

## BUILDING GREAT NEIGHBOURHOODS

### CROMDALE NEIGHBOURHOOD MEETING ONE WITH COMMUNITY LEAGUE EXECUTIVE NOVEMBER 29, 2012 6 P.M.-7:15 P.M.

#### ATTENDING FROM THE COMMUNITY LEAGUE

Martin Bundred	Brittany Sutherland
Margaret Gilbertson	Chris Wagner
Deb Nielson	Richard Williams
Michael Slecicka	Milella Zadkovich

#### ATTENDING FROM THE CITY OF EDMONTON

Cathy Dytiuk, Great Neighbourhoods  
Kelly FitzGibbon, Communications  
Janice Scott, Drainage Services  
Tony Sestito, Neighbourhood Renewal  
Shannon Murray, CRC

The Building Great Neighbourhoods team met with the Cromdale 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 in the neighbourhood starting in 2014. The City presentation included:

- An outline of the Building Great Neighbourhoods process and timing.
- An overview of the Local Improvement process and the choices property owners will make.
- A question to the league about any initiatives underway that could align with or impact opportunities for any City capital investment.
- The City listening to league 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:** I know neighbourhood reconstruction happened in Parkdale a few years ago, but I don't remember a meeting to discuss it with the City.

**City:** While Drainage Neighbourhood Renewal and Neighbourhood Renewal have been ongoing for years, the Building Great Neighbourhoods (BGN) initiative that now coordinates these two programs and the Great Neighbourhoods Capital Program only came into being in 2009. BGN is a long-term initiative that invests taxpayer and utility rate dollars to enhance the livability and longevity of Edmonton neighbourhoods.

**League:** We currently have a dirt alley that needs to be replaced, however most residents are renters. How can we get buy-in for this to be done?

**City:** Alley renewal is not part of Neighbourhood Renewal. It must be done through a Local Improvement, wherein 51 per cent of property owners adjacent to the alley petition the City to initiate an expression of interest (EOI). The EOI outlines the location of the improvement, the rates and the property sizes for each lot. The cost of alley reconstruction is paid 100 per cent by the property owners. Information is available at: [www.edmonton.ca/transportation/on\\_your\\_streets/all-ey-renewal.aspx](http://www.edmonton.ca/transportation/on_your_streets/all-ey-renewal.aspx).

**League:** Do we as a community league petition people in Cromdale to get decorative streetlights?

**City:** No. We recommend establishing a decorative streetlight committee (DSLCC). The DSLCC can be made up of interested residents and/or community league members. The DSLCC selects a pole colour, arm style and pole type, and submits these to the City by July 1, 2013. The City will then have EPCOR provide rates for the chosen design and supply this to the neighbourhood in an expression of interest (EOI) package by September 1, 2013. These dates are final deadlines; however the work can be done sooner if the community is interested in decorative streetlights. The reason for the deadlines is that streetlight work must be



completed before roadways are built. If the neighbourhood opts to go with standard streetlights, the City will replace the current streetlights with galvanized steel ones at no extra cost to the property owners. Decorative streetlights must be installed in the entire neighbourhood.

**League:** Cromdale is not a very large neighbourhood; however there is a socio-economic difference within the community. As such, some property owners may be in favour of decorative poles while others may not be interested or able to pay for them. It will be a challenge for us to get 51 per cent of property owners behind it. Are rental property owners given the same say as resident property owners in these decisions?

**City:** Yes, rental property owners have the same say as resident property owners. It is a decision made by property owners, not renters.

**City:** Does the community league know of any projects or initiatives underway that may align with or impact opportunities for Building Great Neighbourhoods?

**League:** There is work currently underway for the Stadium Station Transit Oriented Development (TOD) project. Whatever work is done now will be there for some time, so it's crucial that this project is incorporated, as the road that goes to the Stadium LRT Station runs through Cromdale. LRT and construction should work hand-in-hand to ensure that work that goes towards the TOD benefits the neighbourhood as well; especially on the south side of the Stadium LRT Station.

**City:** Thank you for mentioning that project. Our project team works with other City departments, including Sustainable Development, to align work on the various projects.

**League:** What happens when zoning creates slum neighbourhoods? Can take 20, 30 40 years for anything to happen with it.

**City:** Laurie Moulton, Senior Planner with Sustainable Development can answer questions about zoning within neighbourhoods. She can be reached at [laurie.moulton@edmonton.ca](mailto:laurie.moulton@edmonton.ca).

**League:** The City cut trees along 112 Avenue to widen the road without any community consultation.

**City:** In 2010 certain trees were removed in front of the Capital Health building on the north side of 112 Avenue between 79 Street and 80 Street. They were removed to widen the intersection from four to five lanes. Capital Health has since replanted seedlings along the perimeter of their building.

