



# BUILDING GREAT NEIGHBOURHOODS

Dunluce Neighbourhood and Alley Renewal  
November 2023

## The draft design for your new streets, sidewalks, parks and alleys is ready for your review!

### Community Feedback on Draft Design

The City of Edmonton is ready to share a neighbourhood draft design for Dunluce showing how key infrastructure changes and upgrades work together to revitalize streets and sidewalks, improve active transportation connectivity and enhance City-owned parks and open spaces.

Decisions are directed by City Policies and Standards and technical constraints and opportunities. Public input gathered throughout the project has provided local knowledge, helped create a project Vision and Guiding Principles to guide decision making and identified resident concerns and ideas to be considered to ensure the best neighbourhood experience for all users.

### Share your thoughts!

There may be one or more changes planned near your residence or property that could affect how you experience walking, biking, rolling, driving and gathering in your neighborhood. You are invited to review the plans and provide feedback on how well the draft design meets the needs of area residents and users, what could be improved and how well you think the Vision and Guiding Principles are being reflected in the design. (see Page 3 for more information on the Vision and Guiding Principles)

Construction in Dunluce is anticipated to begin in 2025.

**You can view the entire draft design booklet online!**  
**To review the street-by-street highlights, see Pages 4 to 7.**

## Stay informed and engaged

### Review the draft design booklet online

**November 1 – 30**

Visit [edmonton.ca/BuildingDunluce](https://edmonton.ca/BuildingDunluce)

### Attend a Public Engagement drop-in event

**Thursday, November 9 | 5:30 p.m. – 8:30 p.m.**

St. Lucy School

11750 162 Ave NW, Edmonton

Review the draft design in person and share your thoughts with the Project Team

### Attend an online community conversation

**Thursday, November 16 | 6:30 p.m. – 7:30 p.m.**

Learn more about the draft design and have your questions answered.

Register online at:

[edmonton.ca/BuildingDunluce](https://edmonton.ca/BuildingDunluce)

### Take the online survey

**November 1 – 30**

Review the draft design and fill out the survey at [edmonton.ca/BuildingDunluce](https://edmonton.ca/BuildingDunluce) or call the Project Coordinator at 780-446-1231 to request a paper copy.

## PROJECT SCHEDULE

### JUNE – NOVEMBER 2022

Starting the Conversation  
Building a Project Vision Together  
Exploring Opportunities

### MARCH – MAY 2023

Exploring Options & Tradeoffs

### FALL 2023

Community Feedback on  
Draft Design

### SPRING 2024

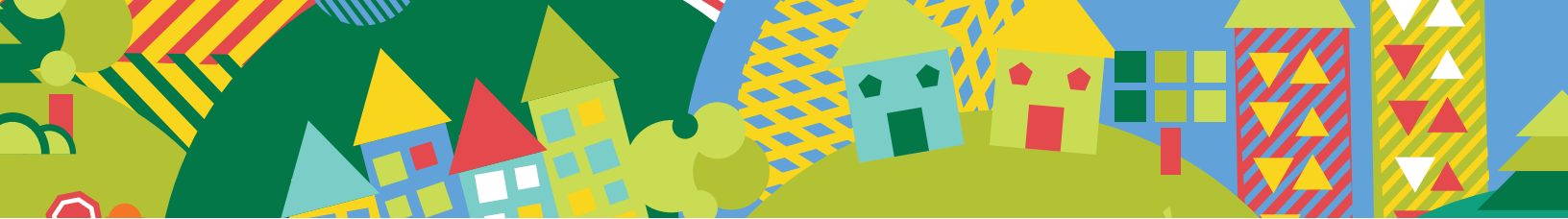
Community Feedback on  
Final Design

### JUNE 2024 – MAY 2025

Preparing for Construction and  
Local Improvement Decisions

## Neighbourhood Renewal Roadmap





## Exploring Options and Tradeoffs

March – May 2023

Thank you to everyone who participated in the previous stage, **Exploring Options and Tradeoffs**. The Project Team presented design options that highlighted benefits and tradeoffs and asked the public to provide feedback on the options.

