



Welcome!

Woodcroft Neighbourhood Renewal

Information Session

Woodcroft Information Session

November 25, 2010





Presentation Format

Three (3) part presentation:

- 1. Design Process*
- 2. Local Improvement Process*
- 3. Neighbourhood Reconstruction*

Hold questions until presentations are completed.

Staff on hand to answer questions.



Overview of the Woodcroft Neighbourhood Renewal Design Process

Presented By: Jen Nicholls, Project Manager

Woodcroft Information Session

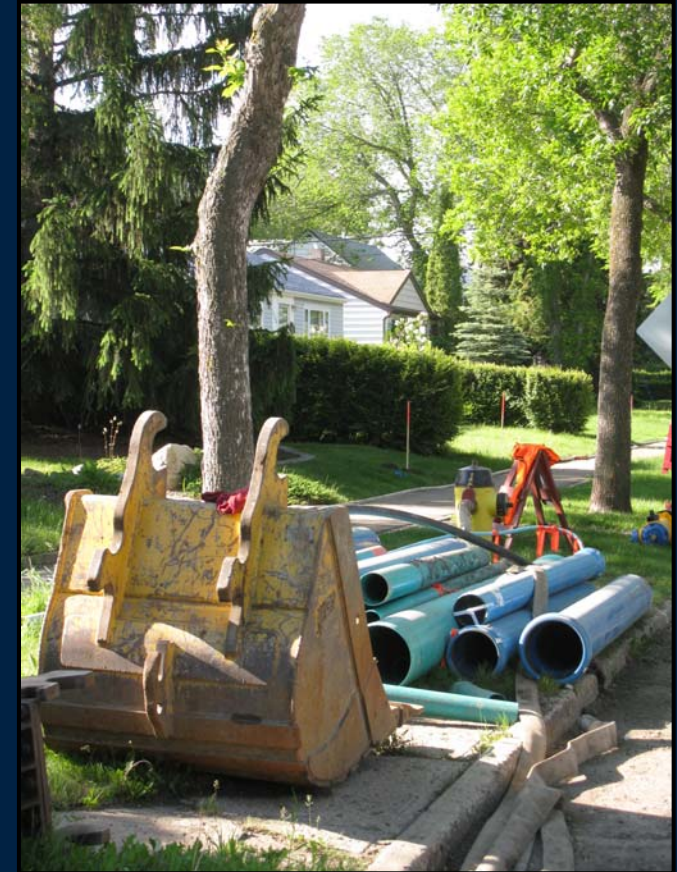
November 25, 2010



Neighbourhood Renewal

➤ Reconstruction

- *Reconstruct the Pavement*
- *Replace Curbs and Sidewalks*
- *Upgrade Standard Street Lighting*
- *Coordinate with Other Projects*
 - *Internal (City)*
 - *External (Utility)*



(Photo Taken By J. Nicholls: June 16, 2010)

Woodcroft Neighbourhood Conceptual Cost Estimate

➤ Surface Works (Conceptual): \$20 Million

■ Includes Replacement of:

- Pavement
- Curb and Gutter
- Sidewalk
- Standard Streetlighting

■ Does NOT Include:

- Alleys
- Arterial Roadways
- Underground Utility Work



(Photo Taken By J. Nicholls: September 29, 2010)



Progress of Design

- Preliminary Walkthrough → Completed
- Preliminary Drawings → Completed
- In-Field Detailed Design → In Progress



(Photo Taken by J. Nicholls: September 29, 2010)



Design Influences

- Community League Executive & Transportation Department
 - Meet Design & Construction Standards
 - Address accessibility issues
 - Reduce pedestrian crossing distances
 - Select curb and gutter type

