

Building Great Neighbourhoods

LAURIER HEIGHTS







Building Great Neighbourhoods

Building Great Neighbourhoods (BGN) is a longterm 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.



Laurier Heights Neighbourhood Reconstruction

- Reconstruct the pavement
- Replace curbs and gutters
- Replace sidewalks
- Upgrade standard streetlights
- Coordinate with other projects
 - Internal (City)
 - External (utilities)
- Surface works conceptual cost: \$33 Million



Laurier Heights Neighbourhood Reconstruction

Contributes toward:

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





LAURIER HEIGHTS NEIGHBOURHOOD DESIGN





Design Considerations

- Intersection improvements
- Active transportation
- Drainage







Public Involvement



Community league meeting:
 November 12, 2012

Public meeting: May 22, 2013

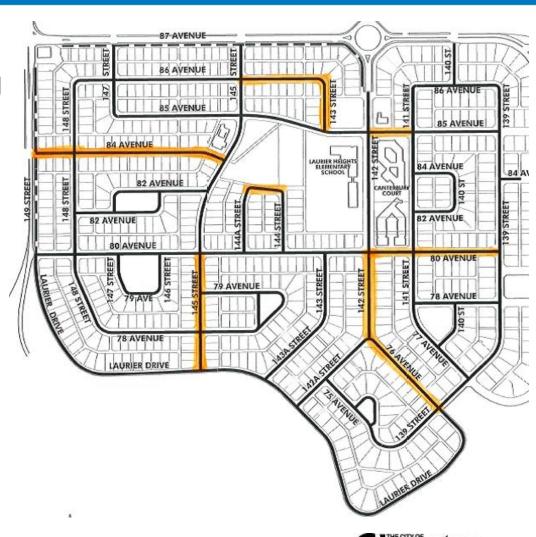


What We Heard

 Concerns about narrowing wide local roads (highlighted orange)

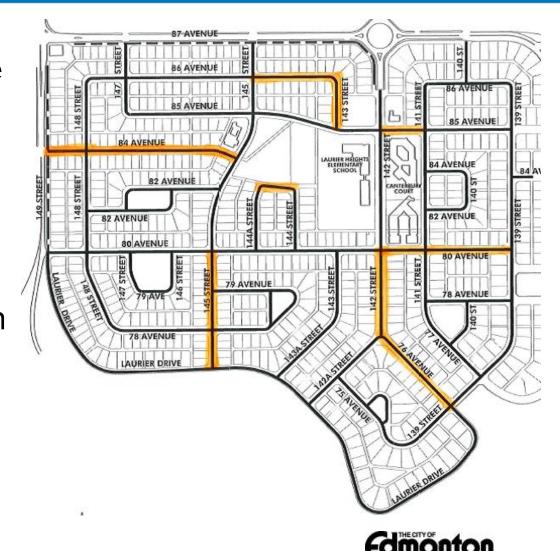
Investigation

 Transportation Services re-evaluated its policy of narrowing wider local roads in neighbourhoods



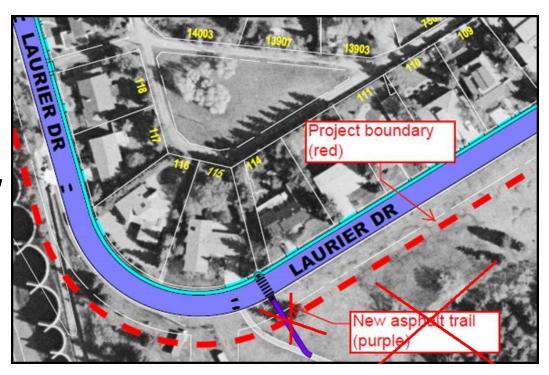
What We Propose

- Local roads will not be narrowed to the minimum 9 m standard.
- Roads will only be narrowed if there is an engineering reason (i.e. trees) or an operational issue.



