



BUILDING GREAT NEIGHBOURHOODS

MONTROSE MEETING THREE JANUARY 26, 2017 6:30-8:30 PM

The City of Edmonton is building a great neighbourhood in Montrose beginning in spring 2017. As the City is committed to involving Edmontonians in the decisions that affect them, residents have been asked to provide input, and to identify missing sidewalk connections and opportunities for other investments to add to Montrose's livability.

The City held its first meeting with the community league executive on October 26, 2015. A second neighbourhood-wide meeting was held April 14, 2016. A final pre-construction meeting was held January 26, 2017.

Montrose 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, 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.

CONSTRUCTION

- *Before any work done in the months or more, a contractor must meet me one on one.*

Approximately three to 10 days prior to commencing work on a specific block, the contractor will deliver a bulletin with contact information and a brief description of the work. If residents have questions or concerns that they feel require a one-on-one meeting, they are advised to contact the contractor at the number provided on the bulletin or to contact the City project manager.

- *I am concerned about mail delivery and mail pick up during construction.*

Canada Post will make their own assessment as to whether or not it is safe for their workers to continue delivering the mail while a Neighbourhood Renewal is taking place. If they choose to stop delivering mail, it will be for a short duration of approximately one week and mail will be held for pickup at the nearest Canada Post outlet.

- *How thick will the asphalt be?*

Pavement structures are designed by a pavement design engineer and vary depending on a number of variables, including type of road, traffic volumes, traffic weights, base structure material, and thickness.

- *Will a timeline of the construction work be shared with homes?*

The construction work for 2017 is scheduled to begin May 1st and finish in October. The construction work for 2018 is scheduled to begin the first week of May and finish in mid-October. Approximately three to 10 days prior to commencing work on a specific block, the contractor will deliver a bulletin with contact information and a brief description of the work. Once work has begun on a specific block, the work can be expected to last from eight to 12 weeks.

DRAINAGE

- *The corner drain north of 119 Avenue and 176 Street SW is too high.*



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Thank you. This has been noted for the in-field grade design phase.

- *Please clarify why I am responsible for watering new seed/sod and thus have to pay for water usage and drainage for something on city property.*

The contractor is responsible for watering new seed/sod in order to get the grass to take initially. Thereafter City of Edmonton bylaws state that the homeowner is responsible for maintaining the grass on the City property adjacent to their property.

- *Please inform the appropriate personal we are still experiencing heavy street flooding in the neighborhood even with the claimed Pipes Are Clear report. Yes I believe the pipes are clear as I monitored them around 120 & 119 Avenue 61 Street last summer however they cannot handle the heavy rainfalls we currently have. When water depths are breaching boulevards, sidewalks overflowing the current drainage system is under capacity. Maybe it was fine 50 years ago however not in today's climate. I feel sidewalk replacement and grading improvements isn't the answer to the problem however necessary. The tiny pipes we have just can't handle the demand. Yes I seen the pipes when Atco gas hired a company to verify the drainage pipes were not compromised due to the installation of new gas lines. When seeing the pipe size as a experienced tradesperson that I am I said no wonder we have drainage problems.*

Montrose has been studied as part of the City-wide Flood Mitigation Strategy to address flood risk in the neighbourhood. At this time, the projects have not been approved for funding or scheduled for implementation. The strategy will be going to Council in June, which should provide some guidance for moving forward.

- *Can you confirm whether upgrading the drainage is part of the Montrose project, and if it is what is being done as well as the timeline for that work? If drainage work is not being undertaken, can you fill us in on the rationale? In particular there has been some flooding along 120 Avenue between 59/60 Street and 61 Street along the boulevard. Is there any remediation or work planned for that location?*

Many instances of flooding are due to sags and heaves in the old infrastructure that prevent water from reaching the catch basins. These sags and heaves will be removed through reconstruction and water should flow to the catch basins and enter the underground system. Drainage Neighbourhood Renewal is a maintenance program for the underground drainage system. It cleans and repairs the existing system but does not include major upgrades to capacity. Please refer to the previous response regarding flood mitigation plans.

GREEN SPACES

- *We need more green spaces in Montrose.*

As the Montrose neighbourhood is already built, there are not many opportunities for creating additional park spaces. The green spaces that currently exist in Montrose are: Wally Footz Field, Santa Rosa Park, Montrose Park, Ben Calf Robe Elementary School, and the green space along Yellowhead Trail from 66 Street to 50 Street.

- *Please clean up the fields east of 66 Street.*

There are litter management programs through Capital City Cleanup that you and/or your neighbourhood can become involved in. Each year, citizens, community groups, and businesses work with the litter-reduction and prevention programs at Capital City Cleanup to make Edmonton sparkle. For additional information, please see



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http://www.edmonton.ca/programs_services/graffiti_litter/litter-management.aspx.

