



BUILDING GREAT NEIGHBOURHOODS

Argyll & Hazeldean Neighbourhoods Meeting One with Community League Executives

April 10, 2012 7:00 to 8:45 p.m.

Attending from the Community Leagues

ARGYLL:

President: Dave Trautman,
Past-President: Michael Leedham,
Treasurer: Alice Mah,
Secretary: Linda Strong-Watson,

HAZELDEAN:

President: Jason Said
Secretary: Marci Doroshuk
Membership Director: Toby-Anne Reimer
Directors at large:
Max Merrett
Dallas Baretl
Donna Cardinal

Attending from the City of Edmonton

Darryl Mullen, Active Transportation
Steve Aguiar, Transportation Operations
Cathy Dytiuk, Office of Great Neighbourhoods
Janice Scott, Drainage Services
Gail Gravelines, Communications
Susan Dack, CRC

The Building Great Neighbourhoods Team met with the Argyll and Hazeldean Community Leagues to share the City's plans to renew and replace sanitary and storm sewers, reconstruct roads, curbs and sidewalks on City owned property, replace streetlights and improvements that enhance livability starting in 2013.

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 or impact opportunities for any City Capital investment.
- An overview of the Local Improvement Process and the choices property owners will make.
- An opportunity to hear from the Leagues any suggestions for capital improvements that could be made during the construction process to improve pedestrian and cycling access and the livability or attractiveness of the neighbourhood.
- A request for the Community League's help in advertising future Building Great Neighbourhood meetings.

The following provides an overview of the discussion:

League: Do you look at adding street lights to the neighbourhood during reconstruction?

City: Generally, the light counts don't increase.

League: Can you provide an example of the local improvement mail out package?

City: Yes. The City will send you a scanned sample of what this looks like.

League: What is the cost per meter for sidewalk reconstruction?

City: Costs are calculated in October or November of the year prior to reconstruction. Information regarding the current cost per meter of sidewalk reconstruction and the local improvement process is included with the Local Improvement mail outs. For illustrative purposes, 2012 rates were: \$162.68 per meter for the cash cost and \$11.75 per meter as the yearly rate over 20 years.

League: What is the average price of a sidewalk reconstruction?



BUILDING GREAT NEIGHBOURHOODS

City: Sidewalk reconstruction is done through a Local Improvement that is a 50/50 cost share by property owners and the city when done as a part of the neighbourhood reconstruction work. For illustrative purposes, a typical 50 foot (15.24 meter) residential frontage property using 2012 rates would be approximately \$2479.24 for the cash cost or \$179.07 for the yearly rate over 20 years.

League: What about those with a corner lot?

City: Property owner pays the 50% cost of reconstructing the sidewalk on the short side of their property plus 15% of the costs of the long side of the sidewalk.

League: How do public sidewalks in front of the community league get fixed? Who owns that sidewalk? Is it the City or the Community League?

City: Typically Community Leagues lease an area from the City of Edmonton. It is the property owners that are sent the Local Improvement Notices. These specific areas will be assessed as we move through to the design phase.

League: Can we force a business to fix the sidewalk in front of their property?

City: No. Each Property Owner (businesses included) will receive a local improvement notice outlining the costs and information on how to petition against the improvement. No action needs to be taken on the part of the property owner if they want their sidewalks constructed.

City: If a business dominates a block do they get one vote to petition against sidewalk reconstruction or do they get more votes because they have more property?

City: Each property owner gets one Local Improvement notice and an opportunity to

petition per lot. The neighbourhood is broken into multiple sidewalk projects. Each project area typically spans 3 or 4 blocks.

League: Can the community suggest putting in a sidewalk where there isn't one?

City: Yes. If you have any information about which sidewalks are missing, please let us know as soon as you can so we have the opportunity to assess these and where possible, include in the preliminary designs.

League: On boulevard sidewalks do you do the driveways at the same time?

City: Typically, sidewalks are replaced first, then the curb, gutter and private driveway crossings next.

League: Is there a delay between pouring the curb and pouring the sidewalk?

City: This requires two separate construction processes. The sidewalks are replaced first, then the curb, gutter and private driveway crossings. At meeting three the construction supervisor will go through the details for your neighbourhood including the time from when we remove the sidewalk to the final pouring of new sidewalks. To complete this on both sides of the street it takes about four to six weeks.

League: Will meetings two and three be joint meetings like this one?

City: No. These meetings will be neighbourhood specific and will be held separately.

League: If meeting two is in June when is meeting three?

City: Meeting three is held between November, and February. This meeting occurs just after the Local Improvement Notices have been sent out to property owners.



BUILDING GREAT NEIGHBOURHOODS

League: Do you find that communities who don't have trees go more for decorative lighting? We have mature trees here and you can't really see the light poles.

City: This really depends on the neighbourhood's preference. Approximately half of reconstruction neighbourhoods choose decorative lighting.

League: Does this cover alleys and alley lighting?

City: City will upgrade existing alley lighting to LED during reconstruction. It does not cover new alley lighting. New alley lighting will need to go through the property owner initiated local improvement process. Alley paving is not part of neighbourhood reconstruction. Residents will need alley access during construction to get to your home.

League: In an area where there's park space, are those street lights the only option?

