



# Building Great Neighbourhoods

## McKernan





# McKernan Reconstruction Scope



# Public Involvement



- Community League Meeting #1:  
October 06, 2015
- Public Meeting #2:  
March 10, 2016
- Public Meeting #3:  
February 9, 2017
- Preconstruction information  
session: **Spring 2018**

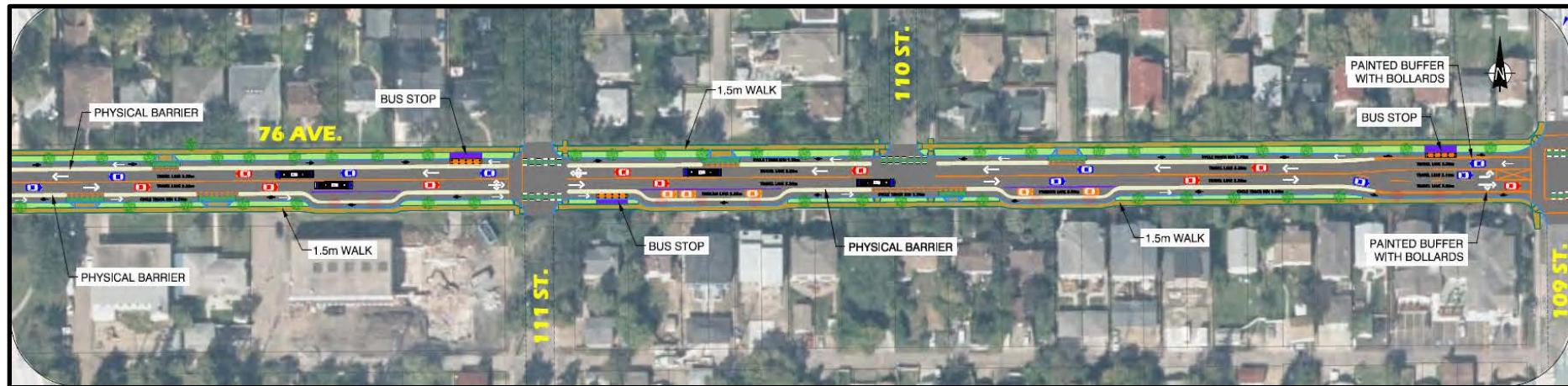
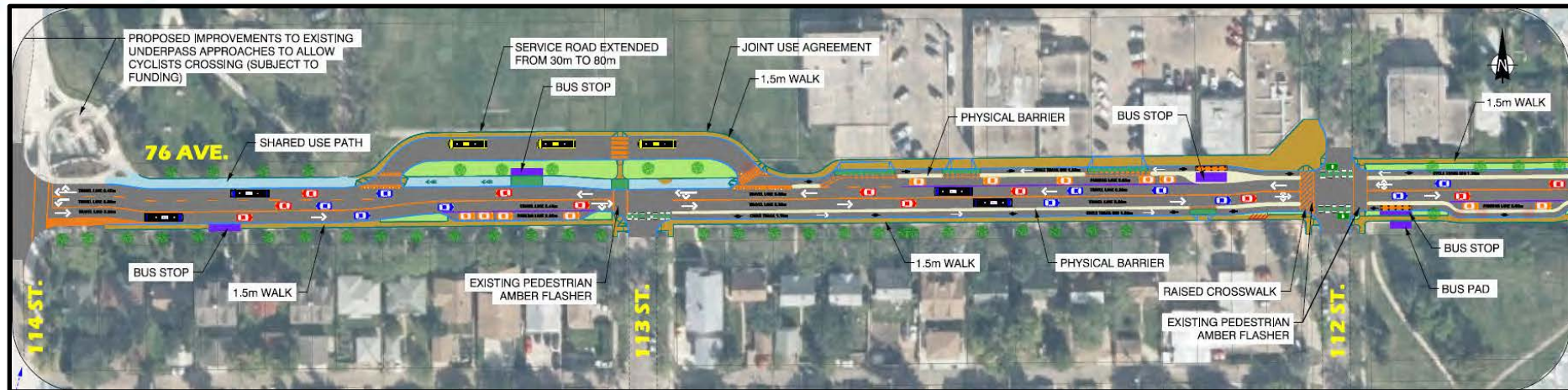




# 76 Avenue Reconstruction Scope

- The Engage 106-76 project is aimed at making the streets more walkable, bikeable and livable.
- The final concept plan for 76 Avenue was presented at a Community Event in September 2016.
- To find out more about the project, please visit the project website at [engage106-76.info](http://engage106-76.info)
- Construction of 76 Avenue through McKernan and Belgravia is scheduled to begin in 2018.
- A preconstruction information session will be held in the spring of 2018

# 76 Avenue Reconstruction Scope





# Building Great Neighbourhoods

Building Great Neighbourhoods (BGN) is a long-term framework that coordinates and integrates the efforts of three City of Edmonton programs—

- Drainage Neighbourhood Renewal
- Neighbourhood Renewal
- Great Neighbourhoods Capital Program

—to renew, replace and enhance infrastructure in Edmonton neighbourhoods.

- Reconstruct the pavement
- Replace curbs and gutters
- Replace sidewalks
- Add sidewalks in missing links
- Upgrade standard streetlights
- Coordinate with other projects
  - Internal (City)
  - External (Utilities)
- Surface works conceptual cost: **\$16 million**

Contributes toward:

- Improving Edmonton's livability.
- Promoting active transportation (walking and cycling).
- Preserving and sustaining the environment.



