



# BUILDING GREAT NEIGHBOURHOODS

## ALLENDALE NEIGHBOURHOOD MEETING ONE WITH COMMUNITY LEAGUE SEPTEMBER 19, 2016

### ATTENDING FROM THE COMMUNITY LEAGUE

Mayja Embleton (*President*)  
Wanda Chell (*Vice President*)  
Greg Brightwell (*Communications Director*)  
Linda Purgas (*Treasurer*)  
Cate Watt (*Secretary*)  
Carol McMorrow (*Hall Manager*)  
Anton Gordon (*Crime Prevention & Safety*)  
Jens Deppe (*CACCL Rep*)  
Frank McMorrow (*Darts Club*)

### ATTENDING FROM THE CITY OF EDMONTON

Cathy Dytiuk, Great Neighbourhoods Capital Program  
Tony Sestito, Neighbourhood Renewal Program  
Ali Akbar, Drainage Neighbourhood Renewal Program  
Anna Vesala, Community Recreation Coordinator  
Beth Padfield, Communications

The Building Great Neighbourhoods team met with the Allendale Community League to share the City's plans to renew and replace sanitary and storm sewers; reconstruct roads, curbs, gutters and sidewalks on City-owned property; and replace streetlights, starting in 2018.

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.
- 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 and comments received from the league after the meeting:

**League:** Walkability on the streets (north/south) is a problem right now. Getting sidewalks on both sides (or at least one consistent side) of 107, 108 St from 61 Ave to 70 Ave, and 105 St from 61 Ave to 70 Ave would be excellent.

**City:** Thank you for providing us with these locations. We will assess these locations and the entire neighbourhood for missing sidewalk links. The construction of missing sidewalk links in conjunction with roadway renewal projects is the most cost-effective and efficient means of addressing gaps in the City's sidewalk network. The City's Sidewalk Strategy provides a base level of pedestrian infrastructure along all roads, constructing missing sidewalks along at least one side where missing on both. Property acquisition is not within the scope of neighbourhood renewal; new sidewalks are constructed entirely on road right-of-way.



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**League:** About financing of decorative streetlights, it seems unlikely that this neighbourhood will select them.

**City:** If Allendale does not choose to have a decorative streetlight local improvement, the City will replace all streetlights with standard galvanized steel poles and LED lights. The City covers the full cost of this.

**League:** Will the new streetlights light up the sidewalk or just the trees like they currently do? Ensure light standards are placed so trees do not inhibit light.

**City:** Yes, they will light up sidewalks. EPCOR will look at the lighting levels throughout the neighbourhood to make sure they provide safe illumination and that streetlights are in the correct positions.

**League:** If you widen roads will that impact trees?

**City:** We might narrow some roads to meet current City design standards. It is unlikely that we would widen any roads. Neighbourhood Renewal works closely with the City's Urban Foresters to ensure tree health remains a top priority before, during and after the construction process. Whenever possible, the City designs and constructs in ways to make sure trees are protected.

**League:** There are streets with parking on both sides and fire trucks can't through, would you widen these streets?

**City:** As stated above, it is unlikely that we would widen roads. There are various options for communities to address parking and road operations in their neighbourhood. For more information on Residential Parking Programs, please see [https://www.edmonton.ca/transportation/driving\\_carpooling/residential-parking.aspx](https://www.edmonton.ca/transportation/driving_carpooling/residential-parking.aspx)

**League:** Will you replace the lights in lanes?

**City:** Existing streetlights in alleys will have their lights replaced with LED lights.

**League:** The new roads in Queen Alexandra are sloped for drainage and look wider, are they actually wider or just look that way because they are sloped?

**City:** The only road that was widened in the Queen Alexandra was the south side of 77 Avenue from 106 Street to 105 Street. It was widened by one metre to better accommodate the Our Lady of Mount Carmel school bus drop-offs. All of the roads, curbs, gutters and sidewalks that are reconstructed as part of Allendale's neighbourhood renewal will be reconstructed to ensure proper drainage.

**League:** What happens to front driveways?

**City:** During construction, the City will remove the portion of the driveway required to facilitate the construction of the new sidewalk. The City will replace this portion with the same material as currently exists.

If the driveway is currently gravel or asphalt, the property owner has the option of improving the the driveway access (apron) to concrete. The City covers the cost of the base preparation and the property owner covers the cost of the concrete. If the property owner wishes to make changes to the driveway at the same time, such as widening it or changing to a drop curb, the property owner will need to apply for and attain the correct permit/s prior to construction. For more information on permits please call 311.



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**League:** How long will construction take?

**City:** Allendale's neighbourhood reconstruction is anticipated to take two years.

**League:** How much does this cost the average property owner?

**City:** Assuming the sidewalk reconstruction local improvement is successful, property owners pay 50% of the cost based on their lot length assessment. The 2017 rate (50% of the cost) is \$200.54/m. For example, a typical 50 ft. (15.24 m) lot would cost about \$3,056.23 or \$195.38/year over 20 years. For more information on sidewalk reconstruction, please see [edmonton.ca/sidewalkreconstruction](http://edmonton.ca/sidewalkreconstruction).

