



# Building Great Neighbourhoods

## BELLEVUE AND VIRGINIA PARK





# This is Meeting 2

- Unfortunately, some residents in Bellevue and Virginia Park received the wrong information for this public open house (Meeting #2)
- This meeting is to gather feedback from residents and present proposed designs
- There will be one more public meeting (Meeting #3) in early 2018 to discuss the final design and explain what will happen during construction



# We are here today to...

- **Explain** how the City is investing in improving your neighbourhood.
- **Show** you the preliminary road designs for your neighbourhood, including streetlight placement.
- **Ask** you to provide local knowledge in reviewing the design.
- **Highlight** the local improvement process and how it works.



# Building Great Neighbourhoods

Building Great Neighbourhoods is a City initiative that coordinates three infrastructure investment programs to renew and improve Edmonton neighbourhoods.

Building Great Neighbourhoods		
Drainage Neighbourhood Renewal Program	Neighbourhood Renewal Program	Great Neighbourhoods Capital Program





# In Your Neighbourhood

The City of Edmonton is:

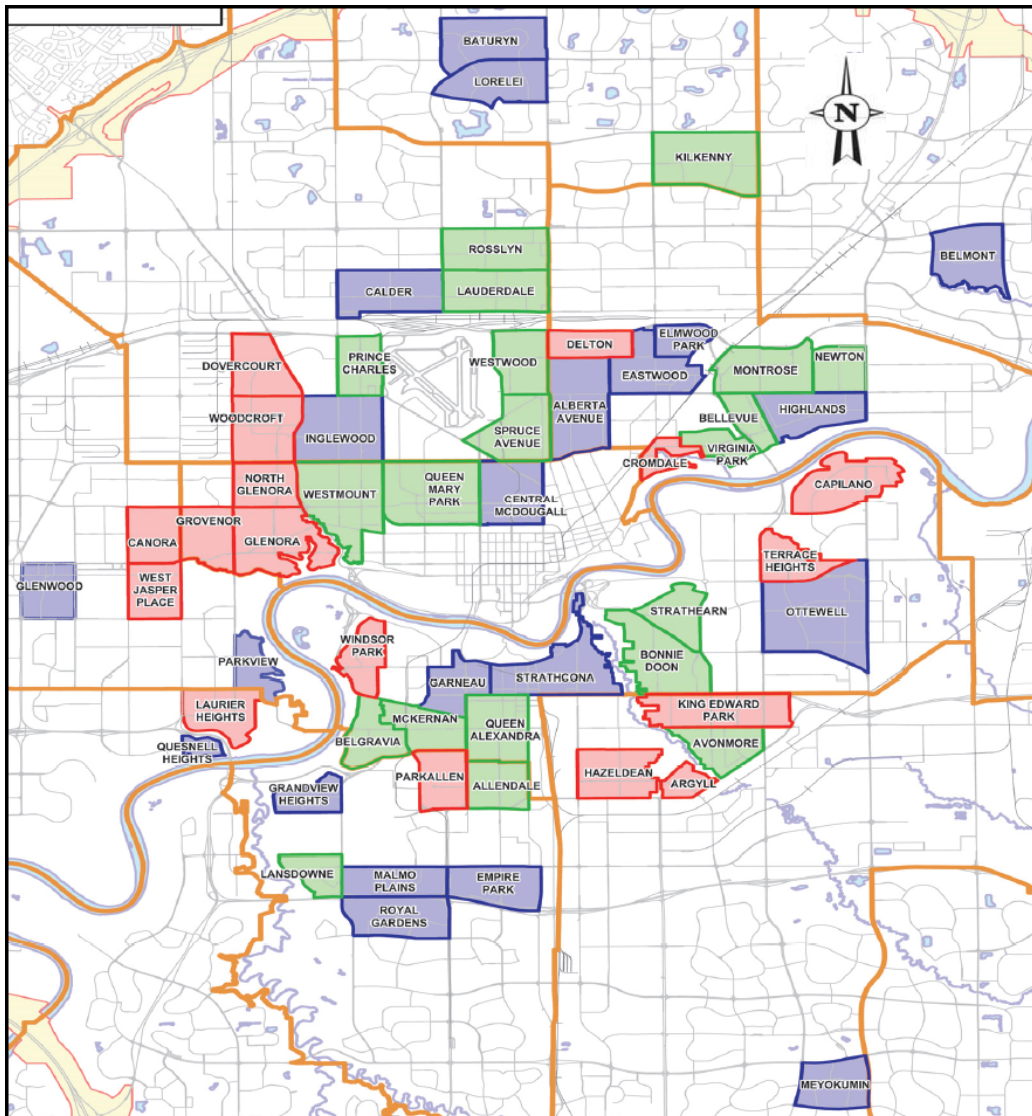
- Renewing and replacing sewers
- Coordinating utility repairs (EPCOR and ATCO)
- Reconstructing roads, curbs and sidewalks on City-owned property
- Replacing streetlights
- Working with residents to improve pedestrian and cycling accessibility
- Adding to your neighbourhood's livability



# A Unique Program

- Building Great Neighbourhoods is a long-term, planned, integrated approach to improve and replace essential infrastructure in Edmonton's mature neighbourhoods.
- This advances several long-term City goals:
  - Improve Edmonton's livability
  - Promote active transportation (walking and cycling)
  - Preserve and sustain the environment

# Neighbourhood Reconstructions



2012-14:	17
2015-18:	20
2019-22:	21
<b>Total:</b>	<b>58</b>



# Road Reconstruction



BEFORE



AFTER



# Building Great Neighbourhoods Video





# Meeting 1

## *Concept with Community League*



### Discussion:

- Meeting held on September 20, 2016
- Any community-led projects, initiatives or suggestions that could be opportunities for neighbourhood capital investments to improve livability
- An overview of the local improvement process for sidewalks and decorative street lighting and the role of the Community League
- Drainage has initiated the inspection and renewal of the sewer system



