



# BUILDING GREAT NEIGHBOURHOODS

## MCKERNAN NEIGHBOURHOOD MEETING ONE WITH COMMUNITY LEAGUE EXECUTIVE OCTOBER 6, 2015

### ATTENDING FROM THE COMMUNITY LEAGUE

Roberta Franchuk  
*(President)*  
Wayne Rogers  
*(Past President)*  
Nathan Mol  
*(Vice President)*  
Wiggert Hessels  
*(Treasurer)*  
Frank Weichman  
*(Director)*

Hilary Gray  
*(Secretary)*  
Jennifer Branch-Mueller  
*(Director)*  
Greg Jones  
*(Director)*  
Bonnie Dong  
*(Director)*

### ATTENDING FROM THE CITY OF EDMONTON

Cathy Dytiuk, Community Services  
Tony Sestito, Neighbourhood Renewal  
Dale Lehman, Neighbourhood Renewal  
Kate Russell, Community Recreation Coordinator  
Carla Putnam Kerr, Communications  
Ben Henderson, Ward 8 Councillor

The Building Great Neighbourhoods team met with the McKernan community league to share the City's plans to renew and replace sanitary and storm sewers, reconstruct roads, curbs and sidewalks on City-owned property, and replace streetlights, starting in 2017.

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:

**League:** We have a mature neighbourhood with a huge inventory of mature trees. We consider them very important in our community. We've had dealings with Forestry and how they minimize damage to trees. It's easy to damage trees and we want to make sure that we're not going to lose a percentage of our forest when Neighbourhood Renewal comes through.

**City:** The City does everything it can to preserve existing trees. We will trim the trees as necessary, and Urban Forestry staff come out to inspect them. We have design treatments to accommodate mature trees in close proximity, such as moving the curb or sidewalk further away from the tree, or pouring smaller sidewalk panels with additional rebar.

An urban forester will be coming to the next two open houses to answer your particular questions about trees in your neighbourhood.

**League:** Regarding improving walkability and bikeability, how does that fit in McKernan, since there are places where the only connections are alleys? We have unpaved alleys, and McKernan Park's alleys are a bog when it rains. People use them to cut through to the LRT station. I would highlight that as an access to the park (specifically the alley behind 75-76 Avenues near the park).

**City:** The City doesn't have an alley pavement renewal program. 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 [www.edmonton.ca/transportation/on\\_your\\_streets/alley-renewal.aspx](http://www.edmonton.ca/transportation/on_your_streets/alley-renewal.aspx) or contact 311.



# BUILDING GREAT NEIGHBOURHOODS

**League:** We've got some shortcutting restrictions that were put in 23-24 years ago. We'd like to keep those. Would they be maintained? On University Avenue, certain turns are prohibited. Can we have them enhanced?

**City:** Traffic control signage is reviewed during the neighbourhood renewal process. If you have any specific concerns, please let us know, and we will forward to the appropriate department.

**League:** This neighbourhood has a high rental property percentage, and many of them are owned by absentee landlords. To what lengths will the City go to send materials to those landlords? I'm concerned that we won't get 51% because people won't reply.

**City:** The City will send out notices to the property owner's addresses, which we get from the tax roll. If the community really wants decorative streetlights, we would encourage you to do outreach to make people aware that this is an important issue for the neighbourhood. The City will send out notices, but if there's no awareness in the neighbourhood, people may not sign it.

The league can join us at our upcoming public meeting, and the league can talk to residents if they would like. We encourage community leagues or interested resident groups to help pick a single decorative look so that everyone is voting for the same decorative streetlight. We need one decision from the community on the pole type, arm and colour.

**League:** If the expression of interest passes, people who are opposed have to vote against it, and there has to be 50%+1 opposed?

**City:** Once property owners receive the local improvement tax notices in the mail, they have 30 days to petition against the local improvement (in this case, decorative streetlights).

The petition against the decorative streetlights must be signed by 50%+1 of property owners within the entire neighbourhood in order to defeat the local improvement.

If the petition fails, City Council will pass a Local Improvement Bylaw, and the decorative streetlights will be installed.

