



BUILDING GREAT NEIGHBOURHOODS

CROMDALE MEETING TWO MAY 16, 2013 6:30-8:30 PM

The City of Edmonton is building a great neighbourhood in Cromdale, with neighbourhood reconstruction scheduled to begin in spring 2014. As the City is committed to involving Edmontonians in the decisions that affect them, residents have been asked to provide input, to identify missing sidewalk connections and opportunities for other investments that add to Cromdale's livability.

The first neighbourhood meeting was held with the community league executive on November 29, 2012. A second public meeting was held at Virginia Park School on May 16, 2013.

Cromdale residents had the opportunity to review the preliminary design for the neighbourhood. Staff members from Transportation Services, Community Services, Drainage Services and Forestry were on hand to address residents' questions.

The following provides a general overview of comments and questions from the meeting. All comments were reviewed by the project team and considered in the final design.

ALLEY RENEWAL

- *Could someone from alley renewal assist me with an Expression of Interest/local improvement petition in Viewpoint?*

Alley renewal is a local improvement that is property-owner initiated; it is not part of the Neighbourhood Renewal Program. To learn more, please contact Melinda Durand at 780-944-7665 or email melinda.durand@edmonton.ca

CONSTRUCTION IMPACTS

- *We would like some detailed information/discussion about: vibration management near our historic home; management of landscaping such as movement of hedges and/or fences that are close to the proposed construction; signage location.*
- *I own a century/designated home adjacent to 77 Street. I'm concerned about my 100 year old foundation and potential damage from vibration during construction. Please contact me to discuss further.*

There will be more information at the final pre-construction open house in February 2014 regarding the construction process and any impacts it will have on the neighbourhood. For construction concerns regarding a specific property, please contact construction manager Mark Morton at 780-944-7692 or email mark.morton@edmonton.ca

PEDESTRIAN CROSSING

- *It would be great to have a pedestrian crosswalk/lights on the crosswalk located on the bend where Jasper Avenue turns into 82 Street.*

A review was conducted at the crosswalk on the corner of Jasper Avenue and 82 Street on September 10, 2013. The results indicated that the volume of pedestrians was low at peak times and sightlines were observed to be good in both directions. All required signage was installed and visible. A review of the collision history over the past three years shows no reported collisions involving pedestrians. Given this and other pertinent information, no changes are



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considered at this time. The City will continue to monitor this location and potentially upgrade it in the future if it eventually meets the criteria for upgrading.

RIVER VALLEY MAINTENANCE

- *Regarding the maintenance of the brush along the top of the River Valley on Jasper Avenue east of 82 Street: I am subject to a 20% surcharge on my taxes because of the river valley view in Viewpoint. The brush has been allowed to grow to the point that I can't see the valley. Why pay the surcharge?*

The city does not manage natural areas for views. In order to remove a tree from a natural area, the tree must be hazardous. Some exception can be made for maintained viewpoints where the City has removed dead stems to enhance a view; however viable trees are not removed for view enhancement.

ROADWAYS

- *Are there any plans for the triangle at the junction of Jasper Avenue and 82 Street?*

The City will reconstruct the sidewalk on the northwest side of the island and add curb ramps for pedestrian crossings. We will remove the narrow stretches of concrete on the south and northeast sides of the island to encourage pedestrians to walk on the Jasper Avenue sidewalks rather than on the island itself. The plan displays are available on the Cromdale neighbourhood renewal webpage (edmonton.ca/buildinggreatneighbourhoods)

STREETLIGHTS

- *More details about lighting upgrade. Petition would be appreciated.*

Neighbourhoods interested in decorative streetlights were to form a decorative streetlight committee within the neighbourhood and submit their choice of decorative streetlight to the City by July 1. An expression of interest (EOI) package was sent to residents by September 1. The neighbourhood must get over 50% support for decorative streetlights from property owners within the neighbourhood. More information is available at edmonton.ca/transportation/on_your_streets/decorative-lighting.aspx

VIEWPOINT

- *As a designated historic area, Viewpoint should not have rolled curbs, as it is totally inappropriate.*
- *I do not want the curb changed; I think it fits the character in the neighbourhood.*
- *Don't change the curb style.*

Neighbourhood renewal has evolved over the years and has developed several guidelines regarding curb types. Collector roadways, bus routes, and roadways adjacent to school or park areas are constructed with straight-face curb and gutter. Within the Viewpoint area, there are certain roads to which this will apply. Curb types may also be affected by design factors in the field such as lot grading or mature trees, however the City follows its guidelines for most residential streets within a neighbourhood.

- *Viewpoint should be considered a separate area for purposes of decisions on light standards.*
- *Viewpoint should be able to have true heritage street lamps in keeping with its historic character.*
- *Viewpoint should be able to upgrade lights independently of the rest of Cromdale.*
- *Decorative street lighting for Viewpoint only if it fails for Cromdale as a whole.*



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- *Because Viewpoint is separate and exclusive to and from Cromdale proper, there are issues that need to be separately addressed. Our section of Cromdale exists under different designations and codes and needs exclusive consideration for things like streetlight upgrades, etc.*
- *We would like the Great Neighbourhoods project to acknowledge the historic designation for the Viewpoint area of Cromdale. Consideration for heritage lighting for this area is appropriate.*

Due to these special circumstances within the Viewpoint area, Council's direction was to separate it from the rest of the neighbourhood with regards to decorative streetlights. Over 51% of the residents within Viewpoint were in favour of proceeding with a local improvement for decorative streetlights. There was no interest in decorative streetlights throughout the rest of the neighbourhood, so the standard LED streetlights will be installed there.

- *There is very poor lighting in Viewpoint. I feel that this is a safety issue and needs improvement.*
- *Improved street lighting for Viewpoint - more lighting for safety.*

The new LED streetlights will be whiter than existing streetlights. Replacement is done in accordance with the Residential Neighbourhood Street Lighting Renewal Policy (C564). The policy identifies that the City is to maintain or reduce existing light levels while ensuring pedestrian, cyclist and motorist safety. The light levels will be appropriate for the roadways and the neighbourhood.

WALKWAYS/BIKE ROUTES

- *To achieve walkways/bike trails (east end of Jasper) could the current "goat trail" from Viewpoint down to the south to the River Valley be made more usable?*

There will be an improved sidewalk connection that will lead to the trailhead. We will be improving the connection from the top of bank with the main river valley trail. There is one main used trail that forks midway. We will look to improve both forks to the main river valley trail with a gravel width to be determined.