# McKernan



**CURRENT ROADS IN MCKERNAN**

# Design Considerations

- Intersection improvements
- Active transportation
- Road width



**WOODCROFT AVENUE**

**BEFORE**



**WOODCROFT AVENUE**

**AFTER**



# Typical Curb Types



Various factors are considered for curb type selection:

- Recommended pavement structure design
- Surface drainage along roadways
- Adjacent lot grades
- Frequency of driveways in the neighbourhood
- Size and number of trees in proximity to the sidewalks and curb and gutters



# Curb Type Design



*Local design constraints may cause curb and gutter type changes during construction to ensure positive surface drainage.*

# What We Heard – Sidewalk

- *Consider sidewalk on the east side of 111 Street between 72 Avenue and 76 Avenue.*

## Response:

- Sidewalk cannot be built without negative impacts on mature tree roots.

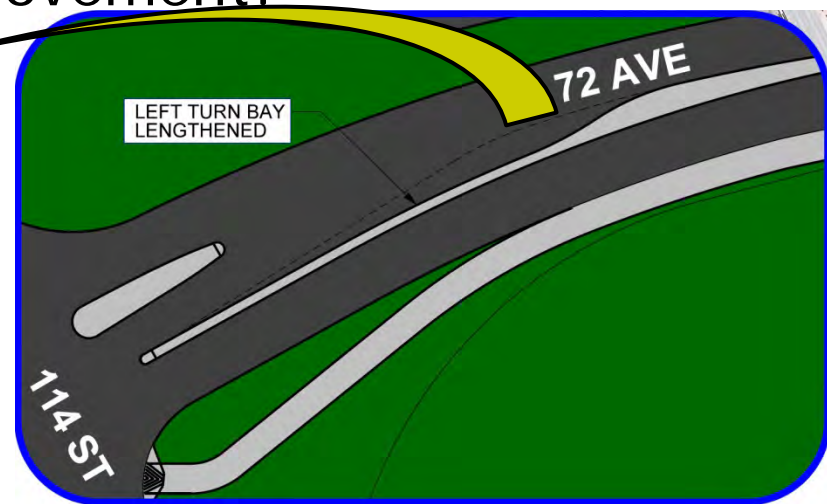


# What We Heard – 113 Street

*Can you modify the median to improve west bound left-turning movement from 72 Avenue onto 114 Street?*

**Response:**

- Yes. Center median on 72 Avenue will be redesigned to improve west bound left-turning movement.





# What We Changed – Sidewalk

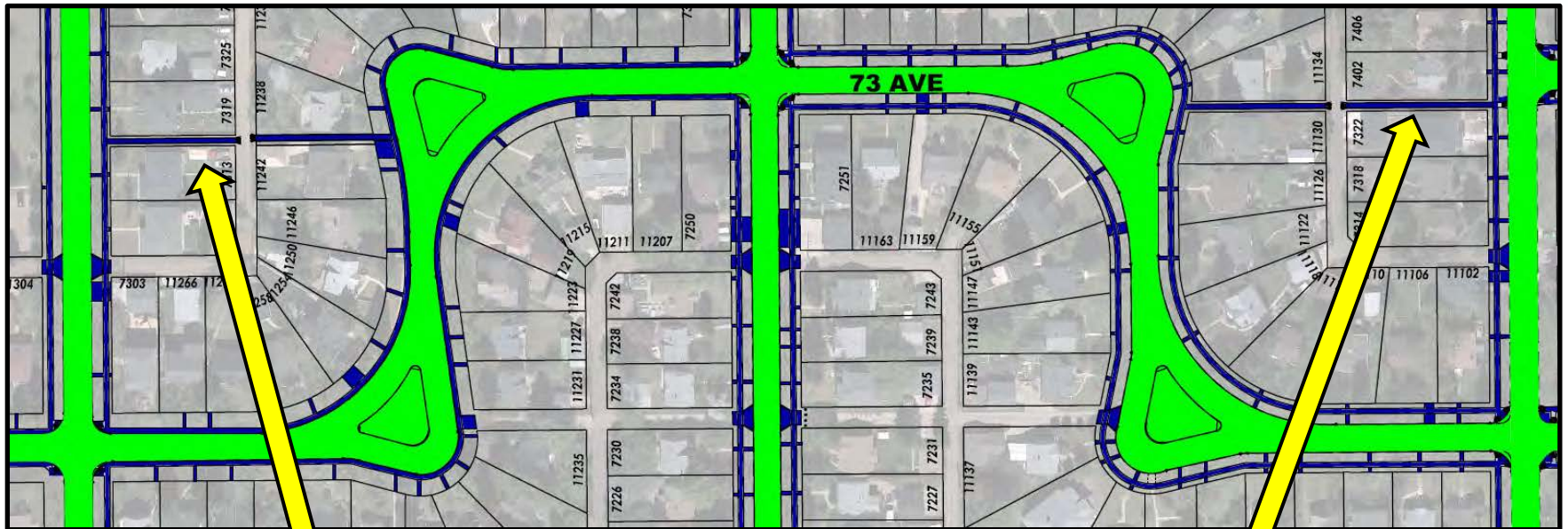
- Sidewalk on the west side of 113 Street between 72 Avenue and 73 Avenue will not be constructed as large tree roots exist in the boulevard.



**113 STREET**



# Great Neighbourhoods Capital Program





# Information & Feedback

## INFO

Call: 311

Email: [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca)

Website: [edmonton.ca/BuildingGreatNeighbourhoods](http://edmonton.ca/BuildingGreatNeighbourhoods)

