



BUILDING GREAT NEIGHBOURHOODS

LAUDERDALE MEETING THREE

FEBRUARY 23, 2016 6:30-8:30 PM

The City of Edmonton is building a great neighbourhood in Lauderdale beginning in spring 2016. 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 to add to Lauderdale's livability.

The City held its first meeting with the community league executive on September 9, 2014. A second neighbourhood-wide meeting was held March 19, 2015. A final pre-construction meeting was held February 23, 2016.

Lauderdale residents had the opportunity to review and provide feedback on the neighbourhood preliminary design, and learn about the local improvement process. Staff members from Transportation Infrastructure, Facility and Landscape Infrastructure, Citizen Services, Drainage, Street Lighting and Forestry were on hand to address residents' questions.

The following provides a general overview of comments and questions from the meeting, received from emails and from the online comment form.

102 STREET - 103 STREET WALKWAY

- *Replace bumper posts along walkway between 102 - 103 St.*

The wooden bollards are commonly used to prevent vehicles from accessing the walkway. The bollards can be reviewed from a maintenance perspective to determine if any are in poor condition and require replacement.

ALLEYS

- *The back alley behind 10524 - 128 Ave -> 105 St needs to be repaved. There is one section where lots of water collects and I'm scared a neighbour child will drown. Then at that same end there is a big hole at least 2 - 3 feet wide/length and it would damage our vehicle.*
- *Can the back lane behind my house be repaved? There are serious water holes in many spots. The serious damage goes from behind my house to 105 Street to the East.*
- *Back alley paving and usage for next door apartment building.*
- *Alley between 104 St and 105 St on N side 129 Ave there low point and causes flooding. Make sure it drains one way or put a CB at the low point.*

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. Paved alleys reconstructed/resurfaced as part of utility (ATCO, EPCOR or drainage) restoration. In these situations, the utility pays for the restoration.



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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 or contact 311.
 - *Epcor was going to pave the alley after installing the power duct between 130 Avenue and 132 Avenue (the shared walkway parallel to 104 St). Can we get it done?*

To find out the status of EPCOR paving this alley, please contact them directly. Alternatively, the alley could be repaved through the local improvement process as described above.

DRAINAGE

- *In speaking with the city representative about our sewer line in the back lane, on 109 St and 129 Ave we were told that our sewer line was deemed to be okay so no changes/repair were scheduled to be made. PROBLEM: We have a bad problem with sewer odor from Manhole #277210. The smell is constant from April - October.*

Drainage Operations will inspect this area to determine what can be done to resolve the odor issue. If there are continuing sewer odor issues at this location or elsewhere, please contact 311.

DRIVEWAYS

- *Would like to have option to re-do my whole driveway, would be interested to hear quote from contractor.*

During the sidewalk removal and replacement process, the City would only remove the portion of the private owner's connector /driveway that is required to facilitate the construction of new sidewalk. The limit of removal depends on the new sidewalk grades and existing lot grades. However, residents have an option to coordinate directly with the contractor to accommodate their requests while they are performing work in their area. Closer to when construction will take place in the neighbourhood, the contractor will send residents construction bulletins/notices. These notices will include contact information for the contractor.

LIGHTING

- *Added lighting in dog park would be preferred than in pathway 127 Ave - 132 Ave.*

City response Adding lighting in the dog park is outside of the scope of work for the Lauderdale Neighbourhood Renewal Project, however, other City departments can review if this is a possibility in the future.

LOCAL IMPROVEMENT PROCESS

- *How do we find out the outcome of the petition - fors and against in each project area.*

A letter will be sent indicating the percentage of valid petitions received. If the petition fails, only those who provided a petition will be sent a letter. If the petition is successful, all property owners in the project area will be sent a letter.



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- *Would like to know if there are any other payment options and when is the payment due.*

Local improvements are paid for in whole or in part by property owners in one of two ways:

1. **Lump sum payment:** One-time full cost payment.
2. **Amortized payment:** The cost is paid for gradually on your yearly property taxes (includes interest charges). The tax stays with the property; if you sell, the next owner will continue to pay the balance.

The local improvement amortization option ensures that the payment will remain the same with no increase in the interest rate over the 20-year period. Additionally, should the property owner(s) wish to pay out the sidewalk reconstruction any time prior to the term ending, the program provides a penalty-free option to pay off the balance. Contact the City's Taxation office after tax notices are sent out to find out the penalty-free balance for the sidewalk local improvement reconstruction cost.