**League:** Is it one vote per property?

**City:** The City's Local Improvement process applies to all property owners (not residents) in the neighbourhood. Every property owner has the choice to support or not support decorative streetlights (so there could be more than one signature per property if more than one person owns the property).

**League:** There might be some trees that are at the end of their lifespan. Is there a precedent for taking out dying/dead trees and putting in new boulevard trees so that things only get ripped out once?

**City:** We will work with our forestry colleagues to do a tree assessment. If they recommend one comes down, they have a process for that. If you know of an area with a dead tree, please give us that location and we'll have the forester go out and assess it.

**League:** I'm confused about the sidewalk. The city does the work? What about poles?

**City:** Sidewalk replacement is part of neighbourhood renewal. The work is performed by the contractor for the project. Streetlights are replaced by EPCOR as part of the neighbourhood renewal.

**League:** Do we get concrete sidewalks?

**City:** Yes. Concrete sidewalks are the current City of Edmonton standard.

**League:** are you just replacing where the lights are right now?

**City:** We'll assess everything to determine new placement. We tend to put the lights back where they were or close by the existing location.



# BUILDING GREAT NEIGHBOURHOODS

**League:** Is parking part of this process? Streets aren't wide enough to accommodate.

**City:** We might narrow or widen roads to meet design standards. Please give us your feedback about whether you have speeding or opportunities for pedestrian crossings or missing connections.

There is a process to look at parking. If there's a specific address, please provide it to us and we will pass it along to Parking Management for consideration.

**League:** Will you do curb extensions on 76 Avenue at 111, 112 and 113 Streets?

**City:** That will be part of the Engage 106-76 project. One of our design considerations for curb extensions is key pedestrian areas.

**League:** Are there going to be considerations with the results of engage 106-76 and reflect them in the neighbourhood reconstruction?

**City:** There will need to be tie-ins with the designs. We would coordinate this.

**League:** Areas missing crosswalk lights like 111 Street - can we have them put in? They would be beneficial. Would the community have to pay for that?

**City:** The City would pay for that if determined necessary as part of a traffic study. If you know the locations that need to be reviewed, please let us know. 106-76 will address this issue -- please visit [www.engage106-76.info](http://www.engage106-76.info).

**City:** Do you have areas with speeding concerns? Do you have key pedestrian areas and crossings? Please send us your feedback.

**League:** On our street, we've got the sidewalk and then boulevard and curb. Coming out from the sidewalk, there are little walkways. They're not in front of every house - they're scattered. Will they be put in front of every house?

**City:** We'll replace where they are now, although the presence of large trees will have an impact on design. We may have to move it slightly.

**League:** On some of the exits and entries to alleys, there isn't visibility to sidewalks. Do you have any experience in how to improve this? Can neighbourhood reconstruction improve this visibility?

**City:** We would have to look at every individual circumstance. If there's something that's built past the property line, then we can look at fixing it. However, if it's on private property, that's an issue. If there are spots that you know of, let us know and we'll investigate and see if we can help with some sidewalk designs. It depends on the circumstance.

**League:** There's an on-street bike path (sharrow) that goes up 112 Street between 76 and University avenue. Will those be maintained? Can we replace the bike path and have it separated off from the rest of the road?

**City:** Typically in neighbourhood renewal, the bike routes are already marked with sharrows. If you have additional requests about bike lanes, please email us and we will assess it.

**League:** On 112 Street, there's only sidewalk on one side (76 Ave and University Ave). Can you put a sidewalk on both sides?

**City:** Sidewalk construction is being evaluated to complete the missing links on 112 St. There are substantial issues with large trees that may prevent the addition of walk on the east side.

**League:** What is the scope of sidewalk work on both sides of 72 Avenue/University Avenue?

**City:** The project scope includes all of the right of way along University Ave. and 72 Street in McKernan.



# BUILDING GREAT NEIGHBOURHOODS

## NEXT STEPS

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, 2015).
#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. However, few changes can be made at this stage of the project.</i></p>	2 weeks after the meeting.