# Meeting 2 (TODAY) - Design



Designs informed by:

- Conversation with the community league
- Initial assessments of the neighbourhood
- City design standards and policies





# Feedback



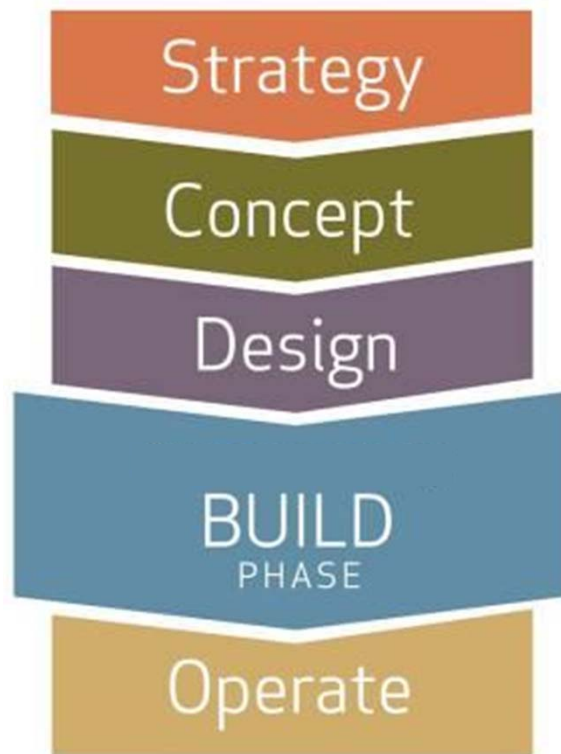
We ask that you look at these designs and use your knowledge of the neighbourhood to advise us if there are missing design elements such as:

- sidewalk links
- bicycle facilities
- traffic concerns
- other suggestions to enhance livability

This will help us with our final design.



## Meeting 3 – Construction Plans & Local Improvement Information



Following the design meeting, comments are incorporated if appropriate and the design is finalized. The final plan is presented to the community and the local improvement process is described in more detail.





# BELLEVUE AND VIRGINIA PARK





# BELLEVUE AND VIRGINIA PARK CONSTRUCTION



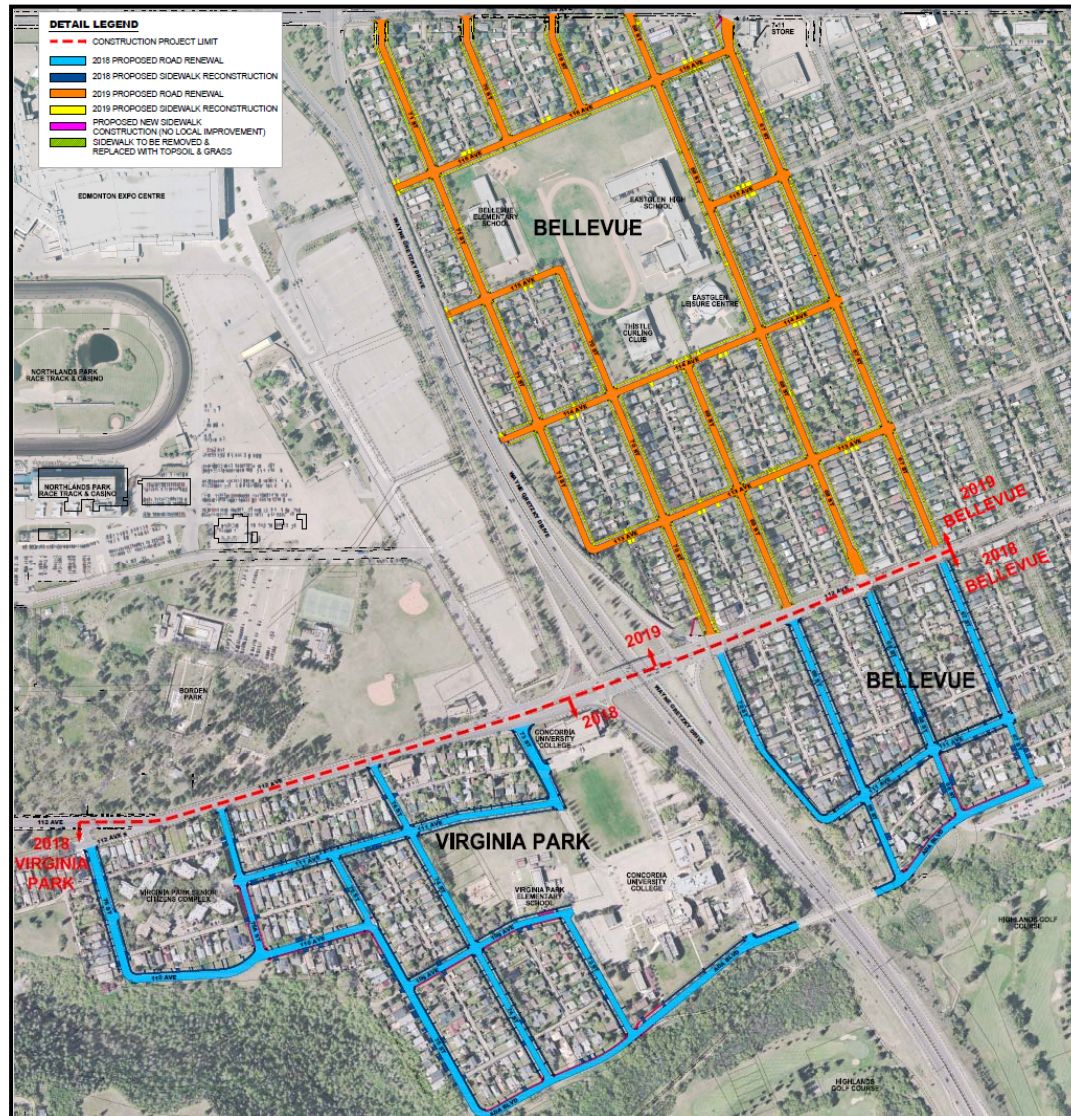
# Construction Staging

- Construction is staged over two years (2018-2019)
- Ultimate staging is dependent on weather conditions, coordination with utilities, and unforeseen design and construction issues
- Construction activities around schools are scheduled during the summer months to create minimal disturbance for students





