



Building Great Neighbourhoods

QUEEN MARY PARK





We are here today to...

- **Explain** how the City is investing in improving your neighbourhood and how your neighbourhood will be improved to meet current City standards.
- **Show** you the preliminary road designs for your neighbourhood, including streetlight placement.
- **Ask** you to provide local knowledge in reviewing the design.
- **Highlight** the local improvement process and how it works.



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:

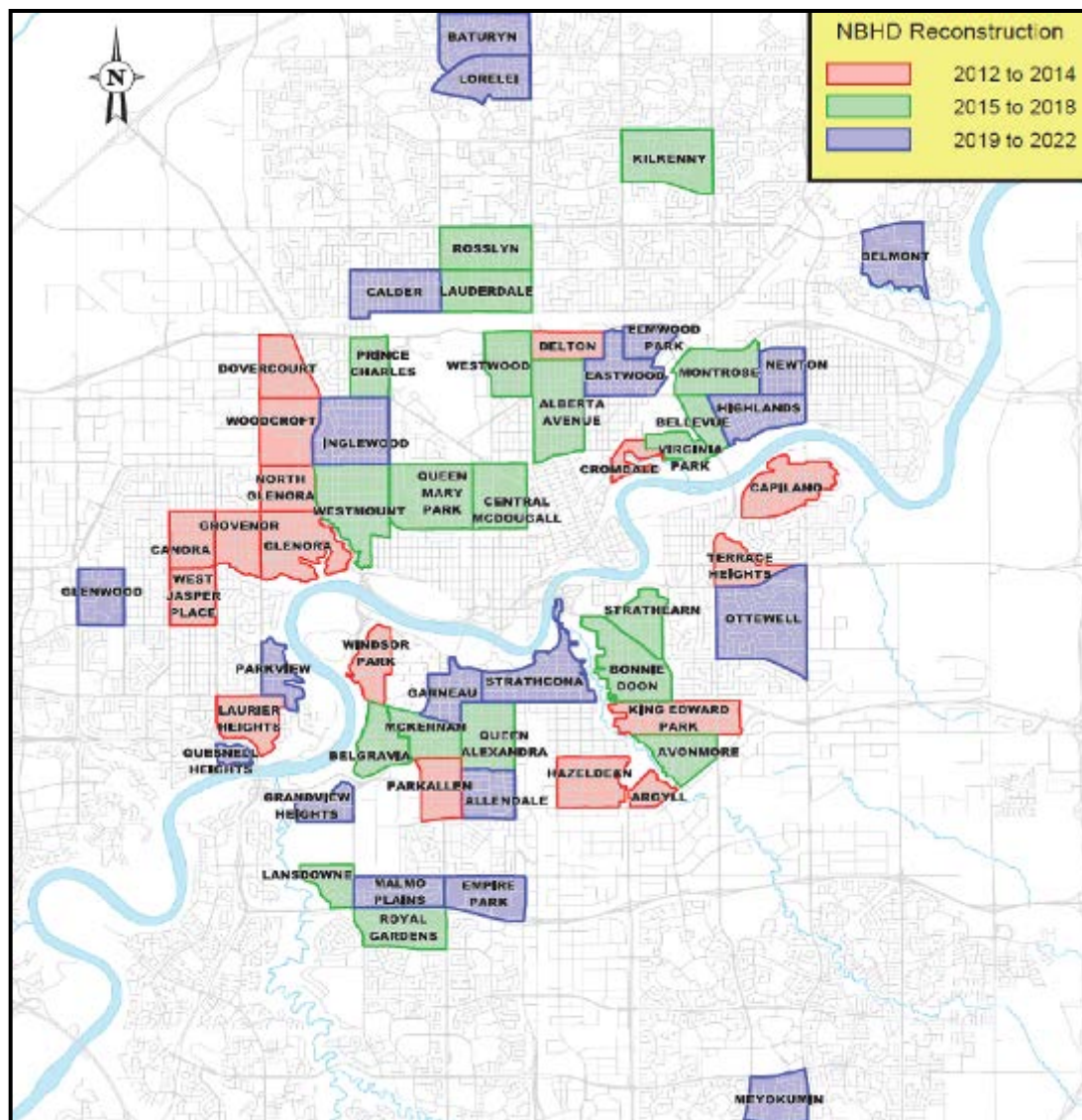
- Renewing and replacing sewers
- Coordinating utility repairs (EPCOR and ATCO)
- Reconstructing roads, curbs and sidewalks on City-owned property
- Replacing streetlights
- Working with residents to improve pedestrian and cycling accessibility
- Adding to your neighbourhood's livability