To review how we engaged and what we heard during our last project stages, review the **What We Heard** report at [edmonton.ca/BuildingDunluce](https://edmonton.ca/BuildingDunluce).

## Neighbourhood and Alley Renewal Vision and Guiding Principles

Public engagement played a key role in developing the Vision and Guiding Principles that have been guiding decision making for Dunluce Neighbourhood and Alley Renewal.

You can review the Vision and Guiding Principles on the project web page at [edmonton.ca/BuildingDunluce](https://edmonton.ca/BuildingDunluce).

### Project vision:

Dunluce is a friendly, mature neighbourhood with generationally and culturally diverse residents.

There are opportunities to engage in social, recreational and sporting activities in the many vibrant green spaces and parks throughout the community.

Residents and visitors enjoy all-season walking, rolling and biking in Dunluce. Sidewalks and pathways are smooth, accessible and comfortable, allowing leisurely movement through the streets and parks and provide connections to key destinations and amenities within Dunluce and to neighbouring communities.

The roadways and alleys are smooth, user-friendly, easily navigable and safe in all seasons.

### Guiding Principles:

#### 1. All ages and abilities experience comfort when walking, rolling and biking

- + Provide smooth sidewalks, paths and roads
- + Improve accessibility (connections, curb ramps, wider sidewalks, no dead ends)
- + Improve crossing safety (enhanced crosswalks, curb extensions)
- + Improve visibility (pedestrian lighting, clear sight lines, curb extensions)

#### 2. Parks and green spaces are welcoming, accessible and feel safe

- + Improve visibility (park lighting, clear sight lines)
- + Beautify spaces (tree plantings, garbage cans)
- + Create gathering spaces (benches, picnic tables, bbq's)

#### 3. Drivers experience comfortable, safe roads and alleys

- + Provide smooth driving surfaces
- + Enhance safety/visibility at intersections
- + Encourage slow speeds (traffic calming)
- + Consider parking in high use areas
- + Consider snow removal/windrows





## The draft design

The draft design identifies key changes to your streets and parks including where elements such as new sidewalks, shared pathways, bike connections and enhanced crossings will be added.

The design focuses on making the streets and public spaces safe, accessible and enjoyable in all seasons for all ages and abilities. To achieve this, the designs presented include a network of active transportation (walking, rolling and biking) connections, traffic calming measures and improved green spaces.