## FEEDBACK

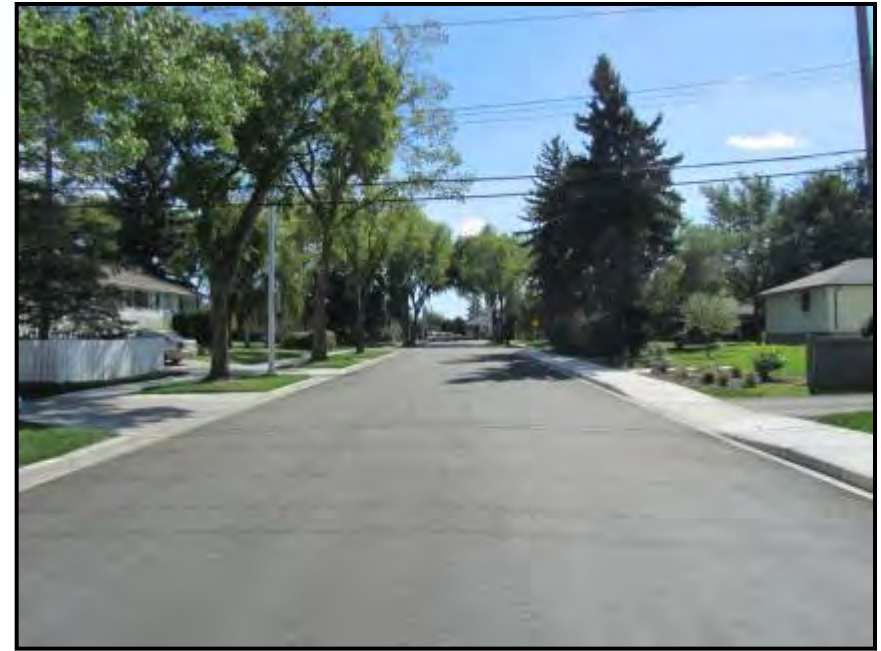
- Comment forms available at front desk or survey online
- Will accept comments for [2 weeks](#) after tonight's meeting



# McKernan Construction Process



BEFORE



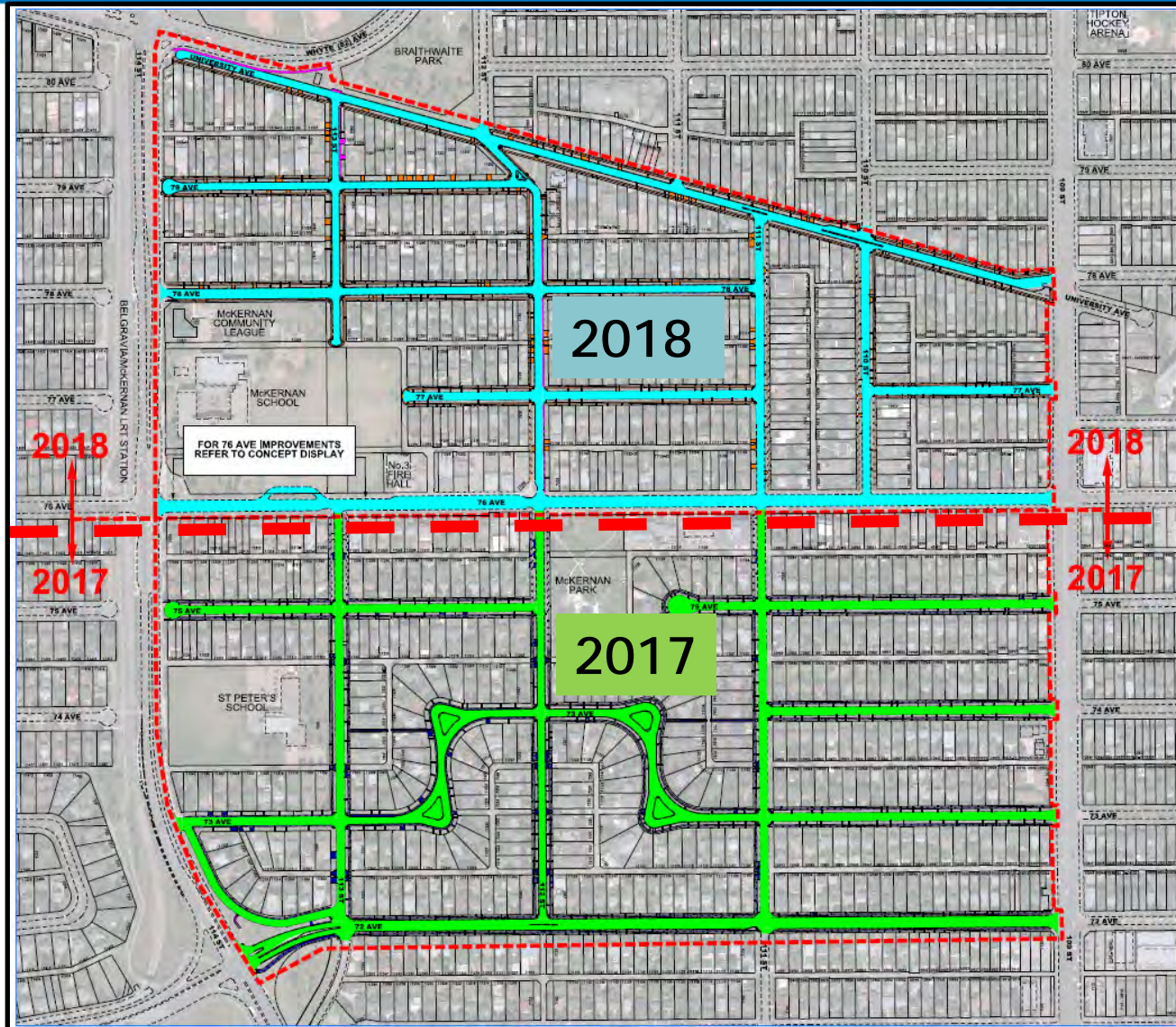
AFTER

Construction Project Manager:  
Jason Caudron P. Eng.