# Construction Staging





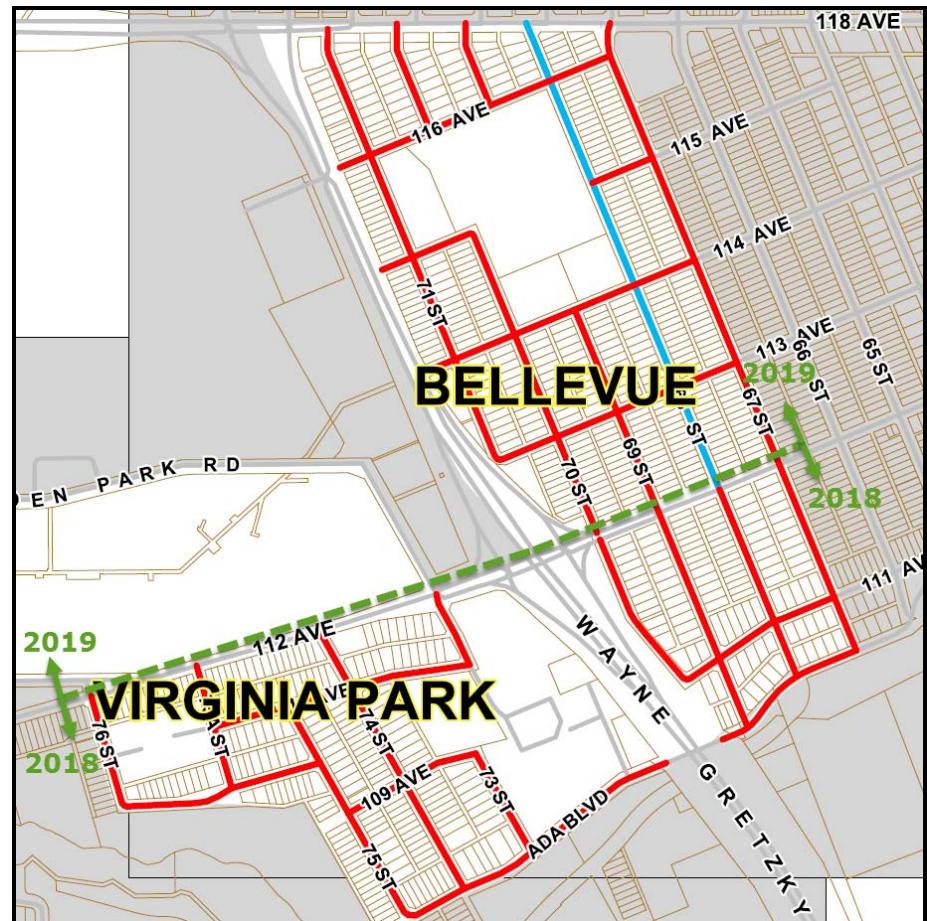
# BELLEVUE AND VIRGINIA PARK

## NEIGHBOURHOOD RENEWAL PROGRAM



# Condition & Reconstruction Scope

- Age: 60+ years
- Overall condition: Poor
  - Pavement: Poor
  - Sidewalk: Fair
  - Curb and gutter: Poor
- Conceptual budget: **\$18 M**
  - Cost includes replacing pavement, sidewalks, curb & gutter, and upgrading streetlights in the entire neighbourhood
  - Costs do **NOT** include underground utility work, alleys, or arterial roads (112Ave & 118Ave)





# Design Considerations

## Curb Type

- Rolled face curb
- Straight face curb



## Road Width

- If necessary, roads will be resized to improve functionality



## Intersections

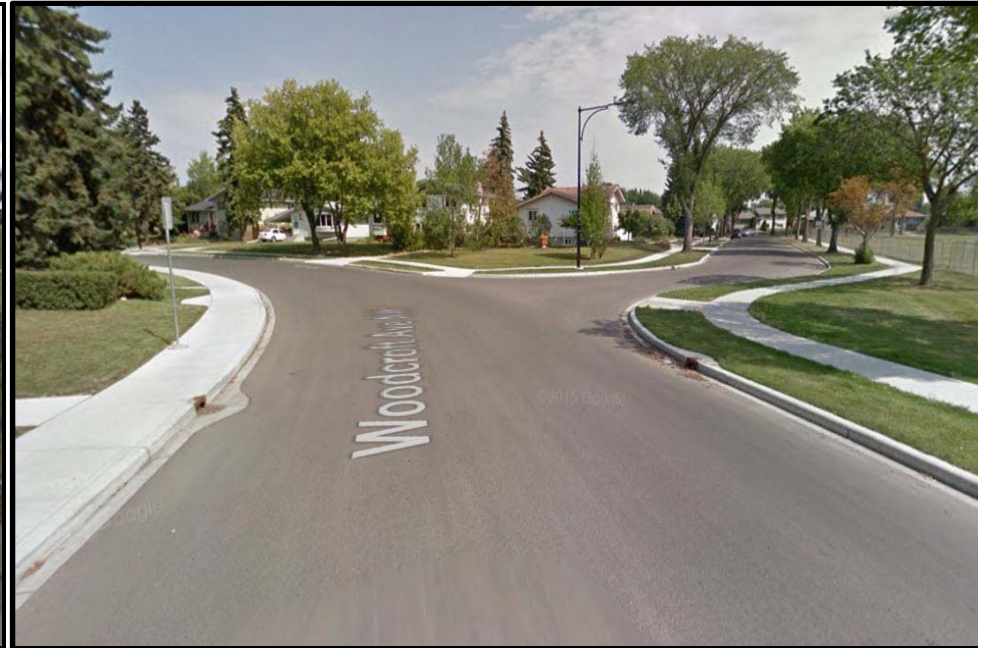
- Adding curb ramps, improving curb radius, and improving the overall operation