### The draft design includes:

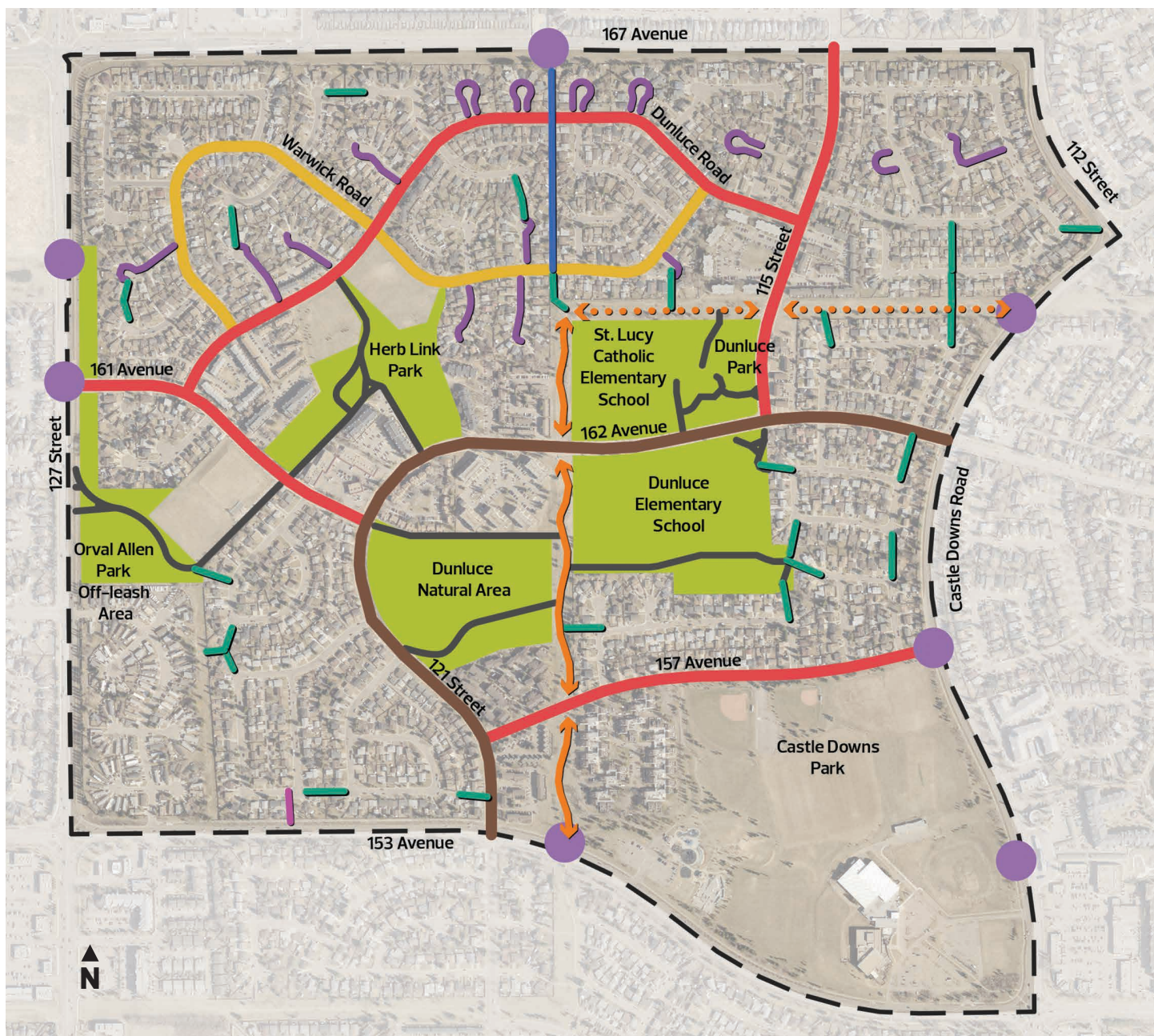
- + Residential sidewalk replacement (see [Local Improvement](#) decisions on Page 10)
- + New sidewalk connections
- + Wider sidewalks and pathways (where possible)
- + New pathways and shared pathways
- + Crossing enhancements such as curb extensions and raised crosswalks
- + Arterial road crossing improvements
- + Curb ramps added/replaced on all residential streets
- + New and enhanced bike connections
- + Improvements to parks and open spaces (connections, seating, lighting)
- + New tree plantings (where possible)
- + Full road pavement replacement on all residential streets
- + Rolled curbs for easier driveway access
- + Intersection improvements
- + Changes to on-street parking
- + Oversized road widths narrowed:
  - + To meet current City standards
  - + Support the posted speed limit
  - + Encourage slower vehicle speeds
  - + Provide space for other amenities (e.g. shared pathways, boulevards, bike lanes)
- + Changes to traffic controls (e.g. four-way stops, stops and yield signs)
- + Alley reconstruction and new paving
- + Upgrades to street lighting (with LED lights)
- + Drainage improvements



Rendering of the AltaLink Utility Corridor east-west connection



## Draft design overview map



- |  |   |
|--|---|
| Dunluce neighbourhood boundary                                   | New sidewalk                            |
| Widen existing breezeway pathway                                 | Arterial road crossing improvements     |
| New breezeway pathway  | Road redesign and new shared pathway    |
| Widen the existing north-south AltaLink Utility Corridor pathway | Road redesign and new raised bike lanes |
| New east-west pathway along the AltaLink Utility Corridor        | Road redesign                           |
| New shared street  | New park pathway                        |
|  | Parks improvements                      |

## Draft design: street by street and park highlights

The following are some of the highlights and key changes included in the draft design.