[jason.caudron@edmonton.ca](mailto:jason.caudron@edmonton.ca)

780-495-0268

# Construction Staging





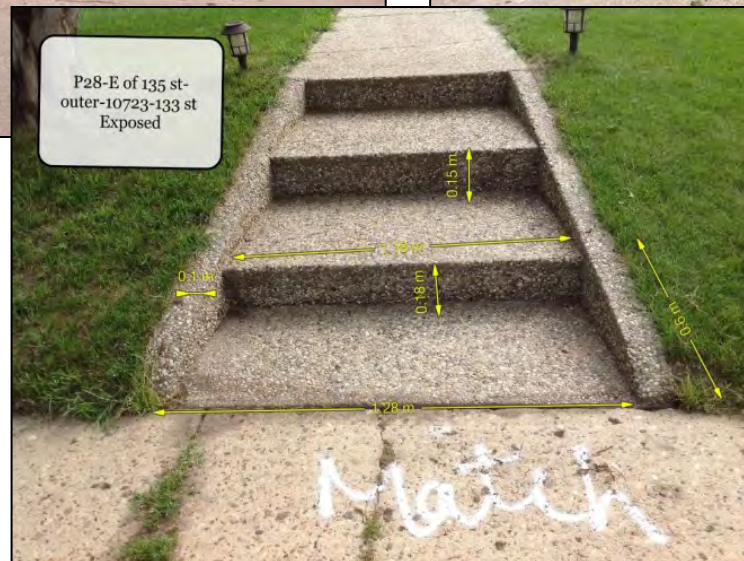
# Preconstruction Activities

- Underground utility work
- Pruning of existing trees
- Installation of new streetlights





# Photo Record of Neighbourhood





# Removal of Sidewalk





# Setting Sidewalk Forms





# Placement of Granular Base





# Hand Poured Sidewalk





# Machine Poured Sidewalk

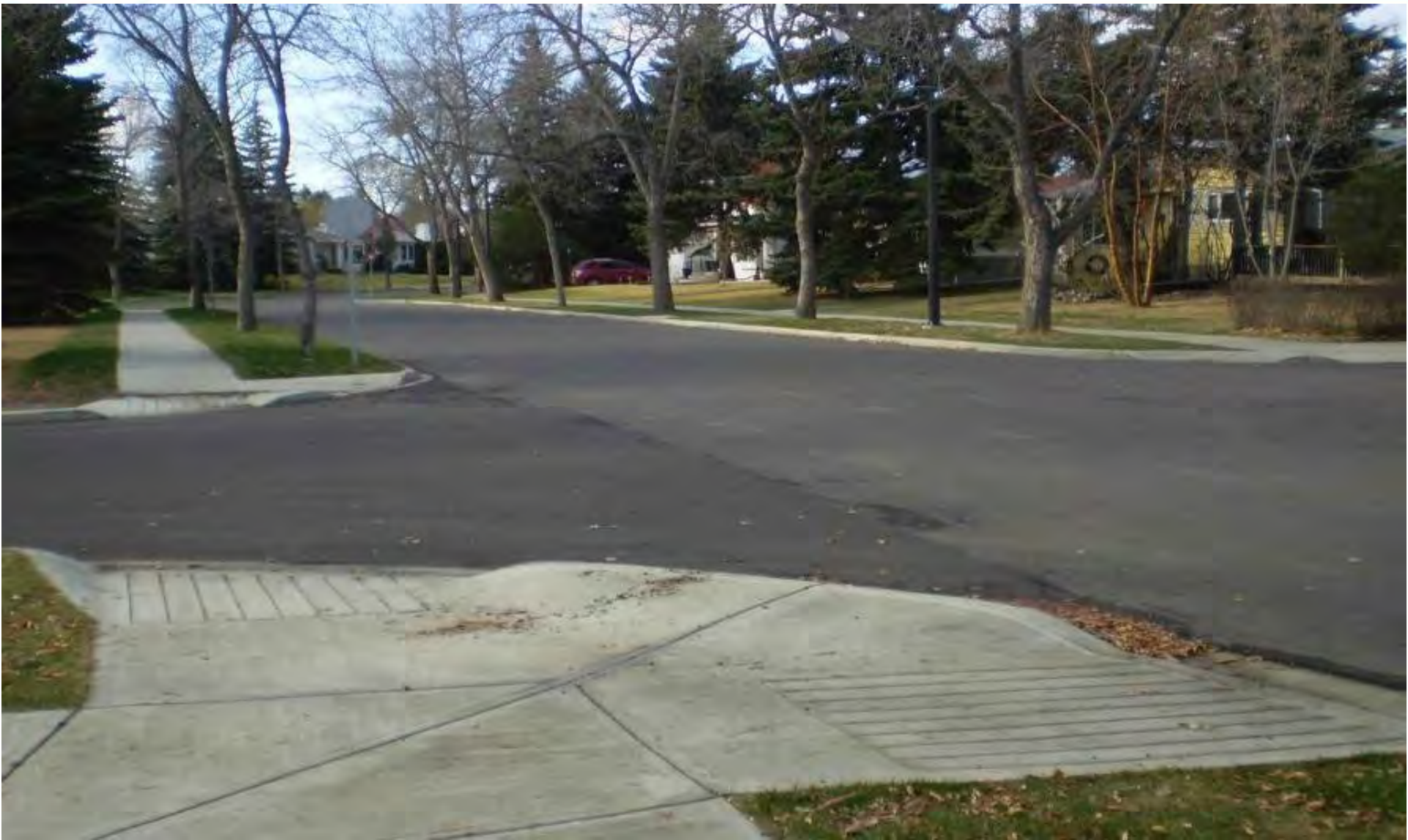




# Mature Trees and Roots



# Curb Ramps at Corners





# Private Connector Sidewalks





# Private Crossings: Boulevard Sidewalk





# Private Crossings: Curbline Sidewalk







# Gravel / Asphalt Driveway Accesses Upgrade

- To upgrade a gravel or asphalt driveway access to concrete, property owner to contact [City Construction Project Manager \(CPM\)](#) or [City On-Site Inspector](#)
- Estimate provided by the City
- Payment from property owner required prior to construction
- Costs paid by:
  - City - Base preparation
  - Property owner - [Cost difference between concrete and replacement of previous structure \(ie asphalt cost\)](#)

# Gravel Driveway Access: With Upgrade



BEFORE



AFTER



# Landscaping



# Landscaping Issues: Curbside Sidewalk





# Road Reclamation





# Ready for Paving





# Paving



# Quality Assurance





# Defeated Local Improvement Asphalt Patching



# Defeated Local Improvement Grinding





# Defeated Local Improvement Mud-Jacking



# Completed Project

BEFORE

AFTER







# Neighbourhood Renewal

- Contract awarded to the lowest priced qualified bidder.
- Construction Completion Certificate (CCC) issued at the **end of each construction season.**

 Address deficiencies

- Final Acceptance Certificate (FAC) issued **two years** after CCC.