# Design Considerations



**BEFORE**



**AFTER**





# Design Considerations

## Active Modes

- **Sidewalks:** In residential neighbourhoods, ensure accessibility to all bus stops and provide a sidewalk on at least one side of the street
- **Bicycle routes:** Review the Bicycle Transportation Plan to implement bike lanes, shared-use lanes and shared-use pathways where applicable





# 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 Types in Bellevue and Virginia Park



**STRAIGHT FACE MONOWALK**



**ROLLED FACE MONOWALK**



**STRAIGHT FACE BOULEVARD WALK**

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



# BELLEVUE AND VIRGINIA PARK

## DRAINAGE NEIGHBOURHOOD

## RENEWAL





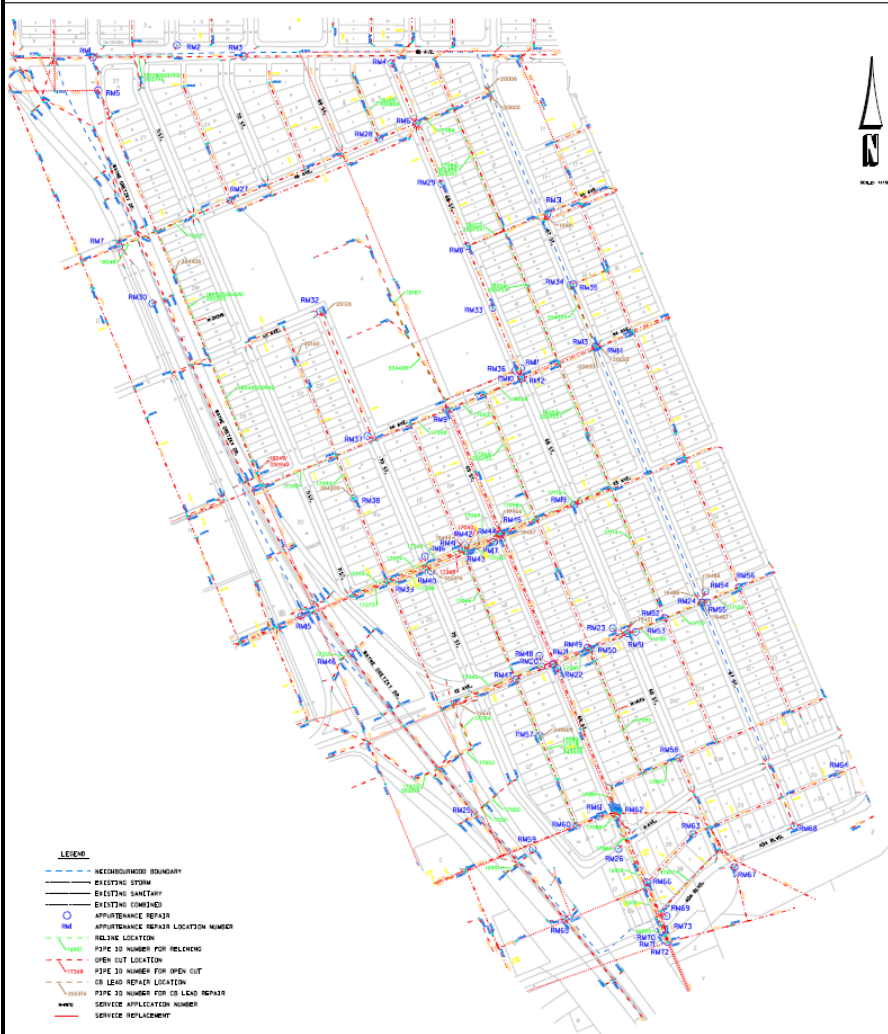
# Drainage Neighbourhood Renewal

Drainage Services has been in your neighbourhood renewing and replacing storm and sanitary sewers.

- **Relining:** involves 'cured in-place' pipe material, resulting in minimal disruption to pavement
- **Open cut:** requires significant disruption to pavement

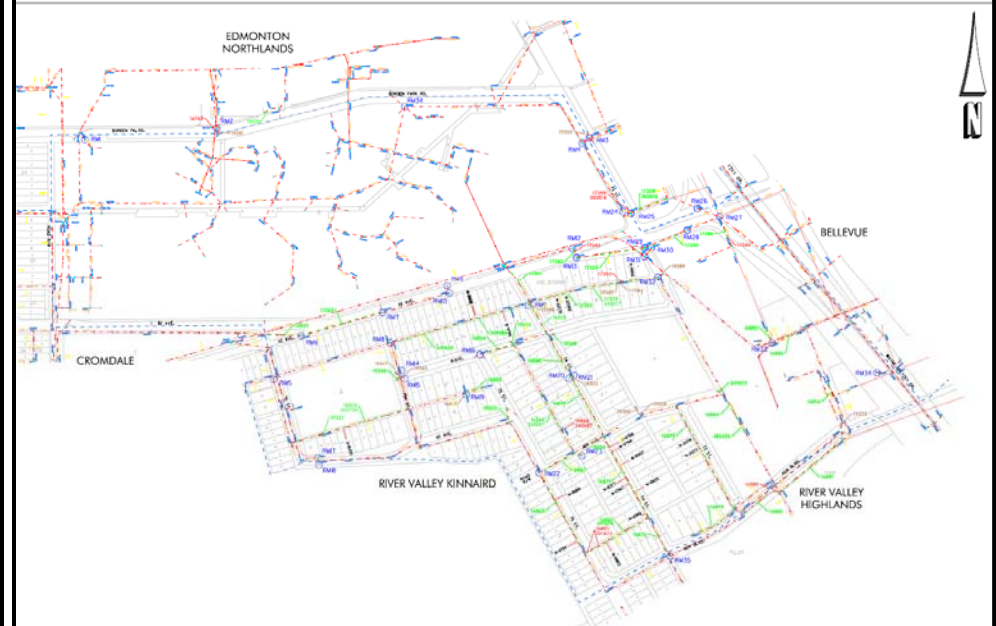
# Drainage Neighbourhood Renewal

## BELLEVUE



A map showing the locations of drainage work in your neighbourhood will be on display following the presentation.