A Unique Program

- BGN is a long-term, planned, integrated approach to improve and replace essential infrastructure in Edmonton's mature neighbourhoods.
- This advances several long-term City goals:
 - Improve Edmonton's livability
 - Promote active transportation (walking and cycling)
 - Preserve and sustain the environment

Neighbourhood Reconstructions



2011-14:	17
2015-18:	20
2019-22:	20
Total:	57

Road Reconstruction



BEFORE



AFTER



Building Great Neighbourhoods Video

QUEEN MARY PARK



Current sidewalk in Queen Mary Park

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 and the role of the Community League
- Drainage has initiated the inspection and renewal of the sewer system

Meeting 2 (TODAY) - Design



Designs informed by:

- Conversation with the community league
- Initial assessments of the neighbourhood
- City design standards and policies

Feedback



We ask that you look at these designs and use your knowledge of the neighbourhood to advise us if there are missing design elements such as:

- sidewalk links
- bicycle facilities
- traffic concerns
- other suggestions to enhance livability

This will help us with our final design.

Meeting 3 – construction plans & local improvement information



Following the design meeting, comments are incorporated if appropriate and the design is finalized. The final plan is presented to the community and the local improvement process is described in more detail.



QUEEN MARY PARK DRAINAGE NEIGHBOURHOOD RENEWAL



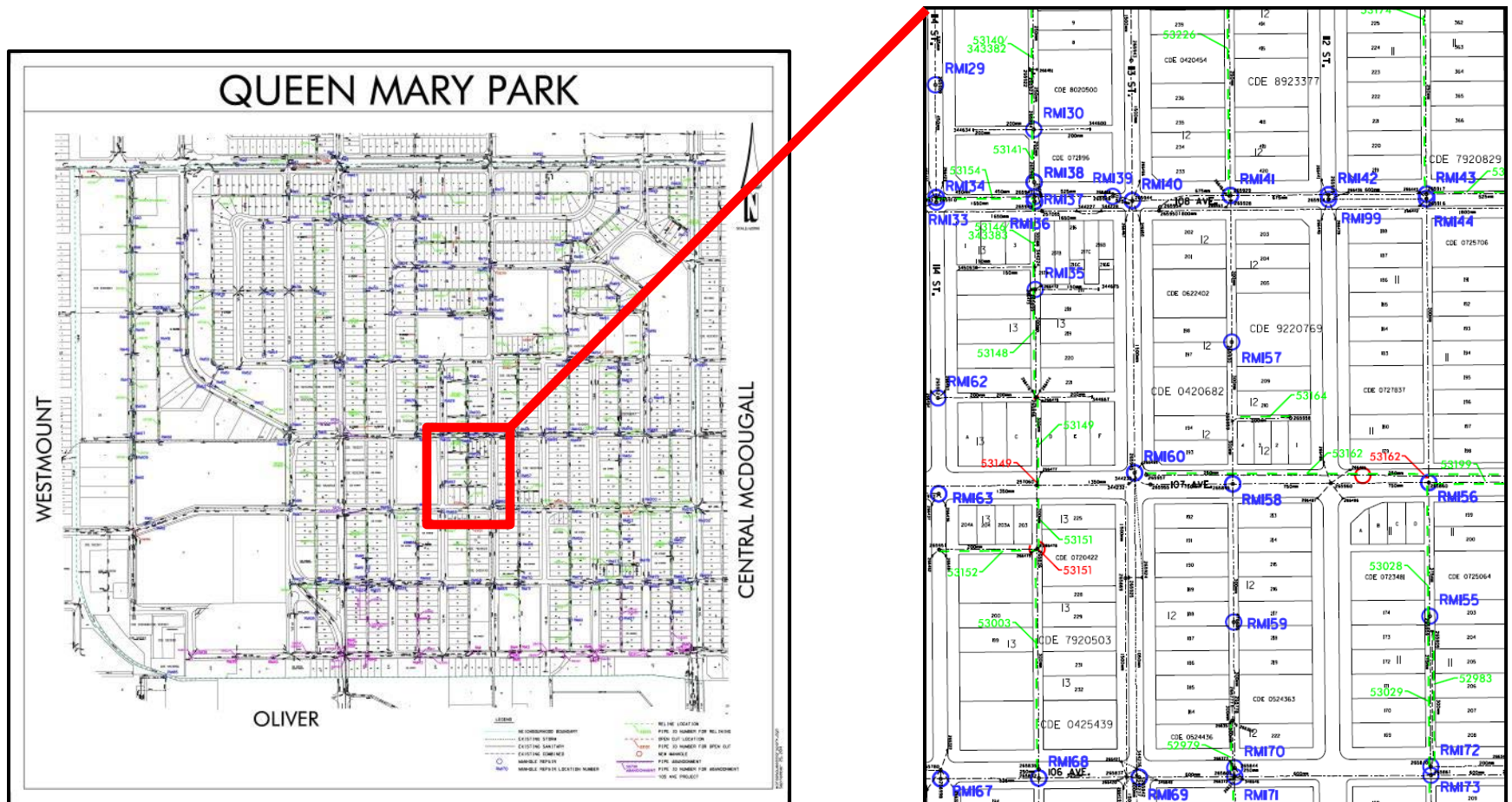
Drainage Neighbourhood Renewal

Drainage Services has been in your neighbourhood renewing and replacing storm and sanitary sewers.

- **Relining:** involves 'cured in-place' pipe material, resulting in minimal disruption to pavement
- **Open cut:** requires significant disruption to pavement

Drainage Neighbourhood Renewal

A map showing the locations of drainage work in your neighbourhood will be on display following the presentation.

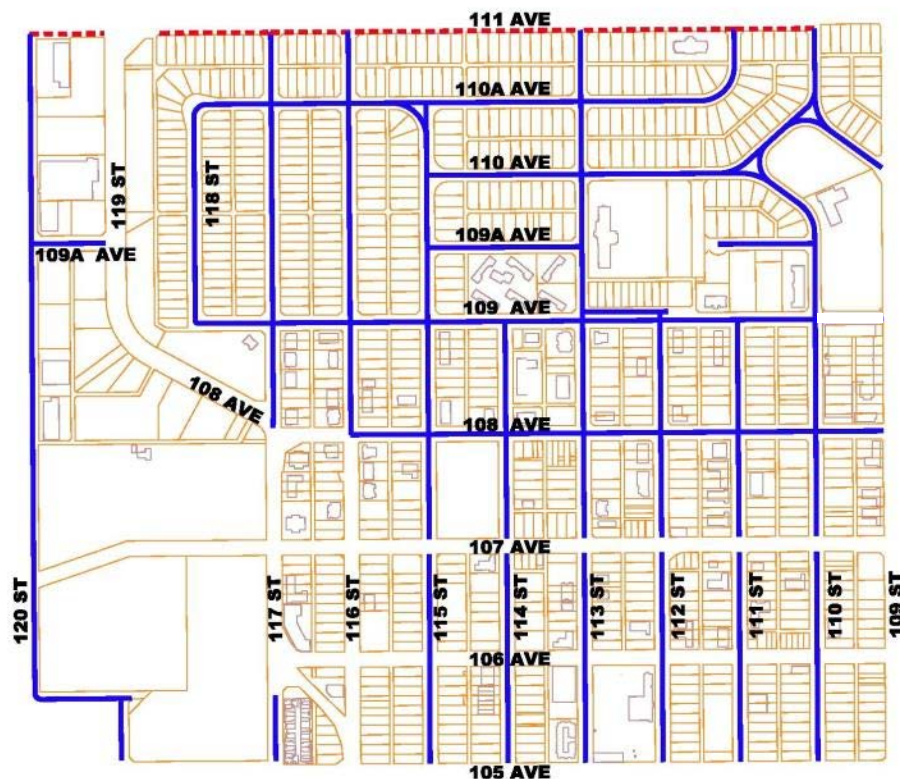




QUEEN MARY PARK NEIGHBOURHOOD RENEWAL PROGRAM

Condition & Reconstruction Scope

- Age: 50+ years
- Overall condition: poor
 - Pavement: poor
 - Sidewalk: fair to poor
 - Curb and gutter: poor
- Conceptual budget: \$21 M
 - Includes replacing pavement, sidewalks, curb & gutter, and upgrading streetlights in the entire neighbourhood
 - Does **NOT** include underground utility work, alleys, 105 Ave or arterial roads (106, 107, 111 Aves or 109, 116, 117, 119 Sts)