To report litter, graffiti vandalism, discarded needles, or for Capital City Clean Up program inquiries, please call 311.

LRT

- *Keep homeless out of the LRT line and crossing.*

Developed in 2009, Edmonton's Plan to End Homelessness focuses on strategies to eliminate homelessness with housing and support, rather than just managing the problem with short-term solutions. Central to the plan is the Housing First approach, where people who are experiencing homelessness are quickly found a home, and then given the supports they need to keep that home.

For more information on the update to Edmonton's Plan to End Homelessness and how you can get involved, visit endhomelessnessyeg.ca.

SIDEWALKS

- *Issues in the front city sidewalks. Just next to the walk I have a sidewalk all around it. I have blocks under and over to that 1 foot.*

Connecting walk and blocks will be adjusted as needed in the normal course of the work. No action on behalf of the resident is required.

- *There is no need for new sidewalk at 122 Avenue and 61 Street. The walk is all good and not that old. Save my money and the city's money. No need this is Alberta I have not worked in two years.*
- *Sidewalks on our street are not bad and do not need to be replaced. They are not bad enough to justify cost both to city and homeowners. It is way too expensive for minimal benefit. We cannot approve such improvements (especially unnecessary ones). The \$4,000 cost is 15% of our annual income.*

Although the sidewalk on one block may not appear to be in total disrepair, as part of the Building Great Neighbourhoods Initiative, the City initiates sidewalk local improvements in the entire neighbourhood. If any local improvement project is successfully petitioned against, the City will perform sidewalk maintenance. There is no determined schedule for a second round of City-initiated sidewalk local improvements and, outside of a City-initiated sidewalk local improvement; the adjacent property owner is required to pay for 100% of the sidewalk replacement.

Property owners have several options when it comes to paying for sidewalk renewal. You can pay the full cost in a lump sum, or amortize it over 20 years on your property taxes. The cost is paid for gradually on your yearly property taxes (including interest charges). The tax stays with the property; if you sell, the next owner will continue to pay the balance. For more information, please go to edmonton.ca/localimprovements

STREETLIGHTS

- *All other streets have two or three lights but ours only has one. Why?*
- *Lighting on the south side of 120 Avenue (61-59 Street). Currently the width of the road is 2x due to the service road. It is quite dark at night and I do not think that the installation of LED lights will address this issue. Can there be lights installed on the median?*

EPCOR is reviewing lighting levels and will add lights as required to meet current standards.



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TRAFFIC

- *Still have to address 122 Avenue and 65 Street. Turns and u-turns are very dangerous. Almost hurt every day.*

The City has no current plans to ban turning movements at 122 Avenue and 65 Street. But as part of the Neighbourhood renewal, this neighbourhood will be positively controlled; i.e. every intersection has either a stop or yield sign.

- *Speeding in excess on 121 Avenue between 66 Street - 60 Street. Most from 66 to 64 Street.*

The City is going to install community awareness signs to make drivers aware of the posted speed limit of the roadway and conduct a speed survey to determine the extent of the speeding issue. Treatment options depend on of the survey findings.

- *Please fix traffic on Yellowhead at 66 Street.*

Please visit https://www.edmonton.ca/projects_plans/yellowhead-trail-strategic-plan.aspx to keep up-to-date on future plans for Yellowhead Trail improvements.

- *Please consider widening the roads. Very narrow for fire trucks driving down the street.*

The roads cannot be widened due to mature tree roots in the boulevards. The existing road width is common for mature Neighbourhoods and emergency response vehicles can maneuver within these widths.

- *More handicap curbs around 132 Avenue 65 Street and more stop signs at corners. Less yield signs around schools.*
- *Handicap curbs at 132 Avenue and 65 Street.*

Curbs ramps will be constructed at all intersections. The request for more stop signs has been forwarded to the City's Traffic Operations group.

- *Put 4-way stops with crossing marks at 62 Street and 119 Avenue.*
- *Move stop signs at corners then the yield signs in the Montrose community.*

119 Avenue and 62 Street will have a two-way stop (east-west). Rectangular rapid-flashing beacons will be installed to facilitate pedestrians crossing 62 Street. The request for more stop signs has been forwarded to the City's traffic operation group.

OTHER

- *I approve of the proposal of a paved foot path on the berm by Yellowhead but I would like to see more trash bins (for dog doo-doo) and better weed control (lots of thistle).*

The proposal of a multi-use trail (foot path) and all associated design elements, including trash bins and vegetation maintenance, are still under review.