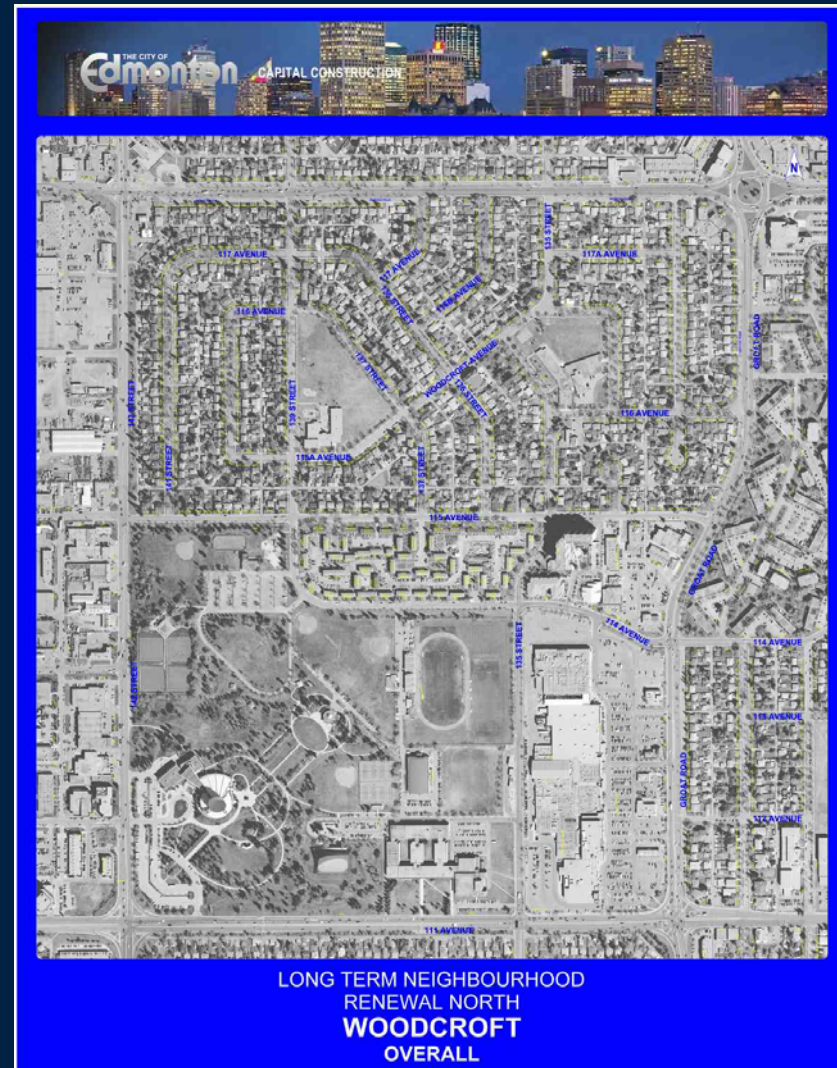


(Photo Taken by J. Nicholls: September 29, 2010)



Woodcroft Preliminary Design

- Overall Display
 - Existing conditions





Woodcroft Preliminary Design

➤ Scope Display - identifying key areas such as:

Missing sidewalk links along:

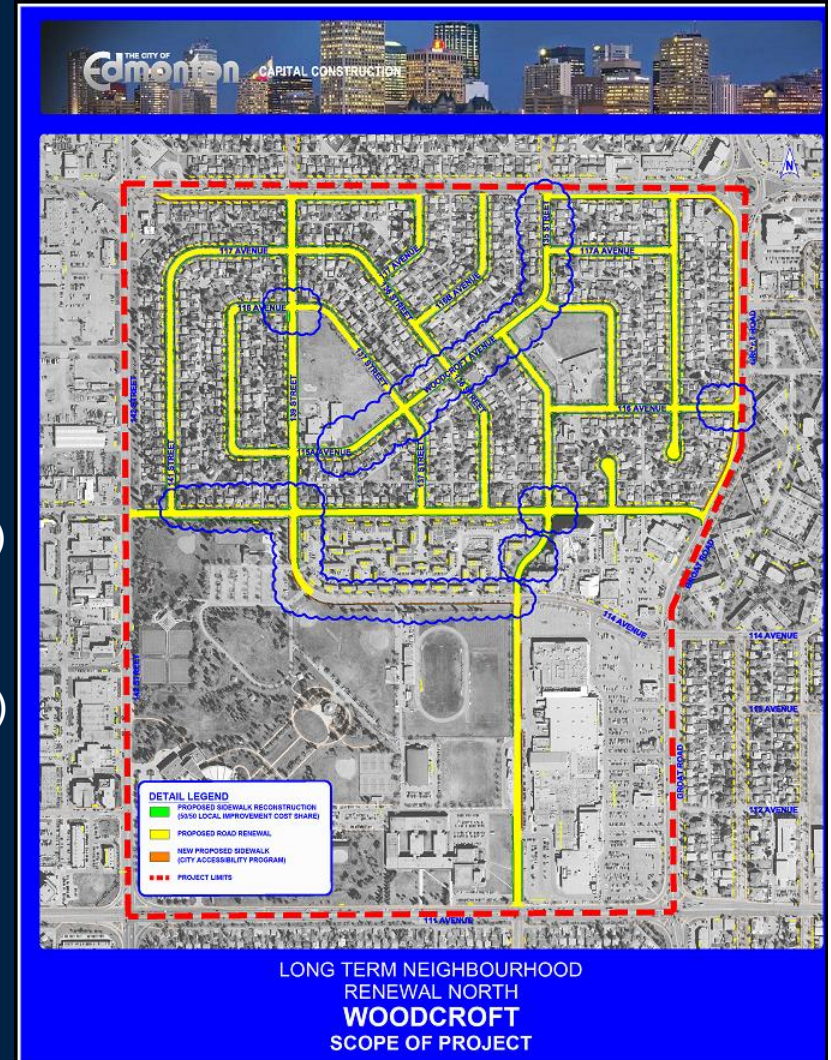
- 118 Ave Service Rd (139 Street to 142 Street)
- Groat Rd Service Rd (115 Ave to 118 Ave)
- East side of 135 St (from 111 Ave to 114 Ave)
- South side of 114 Ave (from 135 St to 139 St), continuing on the west side of 139 St up to 115 Ave