The cost of decorative streetlights depends on the option selected, the borrowing finance rate, the number of streetlights, and the number of property owners sharing the expense. Please see page 7 of the Building Great Neighbourhoods Handbook for an Estimated Cost Chart:

[https://www.edmonton.ca/residential\\_neighbourhoods/documents/2016\\_BGN-Handbook.pdf](https://www.edmonton.ca/residential_neighbourhoods/documents/2016_BGN-Handbook.pdf). More information about the decorative streetlight local improvement can be found at [edmonton.ca/decorativestreetlights](http://edmonton.ca/decorativestreetlights)

**League:** Are the amounts very clear on tax notices?

**City:** Yes. The exact cost for the local improvement/s will be included on your tax notice the year after construction.

**League:** Are you replacing sewer lines with the same size or bigger?

**City:** The Drainage Neighbourhood Renewal program will renew or replace pipes that are broken, cracked or sagging but will not increase the system capacity. This means they are replacing the lines with the same size as currently exists. There are different programs that assess drainage throughout the city. For information about these programs, please see [https://www.edmonton.ca/residential\\_neighbourhoods/flooding-flood-prevention.aspx](https://www.edmonton.ca/residential_neighbourhoods/flooding-flood-prevention.aspx)

**League:** Many property owners' sewer lines need to be upgraded, so they would be ripping up the brand new road as they upgrade them. Would it be better and maybe cheaper to do it now if a lot of them did it?

**City:** It would be better if property owners are able to upgrade their sewer lines now, to avoid ripping up the newly constructed road. In terms of encouraging property owners to do this or exploring options for a 'group rate' for the neighbourhood, that would best be organized by the community league.

**League:** Where can we get more information if we have additional drainage questions?

**City:** Any questions can be emailed to [buildinggreatneighbourhoods@edmonton.ca](mailto:buildinggreatneighbourhoods@edmonton.ca) or you may call 311.

**League:** We have speeding concerns in a few places in the neighbourhood, maybe put in speedbumps?

**City:** Please send the specific locations to [buildinggreatneighbourhoods@edmonton.ca](mailto:buildinggreatneighbourhoods@edmonton.ca) and we will assess the areas.

**League:** We have a few questions about the design for 106-76.



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**City:** For more information about the Engage 106-76 project, please see [www.engage106-76.info](http://www.engage106-76.info)

**League:** The boulevard sidewalks in the neighbourhood don't drain correctly, can you address this when reconstruction so they drain to the street?

**City:** All sidewalks will be designed and constructed so that they properly drain to gutters and catch basins.

**League:** It would be great if there was a way to get students to access Scona without having to go through the neighbourhood roads. Many drivers speed when accessing the school. Can we investigate ways to slow down drivers? Traffic humps would be a great deterrent. A large portion of the population drive trucks and would continue "to fly" over speed bumps. Also, signage at both ends of 105 Street to inform drivers in advance and prevent injury.

**City:** Thank you for bringing this issue to our attention. The City will assess the area. There are a number of ways to address speeding in a neighbourhood. Please see [https://www.edmonton.ca/transportation/on\\_your\\_streets/speeding.aspx](https://www.edmonton.ca/transportation/on_your_streets/speeding.aspx) for more information. You may also contact Community Speed Management at 780-495-0371 or [speeding@edmonton.ca](mailto:speeding@edmonton.ca) for more information and/or to discuss specific concerns.

**League:** Is alley renewal part of this program?

**City:** As part of neighbourhood renewal, existing alley lighting will be upgraded to the new LED standard.

The City does not have an alley pavement renewal program in place. Alley maintenance, which includes pothole and patch repairs, is available to preserve existing alleys. A complete alley resurfacing or reconstruction may occur in one of two ways:

1. Pave alleys reconstructed/resurfaced as part of utility (ATCO, EPCOR or drainage) restoration. In these situations, the utility pays for the restoration.
2. An alley local improvement is petitioned for by benefiting property owners using the local improvement process. The cost of alley renewal is covered 100% by property owners. For more information please visit [edmonton.ca/transportation/on\\_your\\_streets/alley-renewal.aspx](http://edmonton.ca/transportation/on_your_streets/alley-renewal.aspx) or contact 311.

**League:** A few concerns about the Allendale Community League area:

- 105A Street and 63 Avenue on the west side of the street does not have sidewalks, which means everyone going to the hall has to cross at the crosswalk which is right in the curve in the road. Can we have the sidewalk or multi-use trail on the east side of the school/west side of the road?
- 105A Street and 63 Avenue chain link fence around playground and entrance to the community league area. Remove the chain link fence around the playground. It is no longer standard to have kids fenced in. Disagree with this: Playground is too close to the street to leave without fence or some kind of other child-proof barrier. Unusable for parents with small children without fence.
- 105A Street and 63-65 Avenue, the community league is undertaking a big renovation to the grounds, including a parking lot. Can the curb cut-out and/or driveway opening be part of this?
- 105A Street and 63-65 Avenue is a really tight road with no parking for the hall. Can you tell us if it is possible to do something to make more parking on this road or to put curb cut-ways on the west side of the road, between the trees, to make the road "wider?"



