconstruction.aspx)

**League:** We face speeding on 105 Street. Is it possible to put a flashing crosswalk on 105 Street? We also need crosswalks on 122 Avenue.

**City:** We will need to coordinate with our traffic study staff to go out while NAIT in session during weekdays.

**League:** Westwood has a combined drainage system. How does that affect Drainage Renewal? If the City separates them, will you redo the sewers?

**City:** Westwood having a combined drainage system does not affect the Drainage Neighbourhood Renewal Program. Sewers will not be separated, as the cost of separating is extremely high. However the existing drainage system will be renewed through this program. Since about 90% of the renewal is completed through relining (a trenchless rehabilitation method where a liner is pulled through the existing pipe and becomes the new pipe), there is very little excavation done where we actually open up the road and replace a section of pipe.

**League:** We had a lot of sewer backups in 2013, which was never a problem before. Now there is a lot of flooding by the seniors' place and from 111 Street to 101 Street in August. That's a big concern for the neighbourhood. Also, the sewer line on 107 Street collapsed. Every basement flooded after work was done. When crews did the work we didn't know what they did and now it's backing up and it didn't before. They didn't say that work was being done.

**City:** Although the City does not currently have any flood prevention projects in Westwood, we are



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embarking on a city-wide neighbourhood flood risk assessments to help identify potential flood prevention enhancements for high risk neighbourhoods, including Westwood.

Last summer's flooding was due to the "one in 50-year" storms the neighbourhood experienced, which overwhelmed and caused back ups.

**City:** Does the community league know of any work being planned for the neighbourhood?

**League:** We are working on a triangle park at 103 Street.

**League:** Is alley renewal part of reconstruction?

**City:** Neighbourhood reconstruction does not cover alley renewal. Alley renewal is an owner-initiated local improvement and must go through the local improvement process. More information is available at [edmonton.ca/localimprovements](http://edmonton.ca/localimprovements)

**City:** Any suggestions around pedestrian and cycling access, traffic access or opportunities to improve the livability of your neighbourhood?

**League:** By the graveyard at 124 Avenue, we'd like to make a shared-use path with garbage cans and appropriate lighting for people walking dogs, etc.