Intersection upgrading at:

- 139 St & 115 Ave (Community League / Playground)
- 139 St & 116 Ave (North of Languages Centre at Woodcroft)
- 135 St & 115 Ave (Meadowcroft Seniors' Residence)
- Groat Rd Service Rd & 116 Ave
- 135 St / Woodcroft Ave & 117 Ave

Road Narrowing to Meet Current COE Design & Construction Standards:

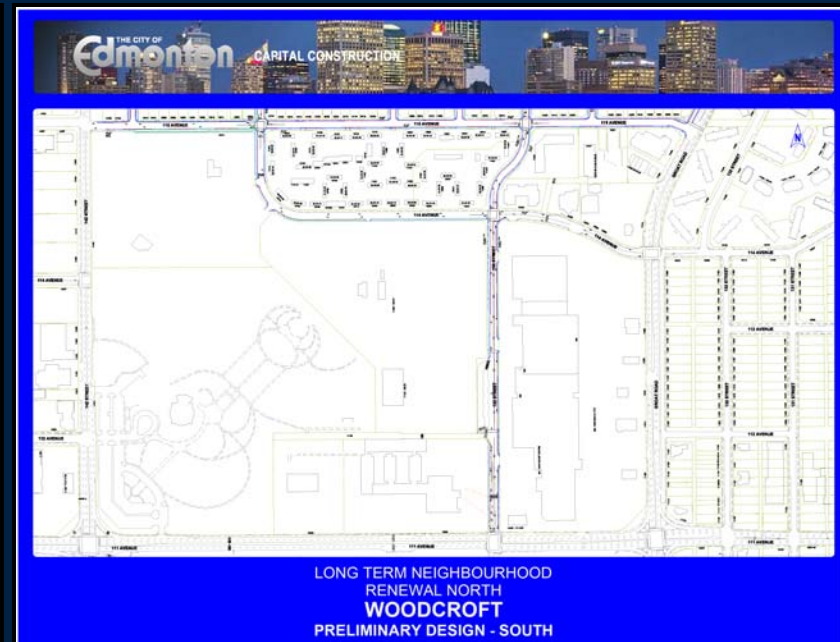
- Woodcroft Ave Corridor (West of 137 St to 118 Ave)





Woodcroft Preliminary Design

- Preliminary Design Display
 - Enhanced design





For More Information Contact:

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Roads Design & Construction Branch*

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Local Improvement Process

Presented By: Virgilio Mendoza / Alex Yeung

Woodcroft Information Session

November 25, 2010



What is a Local Improvement?

- *A local improvement is a construction project which is undertaken near or adjacent to your property.*
- *A project Council considers of greater benefit to an area of the municipality than to the whole municipality.*
- *A project to be paid for in whole or in part by a local improvement tax.*

Canadian Municipalities with Local Improvements

- *Vancouver*
- *Calgary*
- *Saskatoon*
- *Regina*
- *Winnipeg*





What are Considered Local Improvement Projects?

- *Transportation Department identifies which types of construction are to be assessed as roadway related local improvements*
 - *Curb Crossing*
 - *Alley Lighting*
 - *Streetscaping*
 - *Decorative and/or new Street Lighting*
 - *Gravel Alley Conversion to Paved alley*
 - *Alley renewal (reconstruction or resurfacing)*
 - *Sidewalk Reconstruction (50/50 Cost Share with City)*



How are Local Improvements Initiated?