## VIRGINIA PARK



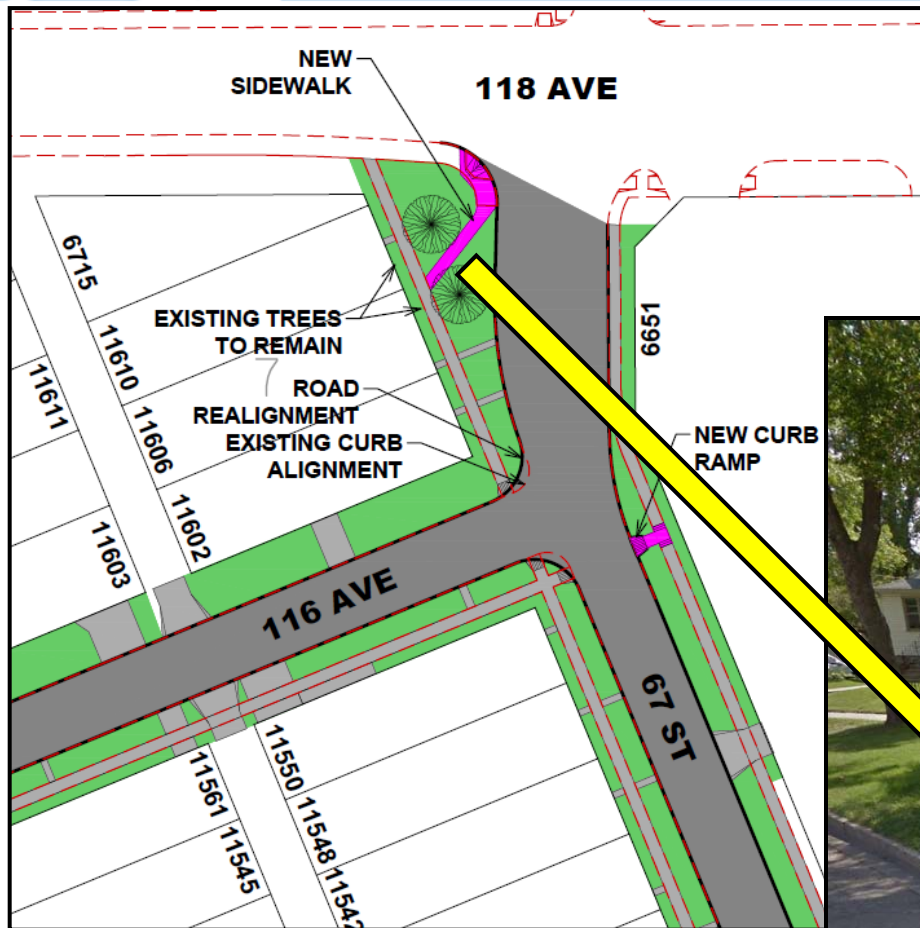


# BELLEVUE AND VIRGINIA PARK

## PROPOSED DESIGN

# New Sidewalks