Active Transportation

- Previous proposal was to realign the existing asphalt trail
- Due to sight line issues, the City will no longer be realigning this trail
- The trail will stay in its current location



Great Neighbourhoods Capital Program

 Proposed asphalt trail from the existing set of stairs to be connected to an existing trail on Laurier Drive



Great Neighbourhoods Capital Program

 Improve trail connection from 81 Avenue to Buena Vista Park







What We Heard

New sidewalk on Service Road (87 Ave, 149 St and 142 St)

Investigation

- City Council reviewed the policy for the construction of missing sidewalk links on service roads
- The City will continue the policy to construct critical missing links on service roads in Laurier Heights





More Information

Call: 311

Email: <u>BuildingGreatNeighbourhoods@edmonton.ca</u>

Website: edmonton.ca/BuildingGreatNeighbourhoods



CONSTRUCTION PROCESS





BEFORE AFTER



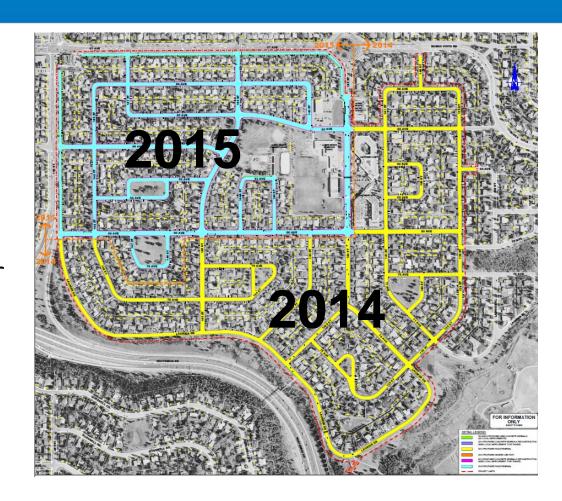
Neighbourhood Renewal

- Contract has been awarded to the lowest qualified bidder.
- Two-year contractor warranty period.



Construction Staging

- Construction will be staged over two years (2014-15).
- Ultimate staging is dependant on weather conditions, coordination with utilities, and unforeseen design and construction issues.