Some streets will experience additional design changes that will be specific to that street and include the addition of shared pathways, raised bike lanes, curb extensions, crossing enhancements, etc. Some designs will require removal of trees and on-street parking. For a closer look at location-specific drawings, images and explanations, please visit [edmonton.ca/BuildingDunluce](https://edmonton.ca/BuildingDunluce)

*Note: If a location you are interested in is not shown here, please visit the draft design booklet online to see the full neighbourhood design.*

LOCATION OF DESIGN	DESIGN HIGHLIGHTS OR KEY CHANGES
<b>121 Street: 153 Avenue to 162 Avenue</b>	<ul style="list-style-type: none"> <li>+ Wider sidewalks</li> <li>+ Raised bike lanes</li> <li>+ A raised crossing at 157 Avenue</li> <li>+ Curb extensions at intersections</li> <li>+ A raised intersection, three-way stop and curb extensions at 121 Street and 161 Avenue</li> <li>+ Removal of on-street parking along the east side of 121 Street</li> <li>+ Removal and replanting of some trees along the east side of 121 Street</li> </ul>
<b>162 Avenue: 161 Avenue to Castle Downs Road</b>	<ul style="list-style-type: none"> <li>+ Wider sidewalks</li> <li>+ Raised bike lanes</li> <li>+ Raised crossings</li> <li>+ Curb extensions at most intersections</li> <li>+ Some parking removal required (no parking removed in front of schools)</li> <li>+ Removal of some trees required</li> </ul>
<b>161 Avenue: 121 Street to 127 Street</b>	<ul style="list-style-type: none"> <li>+ A shared pathway with a treed boulevard (north side) / wider sidewalk (south side)</li> <li>+ A raised crossing</li> <li>+ Curb extensions at most intersections</li> <li>+ Removal of some boulevard trees required</li> </ul>
<b>157 Avenue: 121 Street to Castle Downs Road</b>	<ul style="list-style-type: none"> <li>+ A shared pathway (south side) / wider sidewalks (north side)</li> <li>+ A raised crossing at the AltaLink Utility Corridor</li> <li>+ Curb extensions at most intersections</li> </ul>
<b>115 Street: 167 Avenue to 162 Avenue</b>	<ul style="list-style-type: none"> <li>+ A shared pathway with treed boulevard (west side) / wider sidewalk (east side)</li> <li>+ Raised crossings</li> <li>+ Curb extensions at most intersections</li> <li>+ Removal of some boulevard trees required</li> </ul>
<b>Dunluce Road</b>	<ul style="list-style-type: none"> <li>+ A shared pathway (south side) / wider sidewalk (north side)</li> <li>+ Raised crossings</li> <li>+ Curb extensions at most intersections</li> <li>+ Removal of north side parking</li> </ul>
<b>Warwick Road</b>	<ul style="list-style-type: none"> <li>+ Wider sidewalks</li> <li>+ New treed boulevard</li> <li>+ Narrowed road width (aligning with current local road standards)</li> </ul>
<b>AltaLink Utility Corridor connection to 167 Avenue</b>	<ul style="list-style-type: none"> <li>+ Shared street (through alley) connection for people walking, rolling, biking and driving between the AltaLink Utility Corridor and 167 Avenue (no vehicle access to 167 Avenue)</li> <li>+ Crossing signal added to 167 Avenue</li> <li>+ Traffic calming measures such as bends in the alley, surface treatments and signage will heighten awareness of the shared space</li> <li>+ Additional alley lighting</li> </ul>