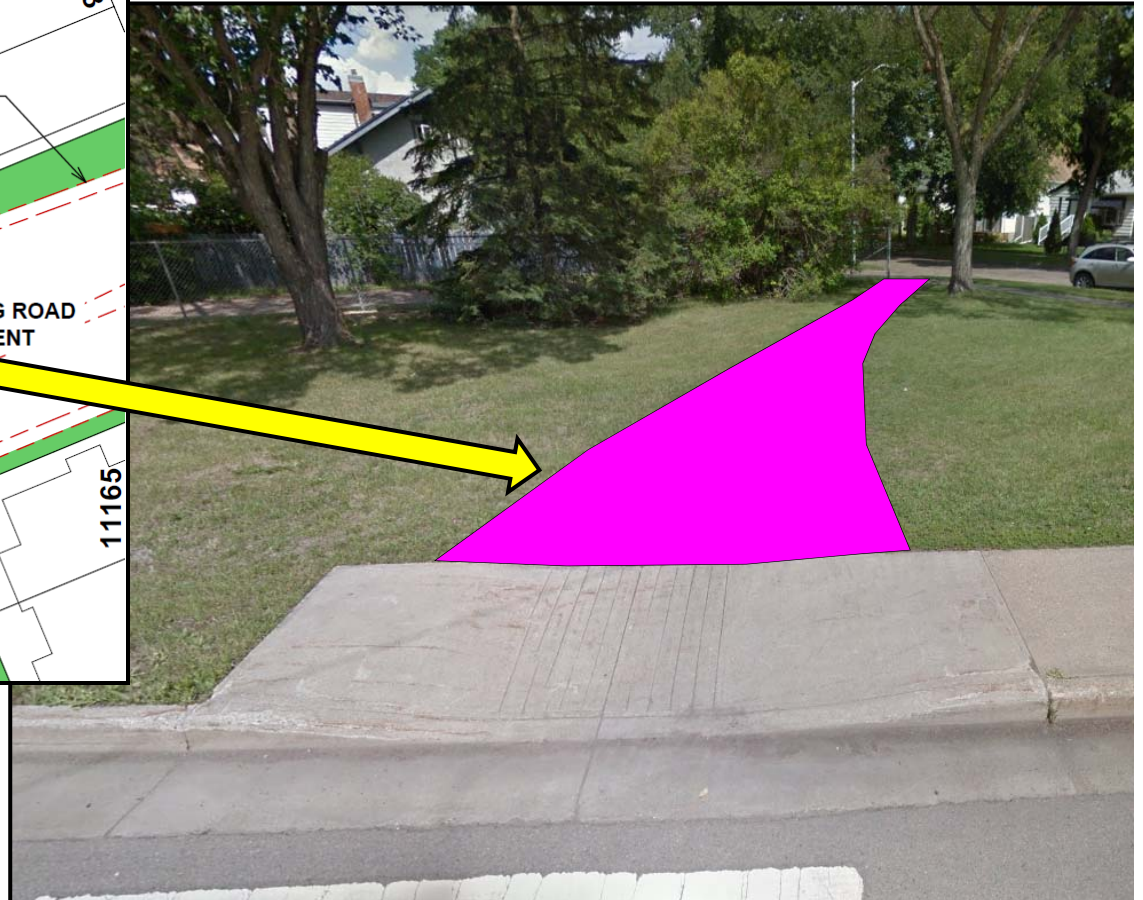
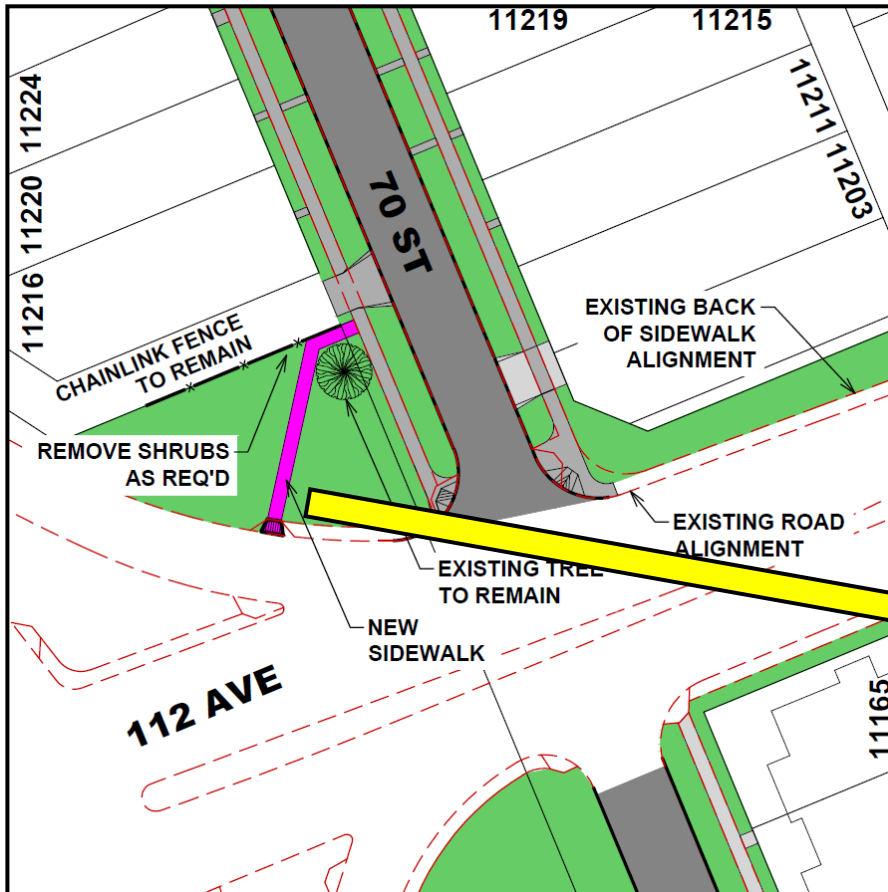
- 67 Street and 118 Avenue
- New sidewalk