Preconstruction Activities

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





Photo Record of Neighbourhood



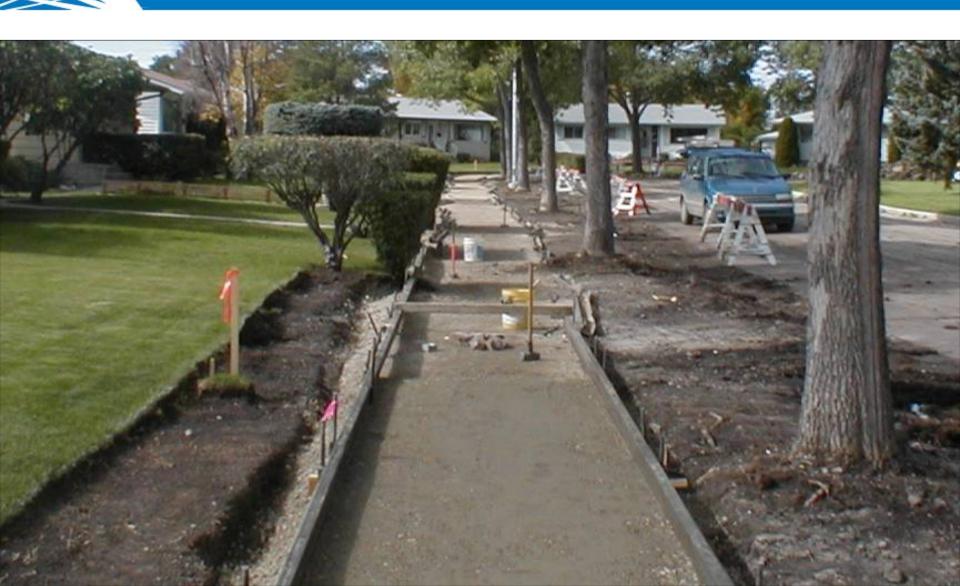


Removals





Setting Sidewalk Forms







Hand Poured Sidewalk



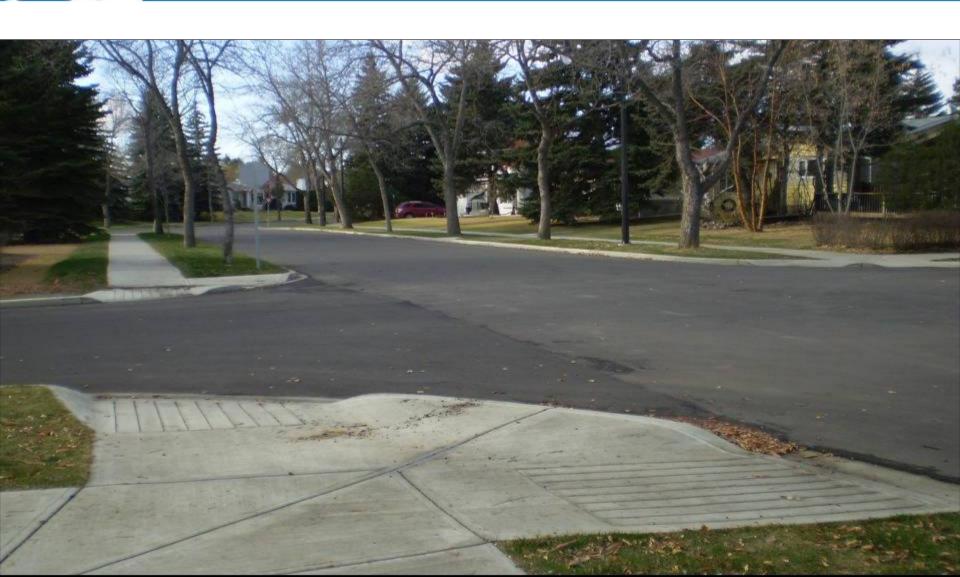
Machine Poured Sidewalk



Mature Trees and Roots



Curb Ramps at Corners





Private Connector Sidewalks & Crossings









Private Connector Sidewalks & Crossings







Landscaping





Road Reclamation





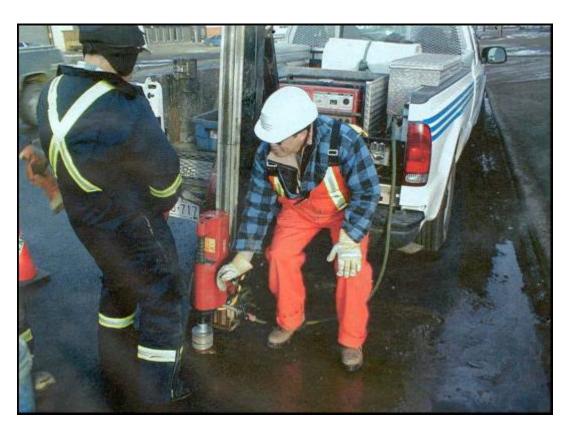
Ready for Paving



Paving



Quality Assurance









Asphalt patching









Defeated Local Improvement

Grinding









Defeated Local Improvement

Mud-jacking

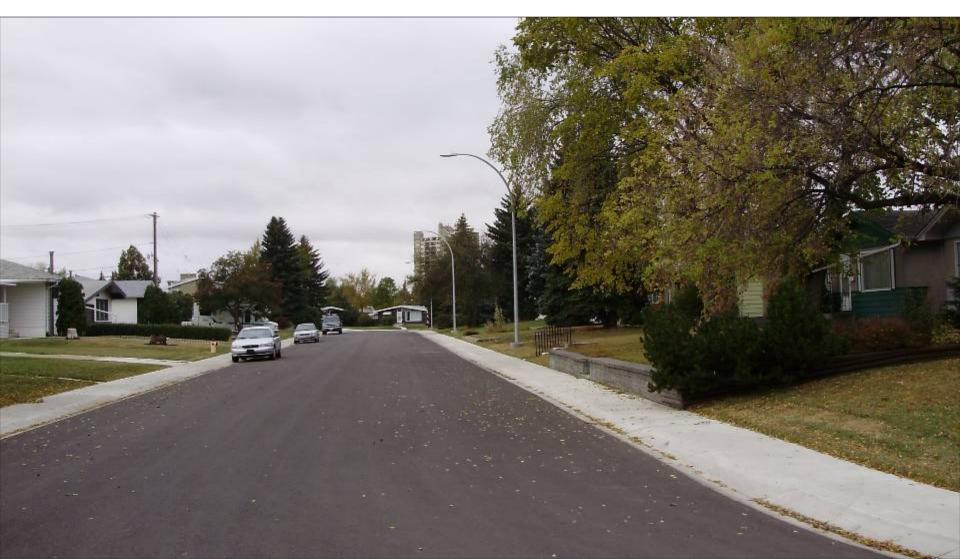








Completed Project



Construction Communications

- Construction bulletins provided:
 - Beginning of construction season
 - 7-10 days before start of construction adjacent to your property
 - 24 hours before construction: no parking
- Contact us for:
 - Access needs
 - Scheduling information
 - Landscaping Concerns