*continued on the next page >*





LOCATION OF DESIGN	DESIGN HIGHLIGHTS OR KEY CHANGES	
<b>Dunluce Natural Area*</b>	<ul style="list-style-type: none"> <li>+ East-west gravel paths upgraded to accessible hard-surface shared pathway</li> <li>+ Additional east-west shared pathway on north edge of park</li> </ul>	<ul style="list-style-type: none"> <li>+ Seating areas / waste bins</li> <li>+ Enhanced and additional LED lighting along paths</li> <li>+ New plantings and trees</li> <li>+ Removal of some trees required</li> </ul>
<b>Dunluce Park and Dunluce School Park*</b>	<ul style="list-style-type: none"> <li>+ Existing paths widened</li> <li>+ Additional pathways</li> <li>+ Additional lighting</li> </ul>	<ul style="list-style-type: none"> <li>+ Seating areas / waste bins</li> <li>+ Outdoor nature classroom with seating</li> <li>+ New trees and plantings</li> </ul>
<b>Herb Link Park*</b>	<ul style="list-style-type: none"> <li>+ North-south and east-west shared pathways</li> </ul>	<ul style="list-style-type: none"> <li>+ Additional lighting</li> <li>+ Seating areas / waste bins</li> </ul>
<b>Orval Allen Park / 127 Street green space*</b>	<ul style="list-style-type: none"> <li>+ East-west shared pathway</li> <li>+ Fencing along west side of park along 127 Street</li> <li>+ Additional lighting</li> </ul>	<ul style="list-style-type: none"> <li>+ Seating areas / waste bins</li> <li>+ Naturalized areas along 127 Street green space</li> </ul>

\*Designs are subject to approval and funding.



Rendering of Warwick Road





Rendering of 157 Avenue looking west –  
Castle Downs Road to 121 Street



Rendering of Orval Allen Park





Rendering of shared street connection from  
AltaLink Utility Corridor to 167 Avenue



Rendering of 115 Street looking north —  
167 Avenue to 162 Avenue





Rendering of 157 Avenue looking east —  
Castle Downs Road to 121 Street

## Local Improvement options during Neighbourhood Renewal

### 1. Sidewalks

Sidewalk replacement is a cost-shared improvement. This means property owners are responsible for 50 per cent of the cost and the City pays the other 50 per cent. Property owners therefore have the opportunity to decide if new sidewalks are installed or not, and may petition against this Local Improvement as per the Municipal Government Act. If the sidewalk Local Improvement process is successfully petitioned against, sidewalks will remain as is and will be maintained for safety by the City. Any future sidewalk replacement would need to be requested and funded 100 per cent by the adjacent property owners. New sidewalks installed where currently missing are 100 per cent City funded. Property owners will have the opportunity to decide if Local Improvements proceed or not. A notice will be sent out in the fall of 2024 for property owners to provide feedback.

### 2. Alley lighting

As part of the Dunluce Neighbourhood and Alley Renewal project, any existing alley lighting will be upgraded to LED fixtures. Adding alley lighting where none currently exists is a property owner initiated Local Improvement, with 100 per cent of the cost paid for by benefiting property owners along that alley. For more information, visit [edmonton.ca/AlleyLighting](https://edmonton.ca/AlleyLighting) or contact [localimprovement@edmonton.ca](mailto:localimprovement@edmonton.ca).

### 3. Decorative street lighting

New galvanized street lights are included in your Neighbourhood Renewal at no additional cost to property owners. However, some neighbourhoods choose to pay for a decorative street light upgrade and the cost of the upgrade is charged to the property owners as a Local Improvement. The upgrade from standard to decorative street lights is a community-initiated Local Improvement and carries an additional cost to property owners. To learn more about this opportunity visit [edmonton.ca/LocalImprovements](https://edmonton.ca/LocalImprovements).

## What Is a Local Improvement?

A Local Improvement is a construction project undertaken near or adjacent to residents' properties which is considered more beneficial to the property owner and local area than to the City as a whole. These Local Improvements are either cost-shared between the City and the property owners, or funded solely by property owners. All property owners have the right to petition against any Local Improvement. The petition process is guided by the provincial Municipal Government Act as well as City policies and procedures. For more information visit: [edmonton.ca/LocalImprovements](https://edmonton.ca/LocalImprovements).