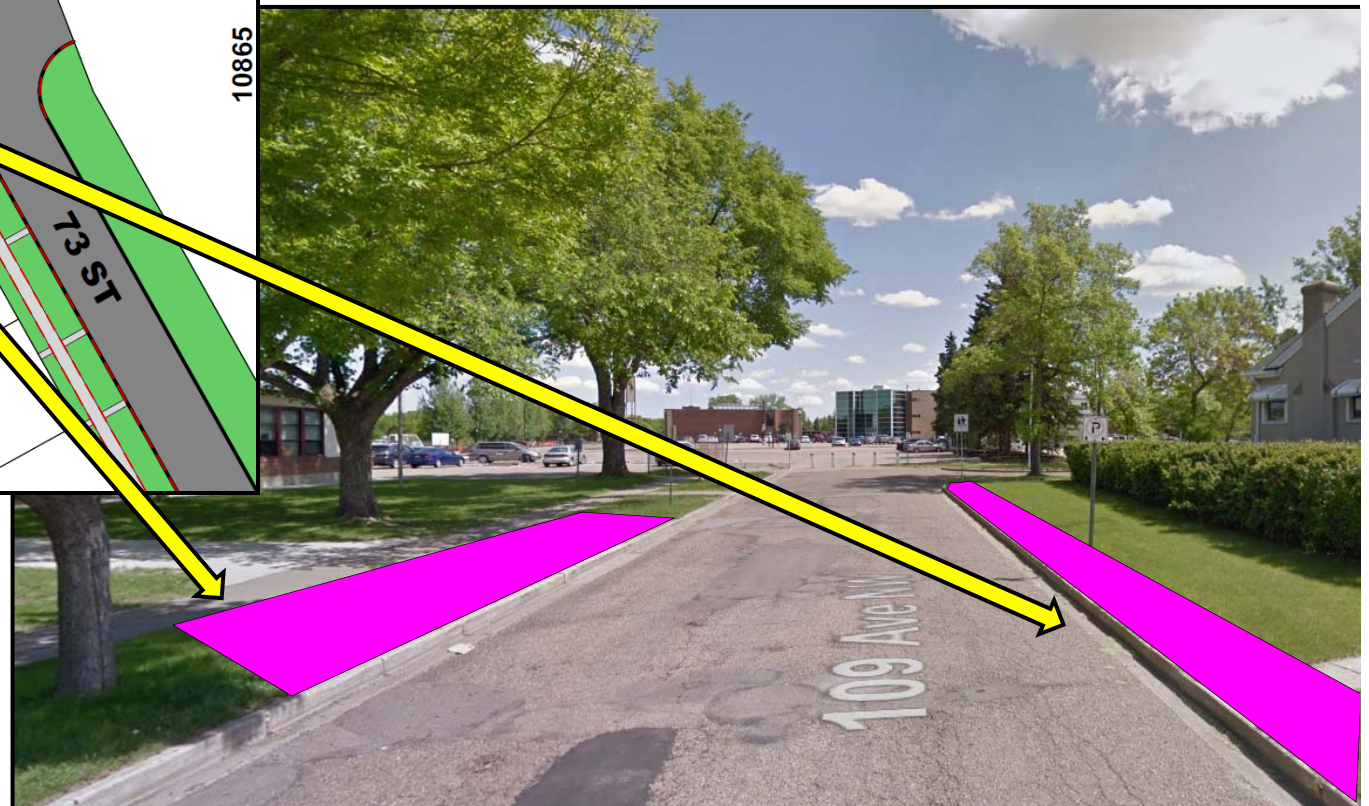
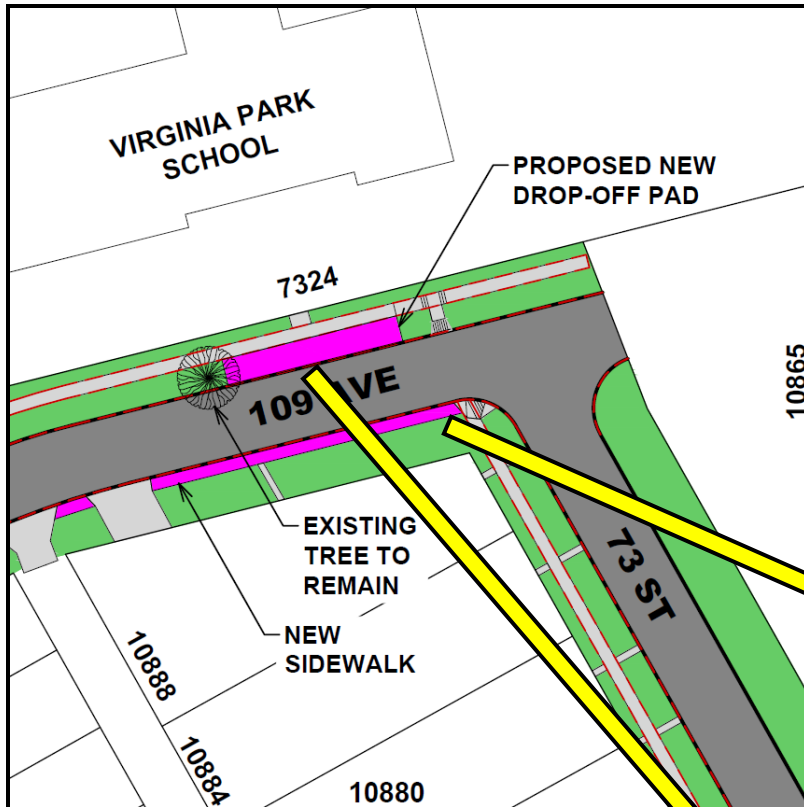
# New Sidewalks