- *As a property owner who pays taxes every year this reconstruction should be covered by the property tax. Also I have not sign a legal document so the city can add ... to my property tax every year. If you want to make the people pay then a city employee should go door to door so people can say yes or no. So don't add any thing to my property tax unless I agree and sign legal documents.*

Local improvements, which may be made as part of your neighbourhood's renewal, are construction projects undertaken near or adjacent to your property that City Council considers of greater benefit to your area than to the municipality as a whole. Since you and your neighbours receive the most benefit from these local improvements, the City shares the cost with you.

Property owners receive a local improvement notice in the mail about 4-6 months before neighbourhood reconstruction begins. A petition form is included. Property owners have 30 days to petition against the local improvement. The petition process is guided by the Provincial *Municipal Government Act* as well as City policies and procedures. If the petition fails, City Council will pass a Local Improvement Bylaw and the local improvement will proceed.

MEETING FORMAT

- *My only criticism was the difficulty in understanding some of the public speakers ... other than that it was a very well presented and informational meeting with helpful support staff, I'm glad I was able to attend.*
- *Couldn't understand the first presentation.*
- *It was difficult to understand what was being said some of the time.*
- *Hard to understand presenters. Wish this meeting took place after all deadline to say if street dec. light was defeated, sidewalk defeated etc. Not really anything new from last meeting. Also wished there was a little more enthusiasm about how great this program is...wished the city could convince everyone not to turn down the reconstruction of sidewalks.*

We apologize for the difficulties in hearing the presentation. Providing effective audio support for presentations is an ongoing challenge given the designs of the presentation spaces. While school gyms provide the needed space for the number of people attending the meeting, they are not designed to provide good acoustics for presentations. We do make use of speakers and microphones to try to overcome some of these challenges. Unfortunately, this equipment can cause other challenges for hearing the presentation by causing an echo effect.



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The presentation and display boards used at the meeting are available for viewing at edmonton.ca/buildinglauderdale. If you have any further questions about the presentation, please contact us by calling 311 or emailing buildinggreatneighbourhoods.ca.

- *Why no public questions? Not much room to disagree. Waste of tax payers money to have a public discussion but only the city speaks.*

City staff from various departments are available to answer questions during the meeting. Previously, we held Q&A sessions after presentations and found that this approach only allowed for a small number of questions from a few people. By making a number of subject matter experts available to answer questions after the presentation, we can answer more individual questions and also address specific questions that residents and property owners may have.

- *Great informative night.*

SIDEWALKS

- *Love the new sidewalks planned!*
- *The sidewalk in front of my home is in excellent condition. I can't afford unnecessary cost of replacement. Aspect of this project are being forced upon residents. The Lauderdale Community League does not represent all Lauderdale residents. For seniors (I am one) the added tax burden will be difficult to bare. Does anyone in the City listen to citizen concerns!*
- *Catholic Hungarian Church sidewalk is only a couple years old, no damage, so why reconstructing?*

Sidewalks provide the basic infrastructure to support pedestrians of all ages and abilities, which is particularly important in a winter city where conditions may make it impossible for pedestrians with strollers or mobility aids to walk on the road where sidewalks are lacking. Sidewalk infrastructure is not provided for the sole benefit of the immediately adjacent residents, but rather to improve walkability for community as a whole, as well as visitors from outside of the community.

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.

Reconstructing the sidewalk in front of property owners' lots is a local improvement—a project that City Council considers of greater benefit to a specific area rather than to the municipality as a whole. Residential property owners surrounding a particular sidewalk are the primary beneficiaries to the sidewalk reconstruction; therefore they share the cost 50-50 with the City. The neighbourhood is divided into a number of project areas. If 50%+1 of residents within a particular project area do not want sidewalk reconstruction, they can petition against the project. If the petition is successful, the City will only do sidewalk maintenance such as grinding, mudjacking or asphalt patching.

- *The sidewalk on 130 Ave north of our lot has no drainage so it continually becomes a lake.*

Sidewalks will be reconstructed to ensure proper drainage.



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TRAFFIC LIGHTS

- *We need proper traffic lights at 129 Ave / 113 A St before sidewalks on 113 Street.*

The traffic light at 129 Avenue and 113A Street has been reviewed and has been determined to be sufficient at this time.