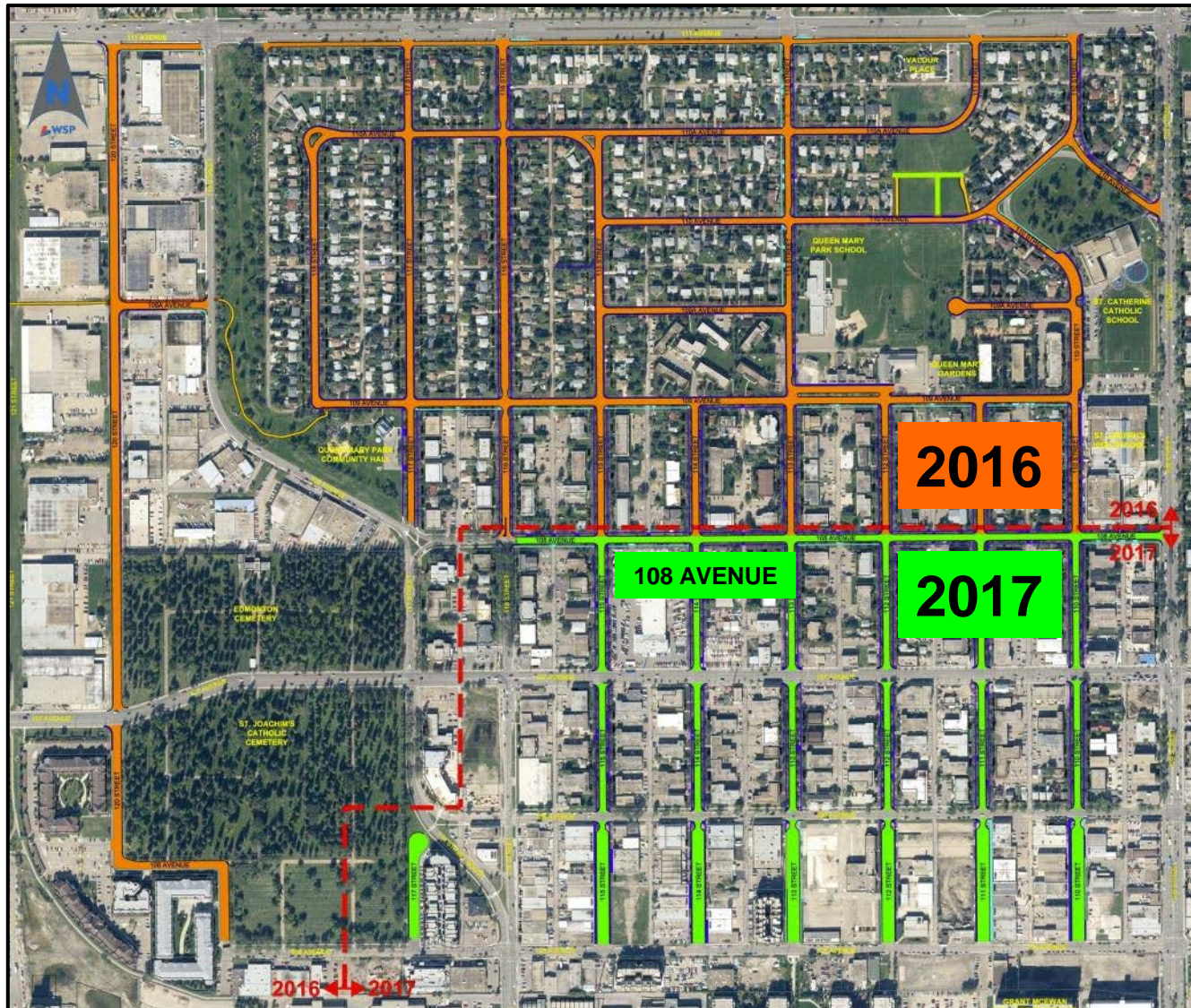
LEGEND:
— PROPOSED ROAD RENEWAL AND UPGRADED STREETLIGHTS
- - - PROPOSED SERVICE ROAD RENEWAL AND UPGRADED STREETLIGHTS



Construction Staging

- Construction is staged over [two years](#) (2016-17)
- Ultimate staging is dependent on weather conditions, coordination with utilities, and unforeseen design and construction issues
- Construction activities around schools are scheduled during the summer months to create minimal disturbance for students

Construction Staging



Streetlight Design Standards

Neighbourhood streetlight system:

- Upgraded to energy efficient LED lighting, the new City standard for streetlights



Design Considerations

Curb Type

- Rolled face curb
- Straight face curb

Road Width

- If necessary, roads will be resized to improve functionality

Intersections

- Adding curb ramps, improving curb radius, and improving the overall operation



Design Considerations



BEFORE



AFTER

Design Considerations

Active Modes

- **Sidewalks:** In residential neighbourhoods, ensure accessibility to all bus stops and provide a sidewalk on at least one side of the street
- **Bicycle routes:** Review the Bicycle Transportation Plan to implement bike lanes, shared-use lanes and shared-use pathways where applicable



Curb Type Design



Road Width Modifications

Proposed road narrowing from 13.3m to 12m:

- 120 St from 107 Ave to 111 Ave



Queen Mary Park Neighbourhood Traffic Plan

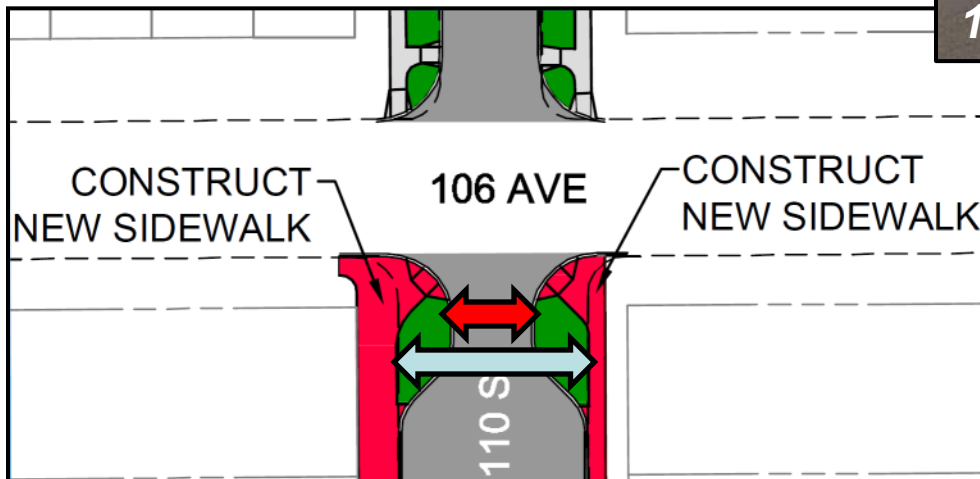
- Five existing curb extensions/bulb-outs to remain as per Council approved 1998 Neighbourhood Traffic Plan:
 - 116 St at 110A Ave and 109 Ave
 - 113 St at 110 Ave and 109 Ave
 - 110 St and 109A Ave
- The City **does not support** removing any of the existing traffic calming measures in the neighbourhood.



Intersection Modifications

Proposed curb extensions south of 106 Ave from 110 St to 115 St:

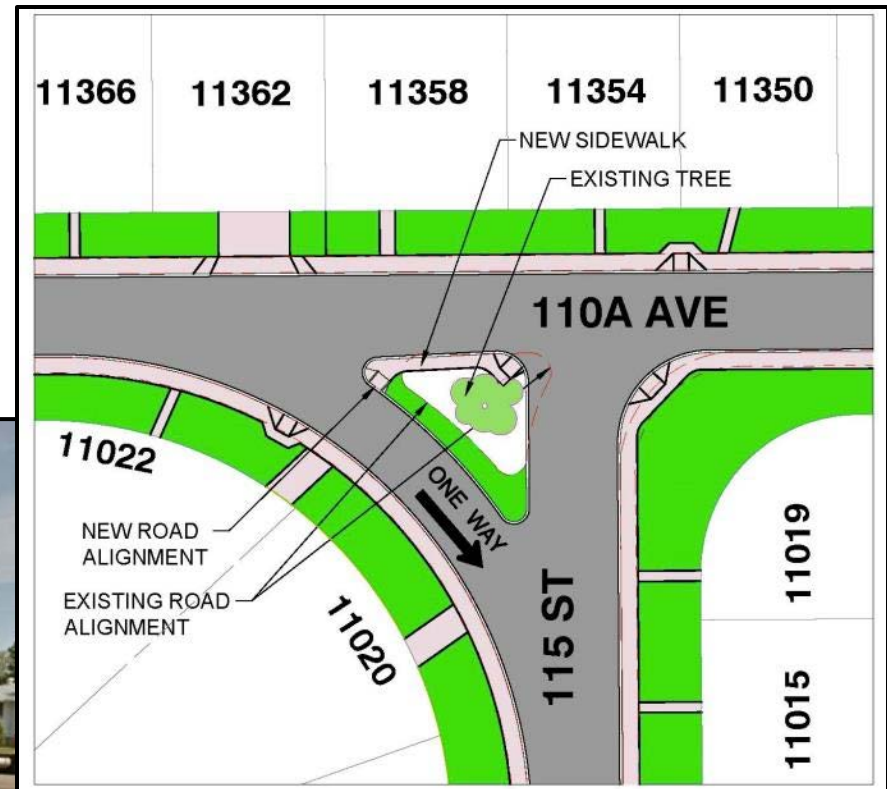
- Reduced crossing distance
- Defined angle parking
- Parked vehicles away from intersection



Intersection Modifications

Proposed realignment of intersection at:

- 115 St & 110A Ave



Intersection Modifications

Proposed realignment of both intersections at:

- 110 Ave & 110 St



Active Transportation

New sidewalks for a continuous link along the south side of:

- 108 Ave from 109 St to 116 St
- 109 Ave from 110 St to 117 St



Active Transportation

New sidewalks in northeast area:

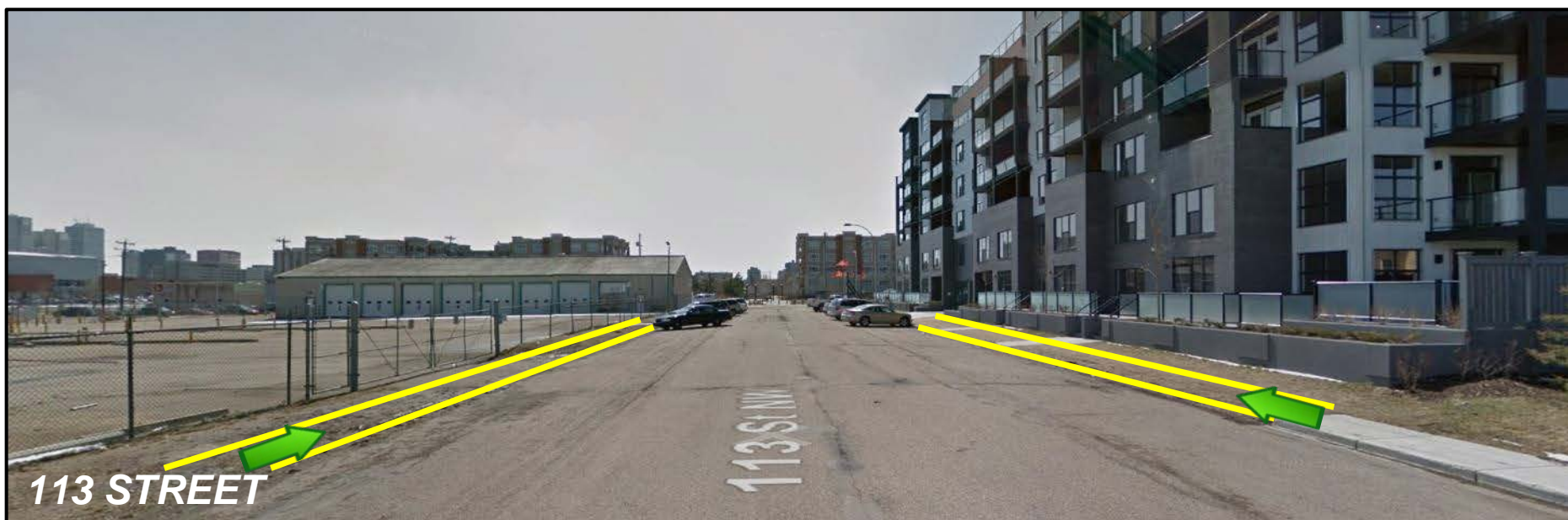
- 110 St, 109A Ave to 110 Ave - east side
- 110 Ave, 110 St to 110 Ave - south side
- 113 St, 109A Ave to 111 Ave - west wide (will verify in field)



Active Transportation

New sidewalks in commercial area between 105 Ave and 106 Ave on both sides of the road:

- 110 St
- 111 St
- 112 St
- 113 St



Active Transportation

New sidewalks in 120 Street industrial area:

- 109A Ave, 119 St to 120 St - south side
- 120 St, 108 Ave to 111 Ave - east and west sides
- 120 St, 107 Ave to 108 Ave - west side