Who Initiates LI impacts:

- *Cost Share Amount*
- *Expression of Interest (EOI)*

LI can be initiated by

1. *By the Property Owners*
 - *Require EOI and typically Property Owner pay 100%*
2. *By the City of Edmonton:*
 - *EOI not required, typically cost share with Property Owners*



Local Improvements – Neighbourhood Renewal

Decorative Street Lights LI:

- *Property Owner Initiated – requires EOI to prove majority support*
- *As part of Woodcroft reconstruction project – Property Owners are required to pay 100% of incremental cost above Standard Street Lights*

Sidewalk Reconstruction LI

- *City Initiated – no EOI required*
- *City and Property Owner share costs (50%/50%)*

Decorative Lighting – Woodcroft EOI

- City met with Community to discuss Decorative Street Lights – May 17, 2010
- Creation of Woodcroft Decorative Street Light Committee (DSLCL) – Summer 2010
- DSLCL conducted community survey and the Decorative Street Light was selected: **black, fluted, heritage arm**
- The City forwarded the EOI package - September 2010
- EOI deadline is December 1, 2010
- The EOI must have the majority support of Woodcroft property owners that front/abut the decorative street light to start the Decorative Street Light Local Improvement Process.

EXPRESSION OF INTEREST

For Support of Local Improvement

We, the undersigned property owners, want to show our support to the City of Edmonton to initiate a local improvement to construct

WOODCROFT NEIGHBOURHOOD DECORATIVE STREET LIGHTING

by way of a Local Improvement Tax Bylaw to be imposed by City Council, in accordance with the provisions of the Municipal Government Act and the Policies of the City of Edmonton.

Improvement	Cash Rate	Annual Rate	Assessment
ESTIMATED RATE	per Assessable	per Assessable	Period
* 2011 Conceptual Construction Rates *	metre	metre	Year
DECORATIVE STREET LIGHTING	\$36.85	\$3.31	15
Fluted Street Light Pole/Black/Heritage Arm			

- Generally, a simple majority of abutting property owners must express interest by signing this form to proceed to the next stage of the process. **Note, however, that depending on the project the City may request a higher percentage of support and may also set other conditions of approval.**
- Property owners will receive formal notification by mail from the City of the proposed local improvement which will identify the costs involved.
- Property owners will have 30 days from the time the formal notifications are mailed to protest against the local improvements. (Signing this expression of interest does not preclude the property owner from protesting against the local improvement).
- If a majority of the property owners protest the local improvement, the project will be dropped.
- Local improvements which have been successfully protested against will not be advertised again within the current calendar year.

IMPORTANT NOTICE

-- When property affected by this EXPRESSION OF INTEREST is registered as joint ownership, the signature of both parties is required.

-- Please sign opposite address and return to:

Capital Construction Department
7 th Floor Century Place 9803-102 A Avenue
Edmonton, Alberta T5J 3A3

-- This information is being collected under the Authority of Section 33 of the Freedom of Information and Protection of Privacy Act, (F.O.I.P.), as amended, and will be used to process your request. It is protected by the privacy provisions of F.O.I.P. If you have any questions about the collection of this data, contact the Branch's Administrative Assistant, 944-5601.

-- An Expression of Interest filed with the City of Edmonton will not be returned.

Plan 5080HW

Blk 16

Lot 50

File:

Woodcroft-2011



What is in the 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*

Local Improvement Notices

- Based upon the local improvement plan, the City must send a notice to all of the persons who will be liable to pay the local improvement tax (the property owners). The City also includes:

- A Petition Form
- Affidavit of Execution

City of Edmonton CAPITAL CONSTRUCTION 17TH FLOOR, CENTURY PLACE, 8603 - 172A AVENUE, EDMONTON, ALBERTA, T5A 3A3

November 1, 2010

Project # 15

Tax Roll # 6667309

Ref:

MR. HOMEOWNER
MRS. HOMEOWNER
14412 64 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:

Tax Roll No.: _____ Project _____

Petition Against the Proposed Local Improvement

We, the registered owners, are opposed to the above local improvement project, as notified by the Capital Construction Department, and do not wish it to proceed.

Owner's Name (Print)	Owner's Address (Where You Live)	Property Address (Improvement Location)	Owner's & Date	Witness (Signature)
1. _____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____
5. _____	_____	_____	_____	_____

PLEASE NOTE:

- To cancel this project, two conditions must be met. First, a majority (50% plus 1) of opposing this local improvement. Second, the value of the petitioners' properties must be assessments of all the benefiting properties. This form may be used.
- If a parcel of land is owned by more than one owner, all owners must sign the owner for the purpose of counting the number of owners that reply.
- If a corporation, church, organization, estate or other entity is entitled to sign a petition, person who is at least 18 years old and who can produce a certificate authorizing the person to sign on behalf of the entity must sign the petition.
- The WITNESS must fill in the "Affidavit of Execution of Witness", (attached).