 Address deficiencies

- Two-year contractor warranty period **starts after** issuing CCC.
  - Includes materials and workmanship only.

# Construction Communication

- Construction bulletins provided:
  - Beginning of construction season (by City)
  - Prior to construction adjacent to your property (by contractor)
- No parking 24-48 hours before construction
- Contact us for:
  - Access needs
  - Scheduling information







# Information & Feedback

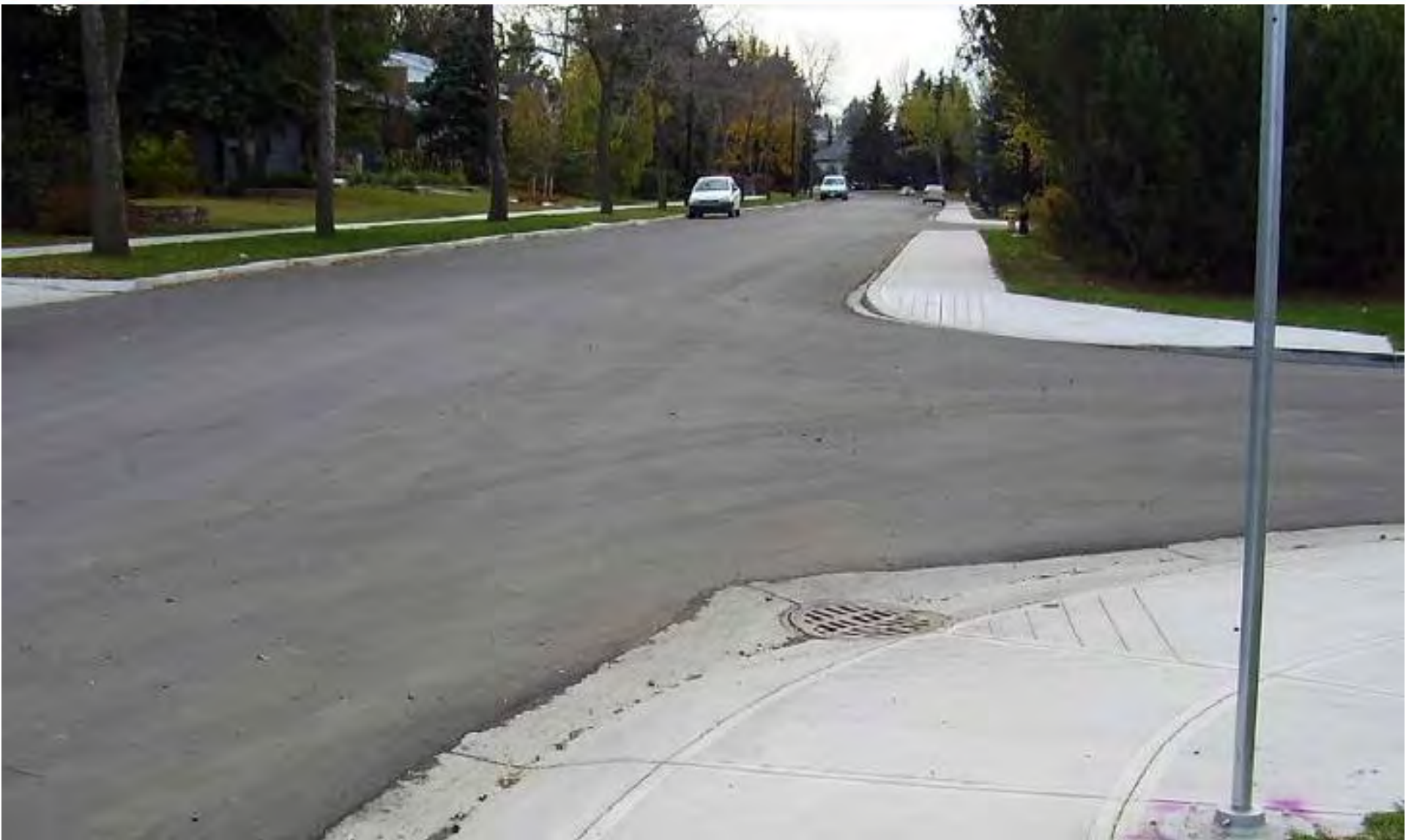
Contact: Jason Caudron, P. Eng.

Phone: 780-495-0268

Email: [jason.caudron@edmonton.ca](mailto:jason.caudron@edmonton.ca)

Website: [edmonton.ca/neighbourhoodrenewal](http://edmonton.ca/neighbourhoodrenewal)

# Local Improvement Process







# What is a Local Improvement?

- A construction project undertaken **near or adjacent to your property**
- City Council considers it of **greater benefit to an area** than to the municipality as a whole
- Paid **in whole** or **in part** by property owner through a **local Improvement tax**
- Regulated by the Provincial ***Municipal Government Act***



# Types of Local Improvement

In your neighbourhood:

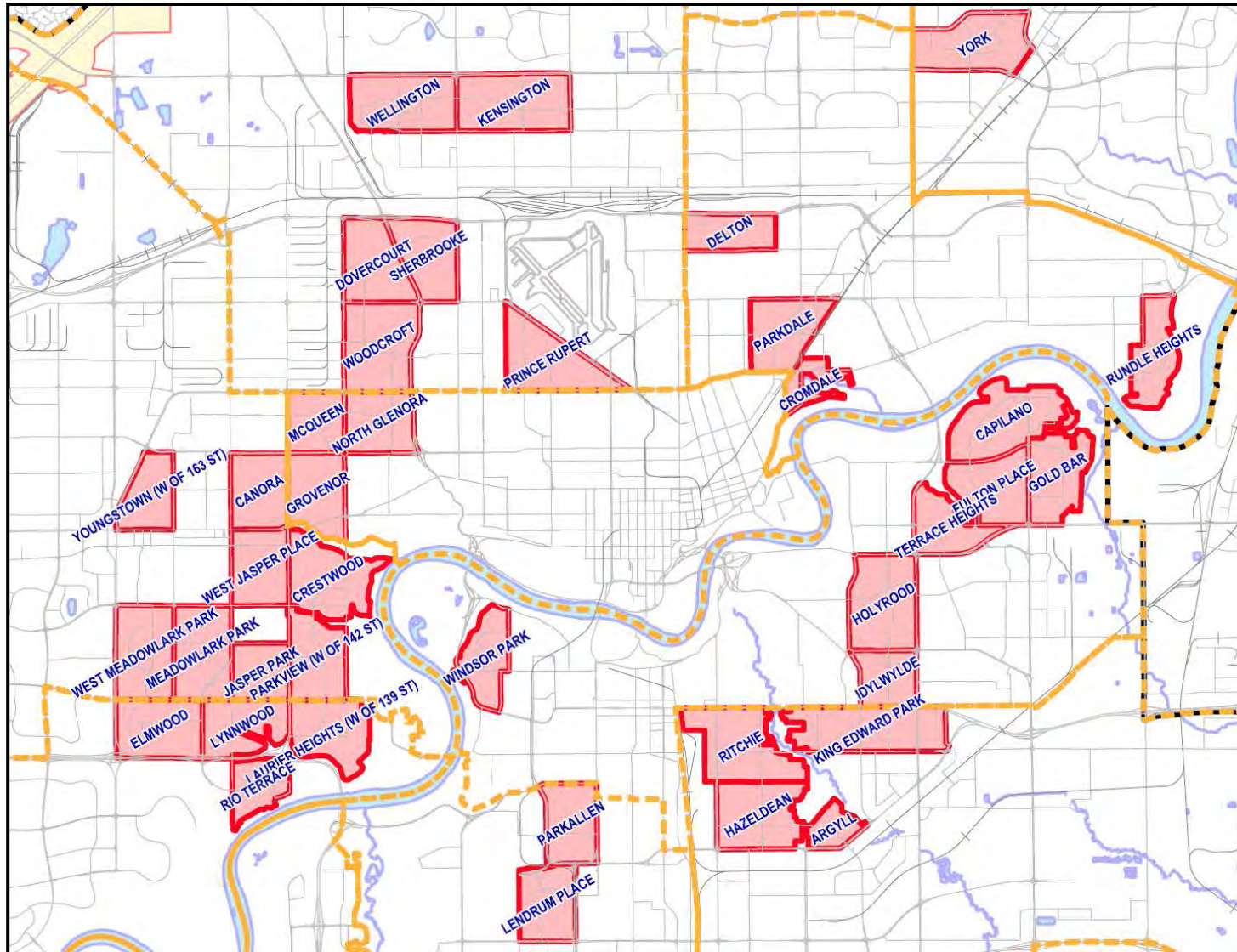
- Sidewalk reconstruction: 50-50 cost share with City at large

Other types of local improvement:

- 100% property owner funded sidewalks
- Decorative Street lighting
- Curb crossing
- Alley lighting
- Streetscaping
- Alley renewal (reconstruction or resurfacing)



# Neighbourhoods with Sidewalk Local Improvement



# 2017 Local Improvement Rates – Sidewalks

- 2017 Local Improvement sidewalk rates:
  - **\$200.54/m** (one-time payment)
  - **\$12.82/m** (yearly rate over 20 years)

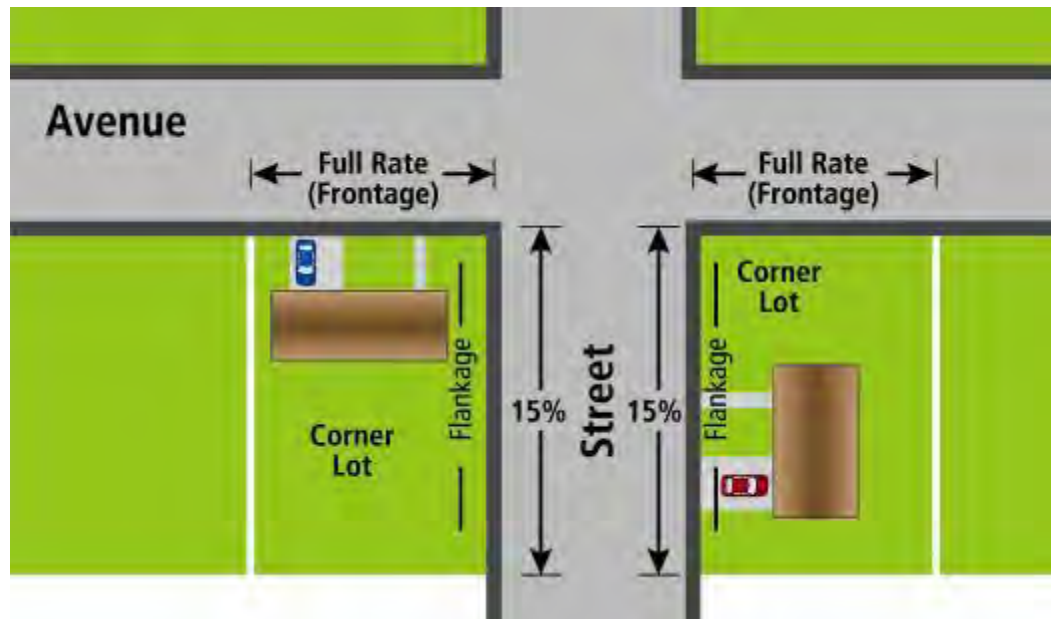


- A typical 50 ft. (15.24 m) frontage would cost:
  - **\$3,056.23** (one-time payment)
  - **\$195.38** (yearly rate over 20 years)