**League:** There are a number of cyclists in the neighbourhood. The City replaced the roadway and sidewalk on 112 Avenue but there was no consultation to install a bicycle lane—it's just the same roadway with new curbs and pavement.

**City:** There are a number of projects ongoing in the area, including 112 Avenue reconstruction and the Stadium LRT Station TOD. The City is currently meeting with the public on the Highlands road diet. The rehabilitation work currently underway on 112 Avenue from 76 Street to 83 Street is to address critical roadway deterioration issues. The rest of 112 Avenue will undergo some reconfiguration.

As for bike lanes, our Transportation Planning branch indicated that there are no plans for on-street bike lanes on 112 Avenue. The City's *Bicycle Transportation Plan* includes parallel on-street bike facilities to the east on Ada Boulevard, as well as future east-west routes on 119 Avenue and 115 Avenue, and north-south routes on 81 Street and 96 Street. There is also an existing shared-use path along the LRT route.

**League:** The sidewalks are like a rollercoaster sidewalks due to surface treatments around trees.

**City:** The City tree policy works towards preserving trees as much as possible through the use of extra cuts, rebar and shifting sidewalks. The issue with properties in Cromdale is that many of the lots are very low. In order to keep positive drainage towards the roadway, grading must be done appropriately. It's dependent on the condition of lots and sidewalks in Cromdale, which we won't know until we do field design. We will also have an urban forester involved who will guide us in dealing with neighbourhood trees.



**League:** In terms of raising lots to aid drainage issues, perhaps the City could inform residents about the opportunity to improve their lots and their own drainage issues during neighbourhood reconstruction. If you're going to improve the neighbourhood, give property owners the opportunity to do those things, too.

**City:** We can certainly talk more about opportunities for residents at our meeting 2 in spring 2013. The City is informing neighbourhoods early and encourages the community league to share information with the rest of the neighbourhood as well.

**League:** When the City puts in new sidewalks, are they narrower than the current sidewalks?

**City:** Our standard for sidewalks is 1.5 m. We'd narrow them only in extreme circumstances.

**League:** Some residents are worried about possible foundation cracks that could result from machinery being used to reconstruct the street.

**City:** The City makes every effort to minimize construction impacts on affected properties and communities. In the unlikely event that distress or damage occurs to your property, the City has a claims process in place. Throughout construction, the City will conduct vibration studies and make modifications as necessary. We have studies that demonstrate our work is within specific tolerances. In the neighbourhoods where reconstruction has been done, there have been very few claims.

**League:** We have a combined sewer issue in Cromdale. Will that be changed?

**City:** Separating the combined sewers is a very expensive proposition. As such, Drainage Services will not be separating combined sewers in Cromdale. Since about 90 per cent of the renewal is done by relining the existing pipe, which is much less expensive and requires little disruption, it is not feasible to open cut and replace with separate storm and sanitary pipes.

**League:** There are three high-rise residential proposals on the Jasper Avenue side of Cromdale that will increase drainage usage in the area. How will the City respond?

**City:** The City will study the density proposed and the capacity required. Should there require more capacity in the system, the pipes will be upgraded accordingly. At this time the sewers requiring increased capacity would be separated as the existing pipe would become the sanitary pipe, and a new storm line would be installed. This is possible because the upgrade would already require open cut work and so there is an opportunity to separate the system at those locations.

**League:** Is the City subcontracting any of the reconstruction work?

**City:** EPCOR does work on streetlights and the City conducts drainage work. For the road and sidewalk reconstruction, the City will use a long-term contract. It is an open competition; the contractor for 2014 neighbourhoods has not yet been chosen.

**League:** Does the City upgrade back alley lights?

**City:** The City does upgrade alley lights to LED. They are installed on the existing wood poles in the alley after EPCOR inspects them to ensure that they can support the lights without causing problems for other utilities. More information is available on our website at: [www.edmonton.ca/transportation/on\\_your\\_streets/all\\_ey-lighting.aspx](http://www.edmonton.ca/transportation/on_your_streets/all_ey-lighting.aspx).

**City:** Does the community league have an idea of the neighbourhood's interest in decorative streetlights? We will need a decision on pole type by July 1, 2013, so you have time to get a feel from the neighbourhood.

**League:** There are some areas that would definitely want to do it—we've got to look to the future here.

For more information, please visit: [www.edmonton.ca/BuildingGreatNeighbourhoods](http://www.edmonton.ca/BuildingGreatNeighbourhoods)