This personal information is being collected under the authority of sections 392 & 393 of the Municipal Government Act. It is protected by the privacy provisions Section 33 (3) of the Freedom of Information Act. If you have any questions about the collection contact the Branch's Administrative Assistant at: (780) 544-1007.

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:

- 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.
- That the same was executed at the City of _____ in the Province of Alberta, and that I am subscribing witness thereto.
- 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)



Local Improvement Outcomes

- *Petition Protest Fails (Less than 50%)*
 - *If petition protest is not successful, the Local Improvement Bylaw can be approved, and if the Bylaw is approved by Council, the City must proceed with construction within **3 years**.*
- *Petition Protest Succeeds (More than 50%)*
 - *If City receives a sufficient petition against the Local Improvement within the 30-day petition period, it will not proceed.*

What is Required for a Petition to be Valid?

- *Petitions against the Local Improvement must be signed by a majority of the property owners who would be liable to pay the local improvement tax.*
- *Signatures must be witnessed and have a witness affidavit signed by Commissioner for Oaths attached.*
- *In the case of a property with multiple owners, all owners of that property are counted as “one owner”, but all owners of that property must sign the petition.*

What is Required for a Petition to be Valid? (Cont'd...)

- *Owners signing must represent a majority (50 plus 1%) and at least 1/2 of the total value of the property assessment.*
- *Petitions must be received on or before 30 days of when the letter was dated*
- *The City of Edmonton does not count itself in determining the sufficiency of a petition.*



Bylaw

- *The City must prepare a Bylaw for the local improvement.*
- *The Bylaw must pass three (3) readings at City Council.*



Construction

- *Construction of any part of the Local Improvement Project may be started after the Bylaw has passed three(3) readings.*

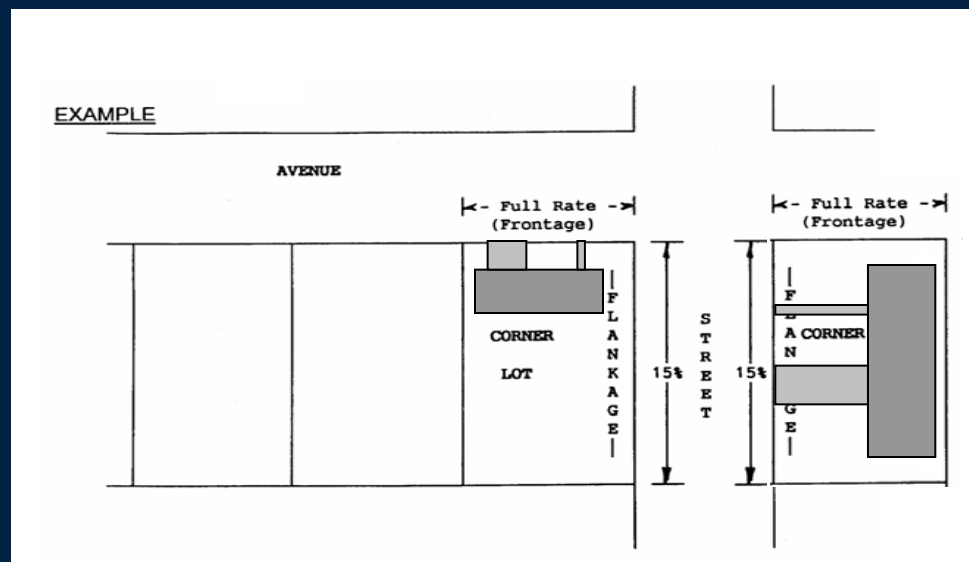


Local Improvement Tax Levy

- *Local Improvements must be imposed on the tax roll within three(3) years of the date of the sending of the notice.*
- *Local Improvement charges will appear on your **Tax Notice** in the year following construction.*

Assessment Length – Frontage?