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**City:** The proposed design for Allendale's neighbourhood renewal includes constructing a new separate walk along 66 Avenue south between 105A Street and 106 Street and 105A Street west between 63 Avenue and 66 Avenue.

Thank you for bringing these other concerns and suggestions to our attention. The City will assess them.

**League:** A few concerns around the CASA Centre, 63 Avenue and 106 to 107 Streets:

- Speed bumps or traffic calming. Many people use this road to cut through.
- The new Casa Centre on 63 Avenue doesn't have any paths or sidewalks through the green space, is it possible to add them? Investigate building a paved pathway on the east side of the CASA building. There used to be one but the new design of this building does not require one there. Add a paved path diagonally from the northeast to the southwest corner (desired line for kids walking to the MacDonalds).
- Need better entrances into this park. The existing small "portholes" are not big enough for an adult. Could we open the fence along each side and create some entrances to the park?

**City:** Thank for bringing these concerns and suggestions to our attention. The City will assess them.

**League:** Pave the service road in front of the commercial strip, 106 Street between 63 and 64 Avenues. Make the sidewalk by the bus stop better. Add trees or planters?

**City:** The City is currently exploring options in the area and will be working with the adjacent property owners to discuss the extent of any possible improvements. Improvements to support the walkable and livable components of Engage 106-76 will be reviewed.

**League:** Ensure the new road work, lights, etc. along 106 Street between 61 Avenue and 70 Avenue are consistent with the Engage 106-76 project.

**City:** The renewal of 106 Street between 61 Avenue and 70 Avenue is included in the Engage 106-76 project. For more information on that project, please see <http://engage106-76.info/>

**League:** Can we ask Allendale School if they would like a cut-a-way area to drop students off?

**City:** The City has met with Allendale School. It was agreed that yellow bus drop-offs will continue to take place at the school's back entrance from the access north of the school building.

**League:** Pedestrian crossing 104 Street - Calgary Trail, 76 Ave to 63 Ave, I'm not sure whether it is just a matter of trying to keep the all mighty car moving non stop down calgary trail, but there absolutely needs to be crosswalk available to get to home depot and services on the other side of 104 st. Traffic is non stop down here as I often have to bolt across this busy, noisy road.

**City:** 104 Street is outside the scope of neighbourhood renewal work for Allendale. Neighbourhood renewal only includes local and collector roads. In the spring of 2017, when pedestrian levels increase due to warmer weather, City Operations will perform crosswalk assessments at 104 Street and 67 Avenue and 68 Avenue near Home Depot. Concerns about traffic safety may be reported to [transportationoperations@edmonton.ca](mailto:transportationoperations@edmonton.ca) or call 780-495-0371.



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## HOW CAN I GET INVOLVED?

Meeting	Phase	Timeline	Who's Invited?	Discussion/ Feedback	Feedback Deadline
#1	Concept	Approximately 18 months before construction	Community league executive	<p><b>Sharing:</b></p> <ul style="list-style-type: none"> <li>- Outline Neighbourhood Renewal process and timing.</li> <li>- Advise community league about decorative streetlight local improvement process and timelines.</li> </ul> <p><b>Feedback:</b></p> <ul style="list-style-type: none"> <li>- Community-led projects that may affect City investments in the neighbourhood.</li> <li>- Suggestions to improve pedestrian/cyclist access and overall livability.</li> </ul> <p><i>Comments will be considered for preliminary design.</i></p>	2-3 months after the meeting (by December 15, 2016).
#2	Design	Approximately 12 months before construction	Residents, property owners	<p><b>Sharing:</b></p> <ul style="list-style-type: none"> <li>- Outline Neighbourhood Renewal process and timing.</li> <li>- Advise community about sidewalk and decorative streetlight local improvement process and timelines.</li> <li>- Share preliminary designs.</li> </ul> <p><b>Feedback:</b></p> <ul style="list-style-type: none"> <li>- Pedestrian and cycling accessibility, traffic accessibility, and overall neighbourhood livability.</li> <li>- Input on preliminary designs.</li> </ul> <p><i>Comments will be considered for final design.</i></p>	6 weeks after the meeting.
#3	Build	Approximately 3-6 months before construction	Residents, property owners	<p><b>Sharing:</b></p> <ul style="list-style-type: none"> <li>- Final neighbourhood design and construction process.</li> <li>- Review local improvements and petition process.</li> </ul> <p><b>Feedback:</b></p> <p><i>Comments are welcome. Few changes can be made at this stage of the project.</i></p>	2 weeks after the meeting.