More Information

Contact: Avi Thiessen

Phone: (780) 495-9963

Email: avi.thiessen@edmonton.ca

Website: edmonton.ca/neighbourhoodrenewal



LOCAL IMPROVEMENT PROCESS





What is a Local Improvement?

- A local improvement is a construction project undertaken near or adjacent to your property.
- A project City Council considers of greater benefit to an <u>area of the municipality</u> than to the <u>municipality</u> as a whole.
- A project to be paid for in part or in whole by a Local Improvement tax.



Types of Local Improvement

In your neighbourhood:

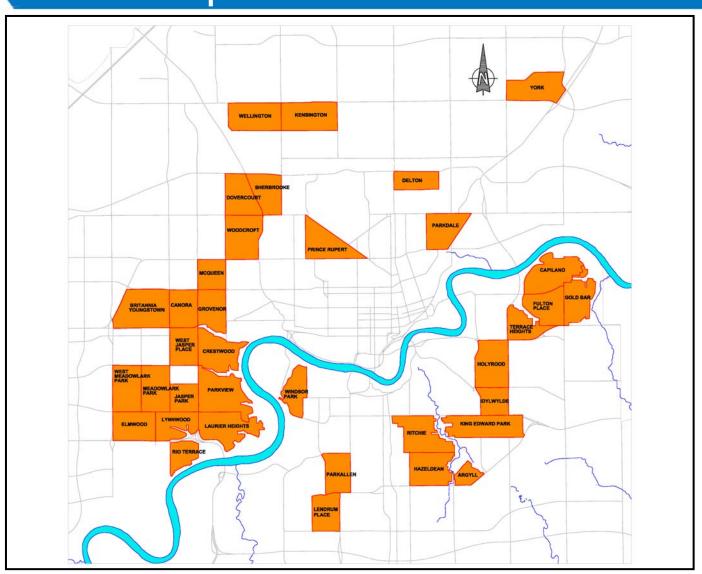
- Sidewalk reconstruction (50-50 cost share with City)
- Decorative streetlights (100% paid by property owners)

Other types of local improvement:

- Curb crossing
- Streetscaping
- Alley Lighting
- Alley Renewal (reconstruction or resurfacing)



Neighbourhoods with Sidewalk Local Improvement



50/50 Cost Share for Sidewalks

- 2014 Local Improvement sidewalk rates:
 - \$198.28/m (one-time payment)
 - \$15.44/m (yearly rate over 20 years)

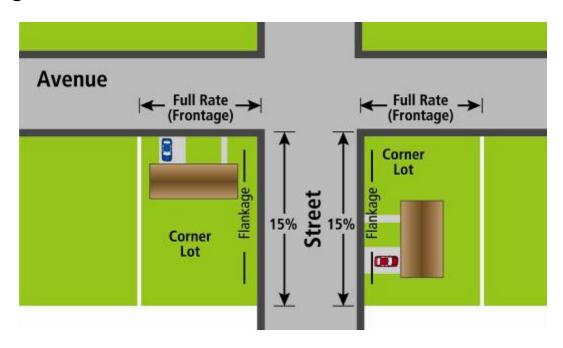


- A typical 50 ft. (15.24 m) frontage would cost:
 - \$3,021.79 (one-time payment)
 - \$235.31 (yearly rate over 20 years)



Assessment Length: Frontage

- Frontage assessable length is the shorter side of the lot
- The orientation of the house does not impact the frontage calculation

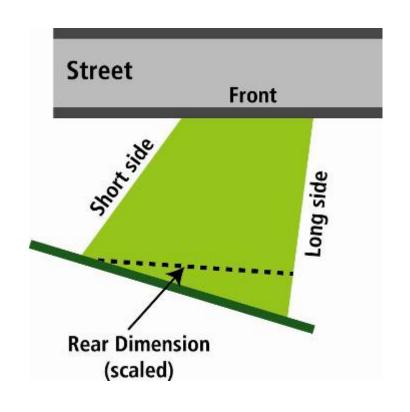




Assessment Length: Pie-shaped or Odd-shaped Lots

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

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
- Neighbourhood Renewal Brochure



RE: Proposed Local Improvements

Local improvements are proposed for construction in 2011 adjacent to property that is registered under your name, at 1015.60 STREET NW.