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

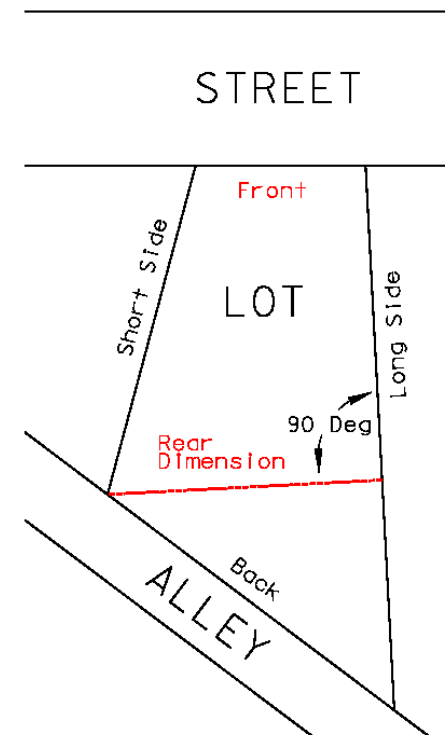


Assessment Length – For Pie or Odd Shaped Lots?

- For Odd Shaped Lots, LI will be assessed as follow:

$$\text{Assessed Length} = \frac{(\text{Front} + \text{Rear Dimension})}{2}$$

Note: This average may not be more than 2 times the front parcel dimension





Assessment Length – For Corner Lots?

- *Those property owners on the corner lots should received 2 notices. One for frontage and one for flankage*
- *Flankage is the longer side of the lot or parcel.*
 - *Flankage shall be assessed fifteen (15%) percent of the total number of lineal metres along the side or flankage*

Example of Flankage

- *LI will be assessed as follow:*

Total Assessed Length = Frontage + 15% of Flankage

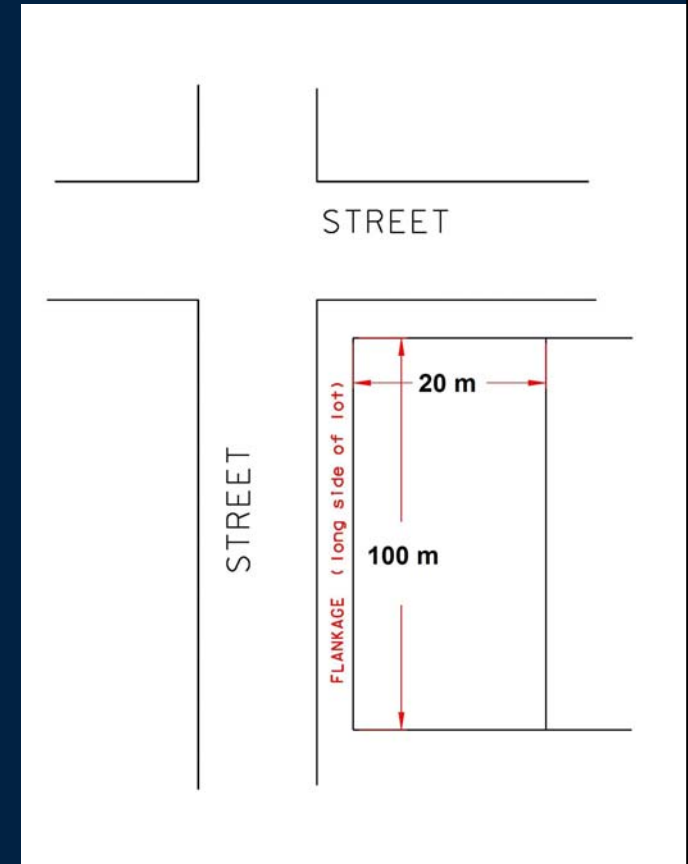
For this example:

Frontage (short side) = 20 m

Flankage (long side) = 100 m

Total Assessed Length:

$20m + (15\% \times 100m) = 35 m$



Neighbourhood Renewal Funding Breakdown

Infrastructure	Source
<i>Roads, Curbs, and Gutters</i>	<i>100% City</i>
<i>Underground Utility Work (EPCOR, Water, Drainage)</i>	<i>100% Utility</i>
<i>Standard Street Lights</i>	<i>100% City</i>
<i>Decorative Street Lights</i>	<i>100 % Property Owner on incremental costs above Standard Street Lights</i>
<i>Upgrade of <u>Existing</u> Alley Luminaire and Arm to standard, where possible</i>	<i>100% City</i>
<i>Sidewalk Reconstruction</i>	<i>50% Property Owner/50% City</i>

50/50 Cost Share Local Improvement for Sidewalks

- *1995: Originated as a Pilot Project (Prince Rupert and Jasper Park)*
- *1998: Approved by City Council*
- *19 neighbourhoods were reconstructed with the 50/50 cost share local improvement for sidewalks*



(Photo Courtesy of Dub Architects Ltd.)