City: Lighting along the roadways is part of the program. Lighting on the greenway is the basic standard that Parks would put in. We ask that the Community League forward any suggestions they have to us. We will review and prioritize potential investments.

League: How will you protect the trees? Our residents are very protective of the trees.

City: The City arborist attends the second public meeting and describes the preventative measures we take to minimize the impact to trees. This is one of the city's valuable assets that appreciate as it gets older.

League: My sidewalks are quite decent, not really time for them to be changed. Seems a shame to use up resources and spend money on a product that is still good.

City: When we do the neighbourhood assessments we look at the condition of all of the

sidewalks in the neighbourhood. During reconstruction it is the optimum time to replace the sidewalks so that they last several more decades. We recycle the concrete and use it in the reconstruction process.

League: Does the City give us the \$500,000 directly and ask us to come up with an idea on how to improve our neighbourhood?

City: No. That is an average number. The City asks for suggestions and then assesses and prioritizes them. The City looks at enhancing the livability of the neighbourhood through investing in items that don't require a local improvement or are not covered by another city program. An example: In Canora, the city is upgrading a trail that connects to the river valley system.

League: Is the Great Neighbourhoods investment always paving?

City: Every neighbourhood is unique so we look for investments that improve local livability. For example, in Fulton place we added some lighting in addition to a paved path that connects residents to their local business area.

League: Does this include investing in playgrounds? Or a community entrance instead of paving?

City: We try and match neighbourhood needs to the most appropriate program. A neighbourhood park may be funded through the neighborhood park development program.

We encourage the community league if they have suggestions to let us know as soon as possible. The suggestions will then be reviewed and prioritized. We want to hear from the League as soon as possible what these suggestions are. If possible we try to include these into the preliminary design.



BUILDING GREAT NEIGHBOURHOODS

League: Does this include traffic calming? We have a slalom course on 96 Street to slow down traffic now.

City: No. Neighbourhood reconstruction is not about traffic calming. We look at traffic issues and where possible, address these issues through road design or by suggesting other programs the community can access.

City: What projects are currently underway in your neighbourhood?

ARGYLL:

League: In 2013-2014 the velodrome is being removed. The concern is that after the roads are done, that there might be damage to the roads.

City: We will look into the timing and scheduling and the type of the work surrounding the velodrome and pass this information along to the Community League and other City Departments so the work can be coordinated.

League: We have a city parking lot in our area that has a draining issue -- will this be addressed

City: Thank you for making us aware of this. We will assess this to determine if it can be addressed through this work.

League: Will our previous road and/or transportation issues that we have addressed be incorporated into your planning.

City: In addition to neighbourhood assessments, we look through any previously logged concerns and these will also be considered into the neighbourhood planning. This information is reviewed against current design criteria and where possible, incorporated into the neighbourhood design.

League: We want the Argyll School closed for several decades to be torn down.

City: Thank you for making us aware of this.

League: There is an issue of informing the property owners as there are a number of renters in the area.

City: Local Improvement notices are sent to Property owners through registered mail.

HAZELDEAN:

League: Building a new playground

City: Thank-you for sharing this with us. We would like to be informed as to the status of the Playground development to ensure that there are no timing conflicts with construction in 2013/2014 and be aware of potential opportunities.

League: Concerned about Christian Development that dominates much of the Avenue and asks if they must redo their sidewalks?

City: This might be a part of their redevelopment process. We will look into this further.

City: The City makes a request to the community leagues if they can capture an overview of community issues and send us these in an email so that these can be assessed and if possible, factored into the preliminary design.

League: Who is the person in charge of this?

City: The Building Great Neighbourhoods Team is assigned to your neighbourhood to deliver a number of programs in a coordinated way. We have streamlined communication to one location on the website at:

www.edmonton.ca/buildinggreatneighbourhoods , have one email address to send emails at neighbourhoodrenewal@edmonton.ca to make this easy for the community league and residents to communicate with us. In addition, a design project manager will be assigned through the design phase and construction project manager



BUILDING GREAT NEIGHBOURHOODS

assigned through the build/construction phase. When these contacts are identified, we will ensure that the community league and residents have their contact information.

League: What drainage work has been done in Argyll and Hazeldean? Is it finished?

City: The drainage work in Argyll is ongoing. The open cut work is expected to be complete this spring, and the relining work is expected to be complete by the end of the year. Drainage work in Hazeldean is beginning this spring. The open cut and relining work is expected to be complete by spring of 2013.

League: How do we ensure that the property owners are getting the communications? As community leagues we can only give flyers/notices to the residents.

City: Local Improvement notices are sent to Property owners through registered mail.

League: Can the absentee landlords vote against sidewalk reconstruction?

City: Each property owner gets one Local Improvement notice and an opportunity to petition per lot. The neighbourhood is broken into multiple sidewalk projects. Each project area typically spans 3 or 4 blocks.

League: Can you give us the preliminary design before meeting two?

City: The preliminary design won't be ready. But it will be at the neighbourhood meeting two and posted on the website.

Next Steps:

The City of Edmonton will host a neighbourhood wide meeting where all residents and property owners are invited to review preliminary designs that show neighbourhood improvements.

The presentation shown at the Community League tonight will be posted on the website. As well as any handouts that were provided. Please visit: www.edmonton.ca/buildinggreateighbourhoods