Sidewalk Relocation

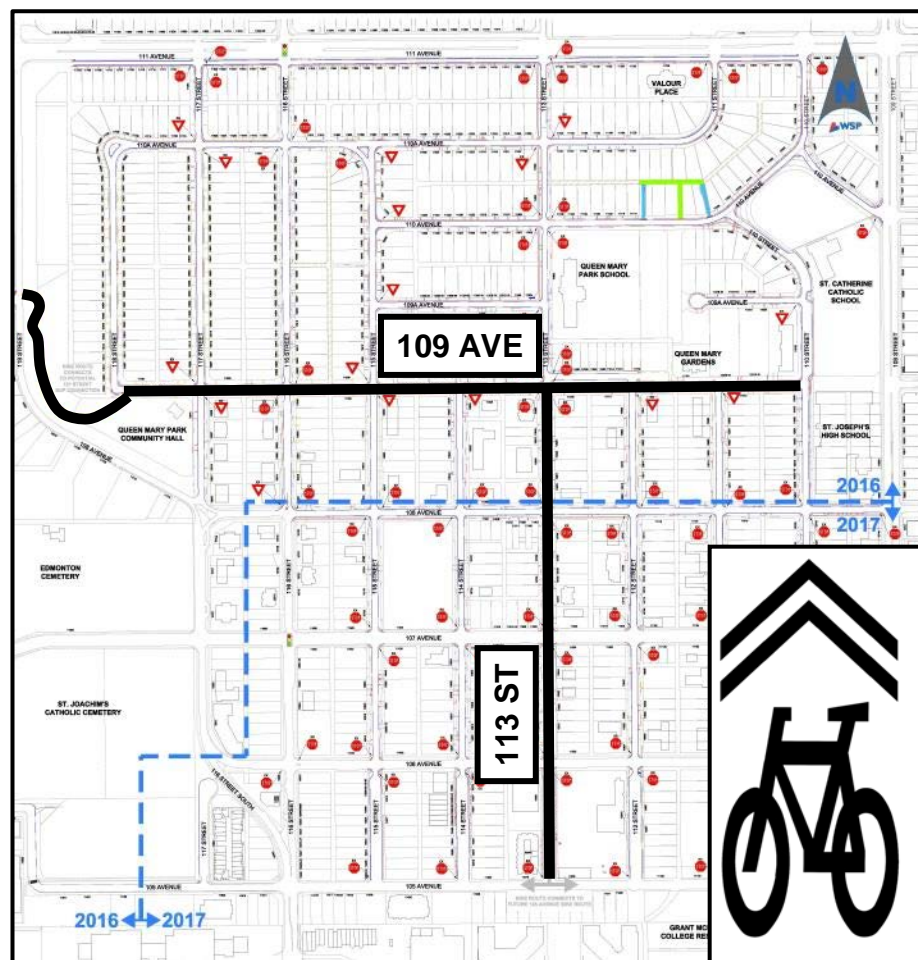
Proposed relocation of 111 Ave service road sidewalk:

- 110 St to 118 St, 119 St to 120 St
- Construct 1.2m sidewalk, shift roadway 0.9m north to minimize landscaping conflicts



Proposed Bike Route

- Proposed bike route:
 - 109 Ave (110 St-118 St)
 - 113 St (105 Ave-109 Ave)
- Sharrows will be installed on both sides of the road
- Parking will not be affected
- Not dedicated bike lanes





LOCAL IMPROVEMENTS



Local Improvements

Two types involved with neighbourhood reconstruction:

City initiated

- City proposes improvement and advises property owners of improvement and projected costs.
e.g. Sidewalk reconstruction

Property owner requested

- Property owners propose improvement through an Expression of Interest (EOI) and gather support for it.
e.g. Decorative streetlights

Sidewalk Reconstruction

- City and property owner share costs (50/50) of sidewalk reconstruction adjacent to the owner's property.





Sidewalk Reconstruction

- The current 2015 Residential Local Improvement rates are:
 - **\$212.79/m** of lot frontage for one time payment, or
 - **\$16.05/m** of lot frontage for amortized payment over **20 years**.
- For example, a typical 15.24m (50 ft.) frontage would be:
 - **\$3,242.92** one-time cash payment to the City, or
 - **\$244.61/year** for **20 years** amortized on your property taxes.

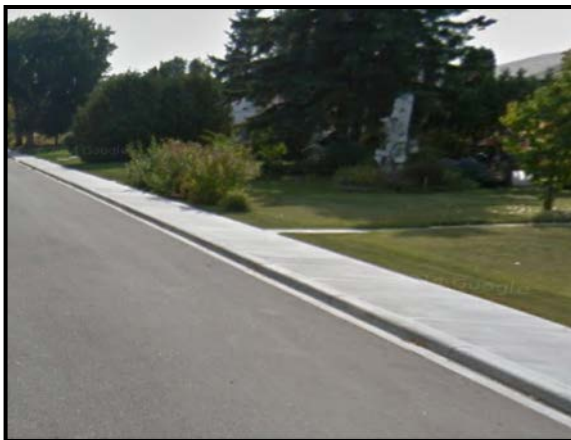
Sidewalk Reconstruction

- Is done by project area.
- A map of the project areas is provided with your Local Improvement Notice.
- If 50% +1 of property owners in any given project area petition against the local improvement, it is defeated.



Sidewalk Reconstruction

Sidewalk Reconstruction



Sidewalk Maintenance



Decorative Street Lighting

Property owner requested local improvement:

- Type selected by [July 2, 2015](#); otherwise standard LED streetlights only
- City presents an Expression of Interest (E.O.I.) package to community on [Sept 1, 2015](#)
- Signed Expression of Interest form to be received by City by [Nov 16, 2015](#)
- Must have 50%+1 support from the neighbourhood property owners to agree to pay the additional costs for decorative lighting beyond standard streetlights



Decorative Street Blades

- Communities that opt for decorative streetlights also have the choice to add decorative street blades at no cost.
- Blade options will be included with the decorative streetlight package.