50/50 Cost Share Local Improvement for Sidewalks

- *Current 2011 LI rates are as follows:*
 - *One time cash payment (\$154.17/metre of frontage).*
 - *Yearly rate (\$12.12/metre per year amortized over 20 years).*

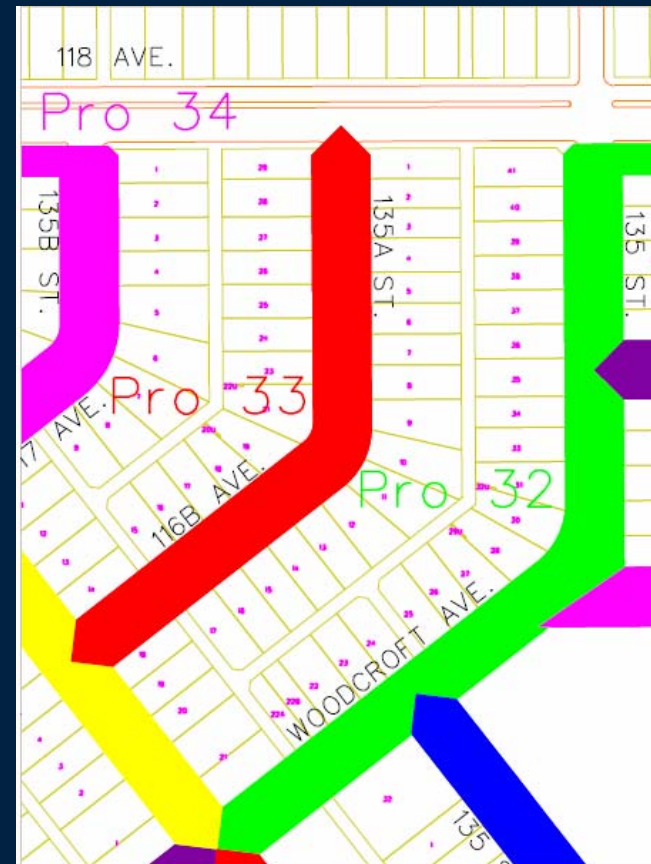
Typical 50 ft (or 15.24m) frontage, based on 2011 rates, would be \$2,349.55 cash, or \$184.71 per year for 20 years.



The cost includes the existing concrete removal and excavation, a gravel base, reinforcing steel, concrete placement, tying into private walkway connectors, and re-landscaping of disturbed areas all to City of Edmonton specifications.

50/50 Cost Share Local Improvement for Sidewalks

- Dozen or more Sidewalk Projects are Created
- Each Project May be Petitioned Against
 - Must have the Majority of Property Owners to Defeat the Local Improvement



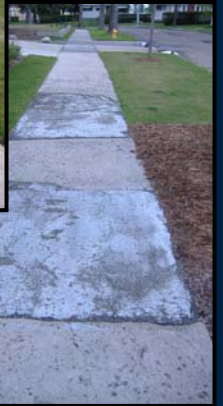


What Happens if a Sidewalk Project is Defeated?

- *If a Project is Defeated the City Will Still, at No Cost to the Property Owners:*
 - *Reconstruct Roads*
 - *Spot Repair Curbs*
 - *Replace Street Lights*
 - *Repair Underground Utilities*
 - *Perform Maintenance Activities on Sidewalks*
 - *Asphalt Patching, Grinding, Mud Jacking*

Defeated Sidewalk LI - Outcome

Asphalt Patching



Grinding



Mud-jacking



Before

Maintenance Only



Completed Renewal



No Sidewalk reconstruction



- Versus -

Support for 50/50 sidewalk reconstruction



Street Light Rehabilitation

➤ *Why is the lighting being replaced?*

In mature neighbourhoods, the majority of the lighting system are at or near the end of it's life expectancy. Deteriorated poles, bases and wiring needs to be replaced to ensure safe and efficient operation and to eliminate the need for additional repairs in the future.

