



BUILDING GREAT NEIGHBOURHOODS

NEWTON MEETING TWO

MARCH 14, 2017 6:30-8:30 PM

The City of Edmonton is building a great neighbourhood in Newton beginning in spring 2018. 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 Newton's livability.

The City held its first meeting with the community league executive on October 4, 2016. A second neighbourhood-wide meeting was held March 14, 2017.

Newton residents had the opportunity to review and provide feedback on the neighbourhood preliminary design, and learn about the local improvement process. Staff members from Building Great Neighbourhoods, Citizen Services, Sustainable Development, City Operations, 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.

MONTROSE-NEWTON SHARED USE PATH

- *I like the addition of the pathway and lighting, I would use the area more often.*
- *The berm is nice the way it is, beats a better road lane. People like to go there because it looks like nature.*

Thank you for your comments. During past engagement with Montrose and Newton neighbourhoods, we have heard a desire to provide a formalized shared use path and lighting in the area. There was further engagement on the project to gather additional feedback in fall 2017. Additional information has been added to the Montrose and Newton Building Great Neighbourhoods webpages, where a separate What We Heard report will be available.

CURB EXTENSIONS

- *Great neighbourhoods curb extensions at Newton centre and school are a great safety and appeal improvement.*

Thank you for your comment.

JACOB PRINS PARK

- *Lots of regular fast food garbage is left there so another garbage bin on the east side of the park would be welcomed.*
- *People also sleep beside the fence on the south end of the park. I don't know what can be done about that but it sure doesn't feel like a good reason for our property being worth \$20,000 more than our neighbour's.*
- *We would like to see a couple benches and another picnic table added to Jacob Prins Park. There are seniors in the neighbourhood that could benefit from these items when they go for walks in the neighbourhood. It would be a place to rest for them.*
- *Please add lighting in Jacob Prins Park*
- *We live directly beside Jacob Prins Park (52 st and 120 ave). There are no lights at all on the east side of the park. Because of this, random vehicles park there when it's dark and we have found some upsetting items left behind such as used condoms and syringes. Lots of kids and dogs walk past this garbage during the day. It's so gross, unsightly, and unsafe.*

Thank you for your comments. There was further engagement on the project to gather additional feedback in fall 2017. Additional information has been added to the Newton Building Great Neighbourhoods webpage, where a separate What We Heard report will be available.



BUILDING GREAT NEIGHBOURHOODS

PUBLIC ENGAGEMENT APPROACH

- *The questions on the evaluation only pertain to the presentation itself. It does not ask how people actually feel about the project, the proposal.*
- *Thank you for the information and look forward to next meetings.*
- *Meeting Started late and there should have been a question and answer session after presentation so people could get question answered during meeting rather than mob representatives after meeting not being able to get near them I got very little from the session*
- *The presentation was informative. It was a little hard to hear the speakers at times, especially the female presenter. The displays and city representatives at the back of the room were helpful.*
- *I do have a concern that people in the neighbourhood ignore the mailings in the mail. it may be a bit costly but hearing a person going door to door. Notifying people of impact to the neighbourhood would greatly improve awareness.*

Thank you for your feedback on our public engagement strategy for this project. While many of the questions on the comment form are related to the presentation and open house materials to help us improve upon our approach to public engagement, the final question is intended to gather feedback about the Neighbourhood Renewal project itself and the details that were shown in the presentation and on the display boards.

Further to the work done through the [Council Initiative on Public Engagement](#) and [City Policy C593: Public Engagement Policy](#) that was passed in April 2017, Building Great Neighbourhoods is working to develop a new way of engaging residents, business owners, and other community stakeholders to shape the future of Edmonton's mature neighbourhoods. We will take your feedback on our engagement activities into account as we move forward on this work.

PROPERTY VALUES

- *We would have liked to hear how improvements have affected property values in other Neighbourhoods.*

The Building Great Neighbourhoods program is focused on making sure that a neighbourhood's drainage and surface infrastructure operates safely and efficiently by improving the condition of the infrastructure. It also looks to improve connectivity and livability as part of this investment. While this investment undoubtedly improves the attractiveness of an area, there are a multitude of factors that affect a property's value, and the impact of the Building Great Neighbourhoods program on property values has not been studied.

NEW SIDEWALKS

- *Sidewalks on the Southside of 121 Ave would improve pedestrian access and safety, particularly for children going to St. Leo, the community league, Montrose school and Jacob Prims Park.*

A site review was completed in the winter and it was found that people were walking on the south side of the road. New sidewalks will be constructed to create a continuous pedestrian corridor on the south side of 121 Avenue between 50 Street and 56 Street. This will provide additional connectivity for residents walking to and from the Community League Hall, St Leo School, Newton Centre commercial area, Jacob Prins Park, and the bus stops on 54 Street and 50 Street. It will also provide a safe place for students and residents to walk to an intersection to cross 121 Avenue and access the Community League Hall or school, when they are dropped off at or parked along the south side of 121 Avenue. Due to mature tree and utility conflicts, sidewalks will not be constructed on the south side of 121 Avenue between 56 Street and 58 Street.



BUILDING GREAT NEIGHBOURHOODS

SIDEWALK RENEWAL LOCAL IMPROVEMENT

- *If there is a decision to stop sidewalk construction, because I have heard cranky people at this meeting, I want my sidewalk redone. No questions. Good work!*
- *I have concerns that the streets that are without sidewalks will not show up to vote as they have nothing to lose, only to gain.*
- *As a property owner facing 120 Avenue, what would my taxes be - on the street and on the avenue. Property owners should pay for avenue sidewalks*
- *Why is the oneous on us the taxpayers to shut down the improvement renewal? The city own the sidewalks and it should be up to the city to get 50 + 1 in Favour of these sidewalk renewals.*

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 at large. 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.