# Assessment Length: Frontage

- Frontage length is the shorter side of the lot
- The orientation of the house does not have an effect on the frontage calculation

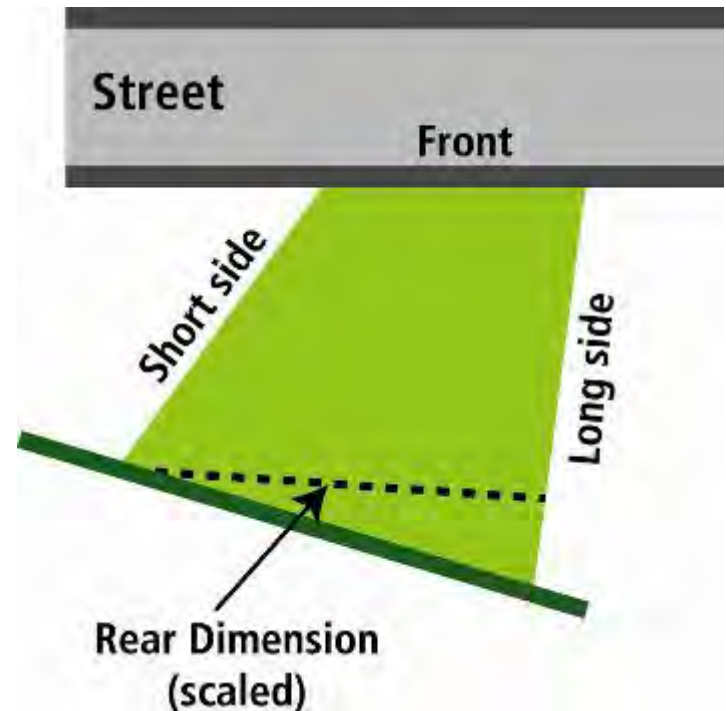


# Assessment Length: Pie-shaped or Odd-shaped Lots

For odd-shaped lots, local improvement will be assessed as:

$$\frac{(\text{front} + \text{rear dimension})}{2}$$

*Note: this average may not be more than two times the front parcel dimension.*






# Local Improvement Notices

Package includes:

- Invitation
- Notice
- Petition Form
- Affidavit of Execution
- Local Improvement Project Map

Integrated Infrastructure Services | City of Edmonton  
Transportation Infrastructure  
Neighbourhood Renewal Program

7th floor  
Century Place  
9803-102A Avenue  
Edmonton, AB T5J 3A3  
Canada  
edmonton.ca



LOCAL IMPROVEMENT NOTICE

January 25, 2016

MR PROPERTY OWNER    MRS PROPERTY OWNER

6969 66A AVENUE NW  
EDMONTON AB S5X 5E9

RE: Proposed Sidewalk Local Improvement

Please join us for an [Information Session](#) at Central Lions Seniors Recreation Centre (11113-113 Street) on February 18, 2016 at 6:30pm.

Local Improvements are proposed in Lansdowne Neighbourhood for construction in 2016 and 2017 and includes sidewalk reconstruction. The details of the local improvement assessment for your property are indicated below.

The total cost for all sidewalk local improvements in your neighbourhood is \$3,411,966.00 and the cost is split - 50% paid by the benefitting property owners and 50% is paid by the City at large. Your cost for this improvement is shown below.

Sidewalk Local Improvement Details for Project 1

Tax Roll #	Address	Estimated Length (m)	Payment Options	
			Cost per year*	One Time Cost*
XXXXXXX	6969 66A AVENUE NW	15.24	217.78	3,112.16

\* Costs are determined by multiplying the estimated length by the uniform tax rate described on the back side of this sheet.

You have the option to [petition against the proposed local improvement](#). If you choose to petition against, the petition must be received [within 30 days](#) of this notice, February 18, 2016. The local improvements are being constructed in accordance with provincial legislation\*\*. For more details regarding this assessment or the local improvement process refer to the back of this sheet and the information included.

Please note, condominium owners receive a notice for each condo unit, parking stall and storage unit that have a separate tax roll number. The Address description in the table above for some of these may have no entries.

\*\* Provincial Legislation refer to section 393(1) of the *Municipal Government Act, R.S.A 2000, c M-26 (MGA)*

# Local Improvement Petition

Package includes:

- Invitation
- Notice
- **Petition Form**
- Affidavit of Execution
- Local Improvement Project Map

Tax Roll No.:		Project			
<b>Petition Against the Proposed Local Improvement</b>					
We, the registered owners, are opposed to the above local improvement project, as notified by the Transportation Services, and do not wish it to proceed.					
Owner's Name (Print)	Owner's Address (Where You Live)	Property Address (Improvement Location)	Owner's (Signature)	Date	Witness (Signature)
1					
2					
3					
4					
5					
<b>PLEASE NOTE:</b>					
1. To cancel this project, two conditions must be met. First, a majority (50% plus 1) of the benefiting owners must submit a petition opposing the local improvement. Second, the value of the petitioners' properties must equal at least one half of the total value of the assessments of all the benefiting properties. This form may be used.					
2. <b>If a parcel of land is owned by more than one owner, all owners must sign the petition.</b> The owners are considered as one owner for the purpose of counting the number of owners that reply.					
3. If a corporation, church, organization, estate or other entity is entitled to sign a petition, the petition may be signed on its behalf by a person who is at least 18 years old and who can produce a certificate authorizing the person to sign the petition.					
4. The WITNESS must fill in the "Affidavit of Execution of Witness" (attached).					
<small>This personal information is being collected under the authority of sections 102 &amp; 109 of the Municipal Government Act, R.S.A. 2010, c. 10 and will be used to process your petition against the Local Improvement project. It is protected by the privacy provisions, Section 32 (1) of the Freedom of Information and Protection of Privacy Act, R.S.A. 2010, c. F-30. If you have any concerns about the collection of personal information, please contact the P.O.U.F. Office at (780) 546-2801.</small>					