➤ *What is replaced?*

- *Street Light Poles – new galvanized poles*
- *Underground Bases – new concrete bases*
- *Electrical wiring system – updated wiring to new electrical codes*
- *Luminaires (Light fixtures) – new fixtures*

➤ *Standard galvanized poles are installed with standard luminaires*

➤ *Decorative colors, poles and luminaires are optional and must be initiated through a local improvement process*

Street Light Pole Types

Standard Galvanized Pole



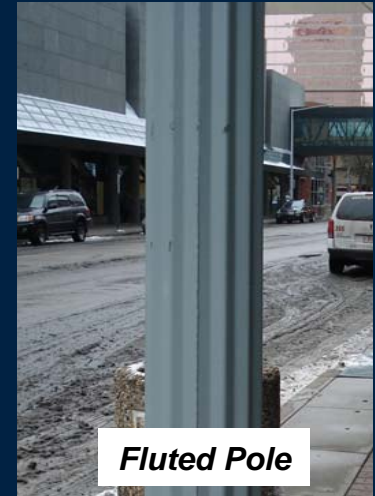
Octagonal Pole

Street Light Decorative Poles

Color Options: 1 - Black; 2 - Blue; 3 - Green

Pole Options: 1 - Octagonal; 2 - Fluted

Arm Options: 1 - Newport; 2 - Scroll; 3 - Heritage



Fluted Pole



Newport Arm



Scroll Arm



Heritage Arm

Windermere area: W of Terwillegar Dr, N of Windermere Blvd

Summerside area: 70 St SW - Stanton Dr SW

Rutherford area: 119 St SW, S of Ellerslie Rd



Decorative Lighting LI Cost

- *Cost of Decorative Street lights varies based on the option(s) selected (color, pole, arm)*

Woodcroft Decorative Selection:
black, fluted, heritage arm

For Woodcroft's Decorative Street Light project, current EOI estimates are:

- *One Time Cash Payment (\$36.85/m of frontage)*
- *Yearly Rate (\$3.31/m of frontage/yr for 15 years)*

Typical 50 ft (or 15.24m) frontage, based on EOI estimated rates, would be:

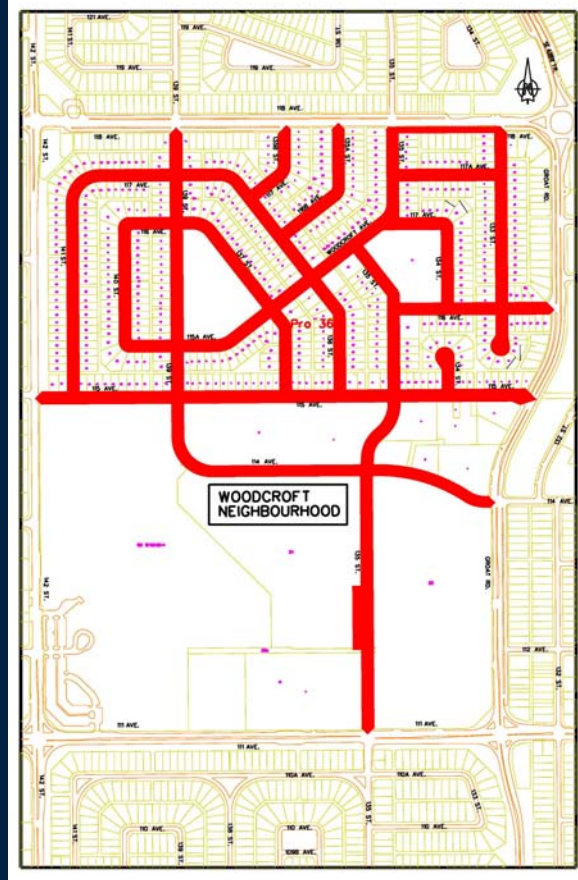
- *One Time Cash Payment of \$561.59*
- *Yearly Rate of \$50.44 for 15 years*



Rutherford area: 119 St SW, S of
Ellerslie Rd

Local Improvement for Decorative Street Light

- *Entire neighbourhood is considered one project*
 - *Must have the Majority of Property Owners to Defeat the Local Improvement for Decorative Street Light*



Decorative Street Lights LI Outcomes

- Petition Successful (more than 50% against):
City pays the cost (100%) for the full rebuild of the Street lights to current standard
- Petition Fails (less than 50% against project):
Property Owners pays 100% the incremental cost above standard to install decorative street lights





For More Information Contact:

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Neighbourhood Reconstruction

Presented By: George Teply

Woodcroft Information Session

November 25, 2010

Construction Staging

- *Construction will be Staged Over 3 Years*
 - *Scheduled to start 2011*
- *For 2011, full streetlight rebuild and possibly some missing sidewalk link construction*
- *For 2012 – 2013, all other reconstruction (road, 50/50 LI sidewalk, curb)*
- *To create minimal disturbance at schools, construction activities around the schools will be scheduled during the summer months*



Construction Staging





For More Information Contact:

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***Renewal
Programming***

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E-mail: steve.aguiar@edmonton.ca

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