- *I would like to know how we find out if our sidewalk qualifies for improvement because our sidewalk is fine. There lots of other ones in great need of repair.*

Newton's condition is evaluated on an overall neighbourhood-wide basis. These condition ratings are averaged for the entire neighbourhood and there could be significant differences for individual sections within the neighbourhood that may be worse or better than the average reported.

- *Please put rolled faced curb on sidewalks on 54 St*
- *Replace north sidewalk along 123 Ave from 50St to 54 St (installed in 1967) with "pedestrian friendly" sloped sidewalk at corners between 51 St and 54 St.*

There are various curb types that could be constructed in a neighbourhood. In order to finalize the selection, several site investigations and reviews of the entire neighbourhood block-by-block take place prior to construction. Items typically reviewed include the proposed roadway pavement design, existing lot grading, number of driveways, existing trees, and proposed road grades, all while keeping in mind a consistent look and feel for the neighbourhood as a whole. Curb ramps at all corners will be constructed with neighbourhood renewal in order to address pedestrian accessibility.

DECORATIVE STREETLIGHT LOCAL IMPROVEMENT

- *I think emphasis could have been given to the decorative streetlights / blades. it is a fleeting opportunity and inexpensive, but since it was only touched on it will be a bit of a push to convince the neighbours*
- *No light upgrades necessary*
- *No decorative street lights necessary*
- *I like the decorative street lights and signs*

The decorative streetlight local improvement is a community-initiated local improvement, in which **property owners pay for the full cost of upgrading** from the standard streetlight poles. As such, the decision of whether or not to proceed with the decorative streetlight option belongs to the neighbourhood only, and it is up to the neighbourhood to gather the support necessary for it to proceed. The City's role is to provide the relevant information only, and not to advocate for or against the local improvement.



BUILDING GREAT NEIGHBOURHOODS

Please note that the decorative streetlighting local improvement will not be proceeding in Newton, as there was not enough community support during the Expression of Interest stage in the fall of 2017. The existing galvanized streetlight poles in the neighbourhood will be reinstalled on new bases at no additional cost to property owners.

TREE IMPACTS AND SIDEWALKS

- *Remove a lot of the trees. They are uplifting the sidewalks*

Trees play an important role in contributing to the livability of Edmonton; they provide shade and cooling, moderate wind, assist with water run off, reduce noise, purify air, and sequester carbon. Rather than remove trees, the City's Corporate Tree Policy recognizes and formalizes the value of trees, with the aim of preserving existing trees, and coming up with strategies to minimize the negative impacts that trees and construction may have on each other, wherever possible. These strategies include shifting the sidewalk away from the tree (vertically or horizontally), and adding extra deep cuts and rebar adjacent to the tree in order to control where the sidewalk will crack and to keep the sidewalk intact as the roots grow. This will help to reduce the likelihood of future uplift of sidewalks due to trees.

PARK DEVELOPMENT

- *Is there a possibility of putting a playground at St.Leo? (On site, in their property?)*

The park development process, whether it be a playground or an off-leash dog park on parkland, begins by connecting with your Community League and your Neighbourhood Resource Coordinator (NRC). Your Neighbourhood Resource Coordinator, Anna Vesala (780-496-1473), will assist by providing information about the process, and sharing tools that will help the community to complete a needs assessment.

Please also note that the City of Edmonton typically does not invest in improvements on property that is not owned by the City.

- *Off leash dog park needed*

There is currently a Montrose Off-Leash Area nearby, on the berm south of Yellowhead Trail between 66 Street and approximately 58 Street (Off-Leash Area #41 - map [here](#)). The proposed Montrose-Newton shared use path on the berm from 50 Street to 66 Street will help to make the Montrose Off-Leash Area more accessible to residents in Newton neighbourhood. The off-leash program team will be gathering public feedback to gauge interest in expanding the current off-leash boundaries to include the east side of the berm to 50 Street. The survey is available online at www.edmonton.ca/offleashupdates and will be available until February 21, 2018. In addition, City representatives will be at the Newton pre-construction meeting on February 8, 2018.

For additional information on off-leash dog areas in Edmonton, please visit the [Dog Off-Leash Areas webpage](#).

SUBCONTRACTORS

- *Can we hire subcontractors for concrete work (city crews are insanely expensive)*

All of the City of Edmonton Neighbourhood Renewal contracts are tendered to private contractors and their associated subcontractors. Through a competitive bidding process, the lowest qualified bidder is awarded the work. City crews do not do Neighbourhood Renewal construction work.



BUILDING GREAT NEIGHBOURHOODS

CONSTRUCTION ACCESS

- *With sidewalk construction will there still be parking on roadways?*

One of the first things you will see during road construction is the removal of existing sidewalks. This is done on one side of the road at a time to maintain pedestrian access on the other side of the road. In order to work safely and efficiently, there may be “No Parking” signs placed on one or both sides of the road, depending on the existing road width. If you have any mobility concerns, please let the Project Manager know and they will arrange access. You will receive a bulletin at the start of the construction season with contact information.

TRAFFIC

Traffic comments and questions have been captured in an additional What We Heard report. It may be found at www.edmonton.ca/BuildingNewton.