# Affidavit of Execution

Package includes:

- Invitation
- Notice
- Petition Form
- Affidavit of Execution
- Local Improvement Project Map

**AFFIDAVIT OF EXECUTION of WITNESS**  
(Must be filed in by the WITNESS and sworn before a Commissioner for Oaths)

CANADA )  
PROVINCE OF ALBERTA ) I, \_\_\_\_\_ (Witness) of the  
TO WIT ) City of Edmonton, in the Province of Alberta,  
MAKE OATH AND SAY

1. That I was personally present and did see (print Owner Name(s))  
(1) \_\_\_\_\_ (4) \_\_\_\_\_  
(2) \_\_\_\_\_ (5) \_\_\_\_\_  
(3) \_\_\_\_\_

named in the within instrument who is (are) personally known to me to be the person(s) named therein, duly sign and execute the same for the purpose named therein.

2. That the same was executed at the City of \_\_\_\_\_ in the Province of Alberta, and that I am subscribing witness thereto.

3. That I know the said (print Owner Name(s))  
(1) \_\_\_\_\_ (4) \_\_\_\_\_  
(2) \_\_\_\_\_ (5) \_\_\_\_\_  
(3) \_\_\_\_\_

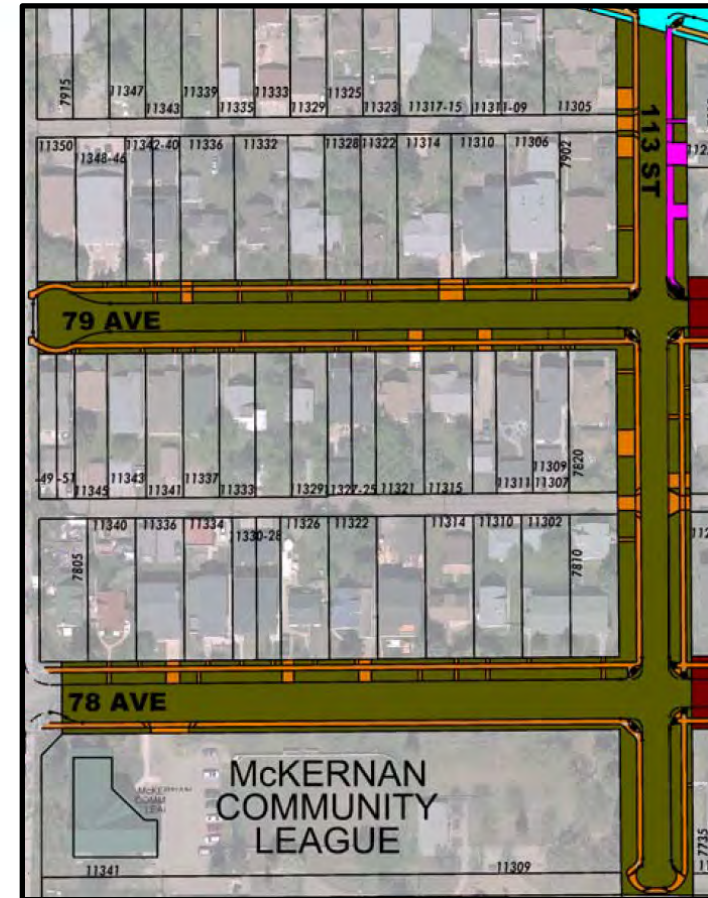
and (s/he (they) is (are) in my opinion the full age of eighteen years

SWORN BEFORE ME at the \_\_\_\_\_ }  
City of \_\_\_\_\_ }  
In the Province of Alberta, this \_\_\_\_\_ }  
\_\_\_\_\_ day of \_\_\_\_\_ } (Signature of Witness)  
20\_\_\_\_

A COMMISSIONER FOR OATHS in and for  
the Province of Alberta  
(Print Name & Expiry Date or Affix Stamp)

# Local Improvement Project Map

- Sidewalk reconstruction is done by Project Area.
- A map of the Project Areas is provided with your Local Improvement Notice.
- If 50% +1 of property owners in any given Project Area petition against the local improvement, it is defeated and the sidewalks will not be reconstructed.
- If the local improvement is defeated, the property owners will be notified and the existing sidewalk will still undergo regular maintenance at the City's cost.
  - Examples include grinding, patching, and mud-jacking







# Local Improvement Process

- City prepares **Local Improvement Plan**
- **Notices** sent to owners
- **Bylaw** prepared
- 30-day **petition period**
- Bylaw passed by **City Council**
- **Construction**
- **Local Improvement Tax Levy**



# Information & Feedback

Contact: Natalia Bondarik, CET

Direct Phone: 780-944-7665

Email: [NeighbourhoodRenewal@edmonton.ca](mailto:NeighbourhoodRenewal@edmonton.ca)

Website: [edmonton.ca/Localimprovements](http://edmonton.ca/Localimprovements)





# Information & Feedback

## INFO

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Website: [edmonton.ca/BuildingGreatNeighbourhoods](http://edmonton.ca/BuildingGreatNeighbourhoods)

## FEEDBACK

- Comment forms available at front desk or survey online
- Will accept comments for [2 weeks](#) after tonight's meeting
- Construction begins in spring 2017