QUEEN MARY PARK 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



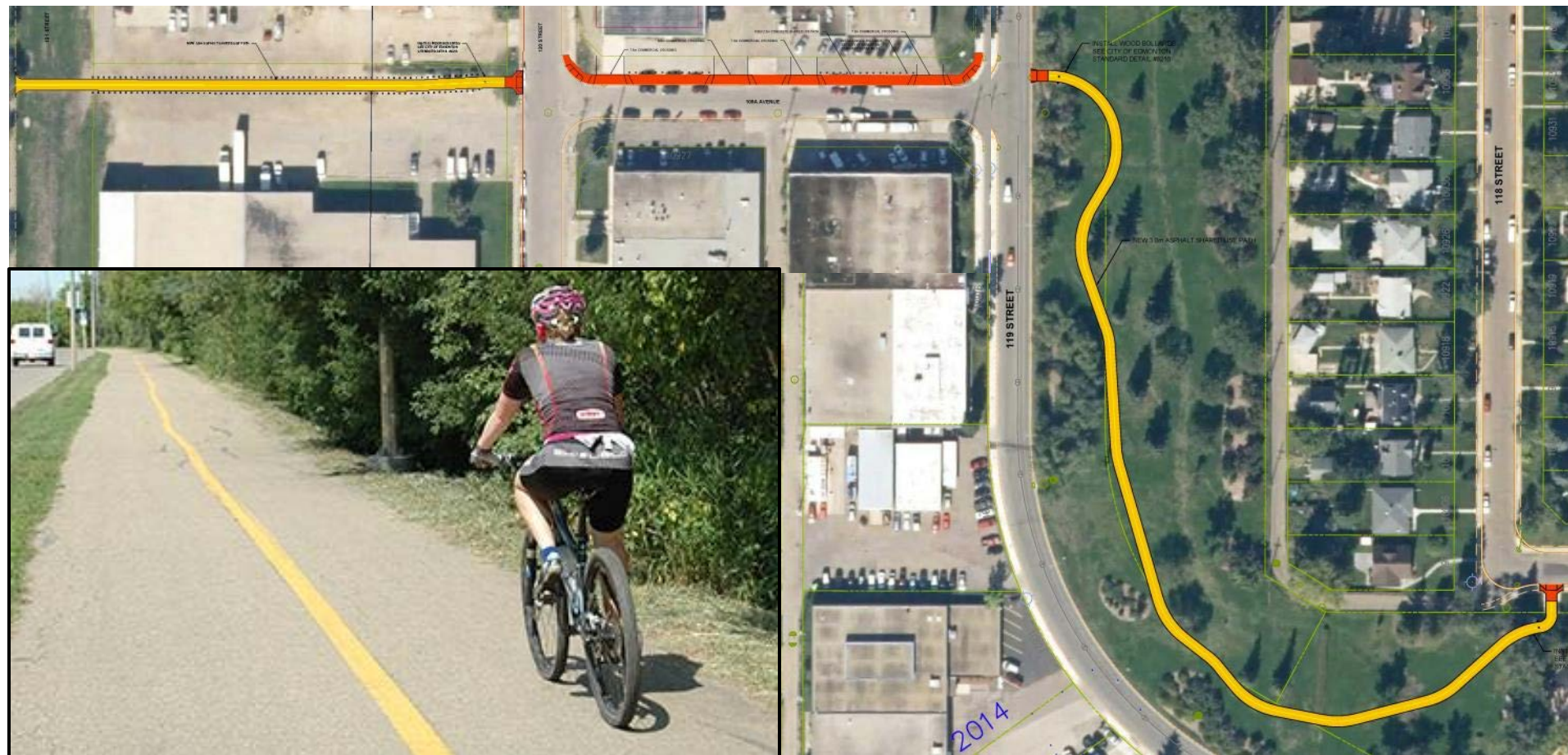
Harry Hardin Park in Fulton Place
BEFORE



Harry Hardin Park in Fulton Place
AFTER

Queen Mary Park

Proposed Westmount-Queen Mary Park connection



Queen Mary Park

Proposed alley relocation





NEXT STEPS



What To Expect

- Drainage renewal work is currently underway.
- Deadline to select a decorative lighting and street blade option and send request to the City is [July 2, 2015](#).
- Local Improvement notices will be sent out [late 2015 or early 2016](#).
- Road, curb and sidewalk construction starts in [Spring 2016](#).
- Anticipated completion date is [Fall 2017](#).

What To Expect



In late 2015 or early 2016 another public 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.



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 [6 weeks](#) after tonight's meeting