As part of Neighbourhood Renewal, Local Improvement options include:

- + Decorative street light upgrades
- + Sidewalk reconstruction
- + Alley lighting

For more information about Local Improvements, go to [edmonton.ca/LocalImprovements](https://edmonton.ca/LocalImprovements) or for information on initiating a Local Improvement, contact the Local Improvement Project Team at [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca)



## What are the options for decorative street lighting?

Street light options include pole colour and type, arm style and style of light fixture.

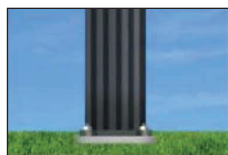
### Pole



Powder coated galvanized

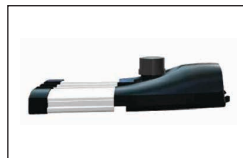


Octagonal



Fluted

### Light fixture



Regular



Renaissance

### Decorative arm



Newport



Scroll



Heritage

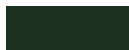
### Colour



Black



Blue



Green

## Community volunteers lead the campaign to select a decorative option for street lights.

Please let us know if you or any of your neighbours are interested in leading the campaign to decide on decorative street light options in Dunluce. A decorative street light committee can be created to collect input on options. The decorative option would need to be determined and submitted to the City by May 01, 2024. Once an option is submitted, the City will provide an Expression of Interest package to all registered property owners. Property owners will then return their completed notice selecting whether they support or do not support the decorative street lights. If the City receives sufficient support from the community, the Local Improvement process will begin. The City can provide support by sharing the options available for decorative street lights and help gather feedback at upcoming public engagement opportunities. Please contact Chase Gingles at [chase.gingles@edmonton.ca](mailto:chase.gingles@edmonton.ca) if you are interested to learn more.

## LOCAL IMPROVEMENT SCHEDULE

### MAY 1, 2024

Decorative lighting choice submitted to City by Community

### SUMMER 2024

Expression of Interest packages mailed from City

### SEPTEMBER 2024

Expression of Interest packages returned to the City

### NOVEMBER/DECEMBER 2024

City to confirm decorative lighting support to proceed with Local Improvement

### JANUARY/FEBRUARY 2025

Local Improvement Notices mailed from City

### FEBRUARY/MARCH 2025

30 day petition period **against** the Local Improvement

### SPRING – FALL 2025

Year 1 (Start) Construction

### SPRING 2026

Local Improvement charge on property tax notice for **Year 1 Construction area**

### SPRING – FALL 2026

Year 2 Construction

### SPRING 2027

Local Improvement charge on property tax notice for **Year 2 Construction area**

### SPRING – FALL 2027

Year 3 Construction (if required)

### SPRING 2028

Local Improvement charge on property tax notice for **Year 3 Construction area**



# City Projects

What other City projects are happening that affect your neighbourhood?

## Castle Downs District Park Concept Plan

The City of Edmonton is updating the Concept Plan for Castle Downs Park. In spring 2023 IIS commenced meetings with all the stakeholders, both internal and external. A consultant has been procured, who has completed site assessment. The public engagement plan has been completed. A public open house will be held Tuesday, November 7 from 6 p.m. to 8 p.m. at St. Lucy Catholic School gymnasium at 11750 162 Ave NW. For more information visit [edmonton.ca/CastleDownsParkConceptPlan](https://edmonton.ca/CastleDownsParkConceptPlan).

## Dunluce Community League

Become a member and get involved with the Dunluce Community League. Visit [dunlucecl.ca](https://dunlucecl.ca) for more information.

## Next Steps

### Community Feedback on Final Design Spring 2024

Feedback received during this phase of engagement will be used to inform the final design for Dunluce that will be shared in spring 2024.

### Stay informed

For more information, and to sign up for project updates:  
**Web:** [edmonton.ca/BuildingDunluce](https://edmonton.ca/BuildingDunluce)  
**Email:** [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca)  
**Call:** 311



**SHARE YOUR VOICE  
SHAPE OUR CITY**