The proposed local improvement is the construction of the following:

Alley Paving, Residential, to be assessed to owners of land benefiting from the proposed improvement at the 2011 uniform unit rate of \$30.71 per assessable metre per annum for 10 years. The owner(s) may at any time pay the remaining balance.

The owner(s) of any lands affected may pay cash for the improvements. The cash cost for this type of improvement is \$248.85 per assessable metre.

Based on your estimated assessed width of 15.85 metres, the estimated charge to you would be \$486.75 per annum for 10 years, or \$3,944.27 cash cost. The actual charge will be determined after construction is complete, at the time of assessment.

The total estimated cost of the local improvement is \$201,570. The portion of the estimated cost of the proposed local improvement to all the benefiting property owners is 50% and 50% is to be borne by the City at large.

This local improvement is being constructed in accordance with Section 393(1) of the Municipal Government Act. R.S.A. 2000, c. M-26 (MGA). As per City Policy C433D, this local improvement may be constructed unless the majority of the assessable owners, representing at least one half (1/2) of the value of the assessments prepared under Part 9 of the MGA for the parcets of land, petition against this proposed improvement within 30 days of this notice.

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Local Improvement Petition

Package includes:

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





Affidavit of Execution

Package includes:

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

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	(Witness) of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY:
That I was personally present	and did see (Print Owner Name(st))
(1)	. (4)
(2)	. (5)
(3)	
That the same was executed. Province of Alberta, and that I am su That I know the said (First Owner (1)	Name(x)
SWORN BEFORE ME at the City of)) (Signature of Witness)
A COMMISSIONER FOR OATHS in the Province of Alberta	and for



Decorative Streetlight Cost

- Laurier Heights decorative pole selection:
 - Black-fluted poles with Heritage Arm
- 2014 Local Improvement decorative streetlight rates:
 - \$15.02/m (one-time payment)
 - \$1.32/m (yearly rate over 15 years)
- A typical 50 ft. (15.24m) frontage would cost:
 - \$228.90 (one-time payment)
 - \$20.12 (yearly rate over 15 years)







Decorative Streetlight Local Improvement Outcomes

- Project supported (<50% petitions received)
 - Property owners will pay 100% of the cost to install decorative streetlights.



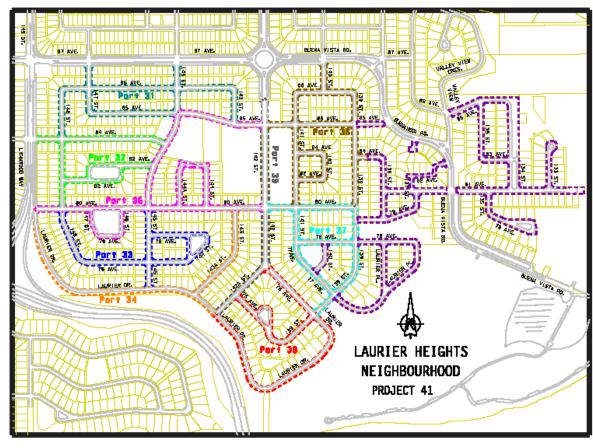
- Project not supported (>50% petitions received)
 - City will pay 100% of cost to rebuild lighting to current standards.





Decorative Streetlights

- The entire Laurier Heights neighbourhood is considered ONE project
- Must have the majority of property owners to defeat the local improvement for decorative streetlights



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



More Information

Contact: General Local Improvements

(Melinda Durand, CET / Virgilio Mendoza, CET)

Phone: (780) 944-7663

Email: NeighbourhoodRenewal@edmonton.ca

Website: edmonton.ca/LocalImprovements