- 70 Street and 112 Avenue
- New sidewalk



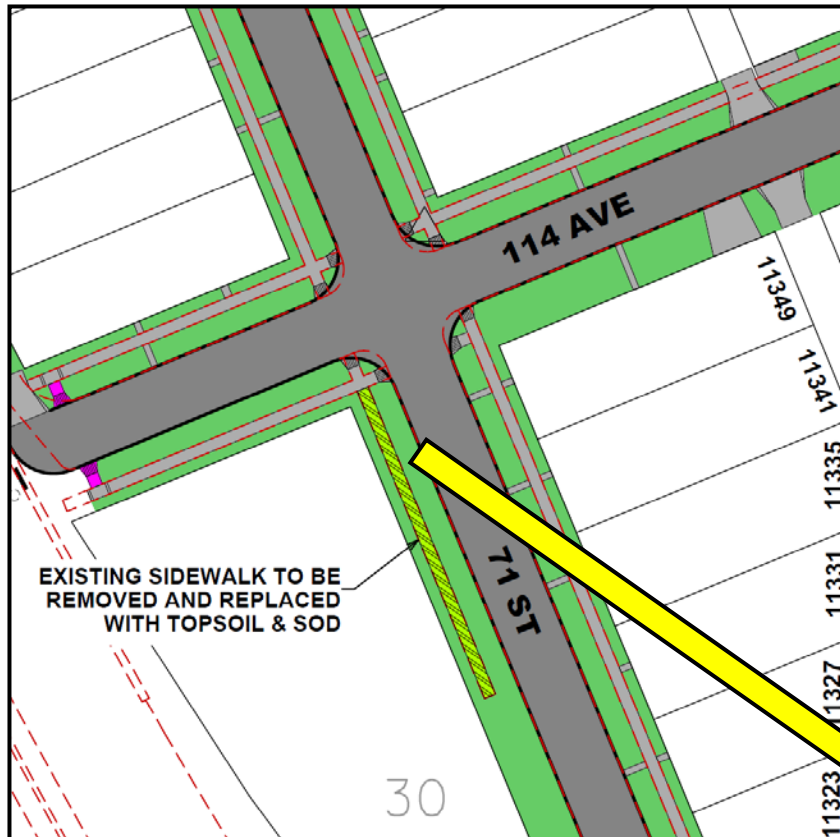
# New Sidewalks

- 73 Street and 109 Avenue
  - New sidewalk
  - New concrete drop-off pad





# Sidewalk Removal



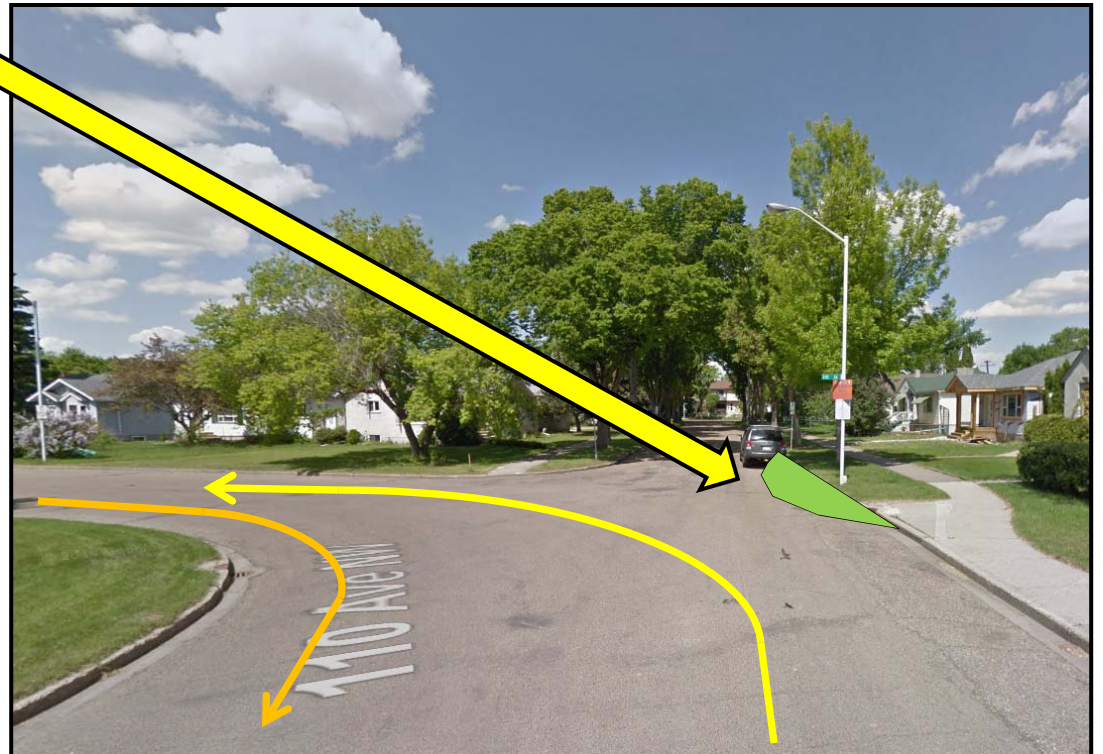
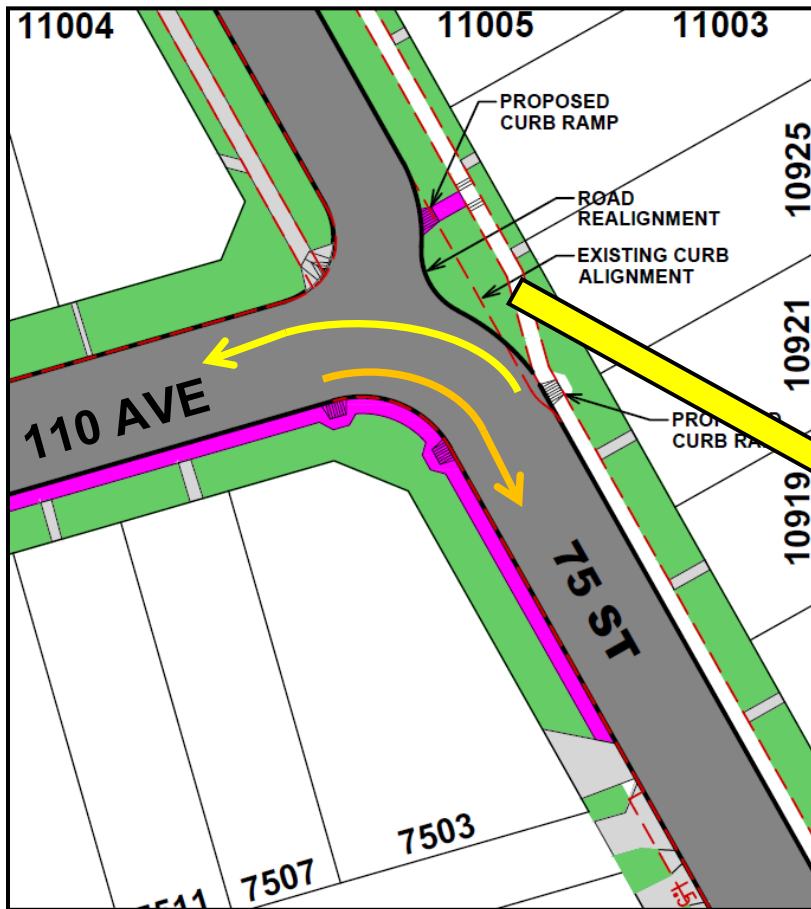
- 71 Street and 114 Avenue
- Remove existing sidewalk on west side of 71 Street





# Intersection Modifications

- 75 Street and 110 Avenue
  - Bulb-out east side of 75St
  - Defines dominate traffic path





# Intersection Modifications



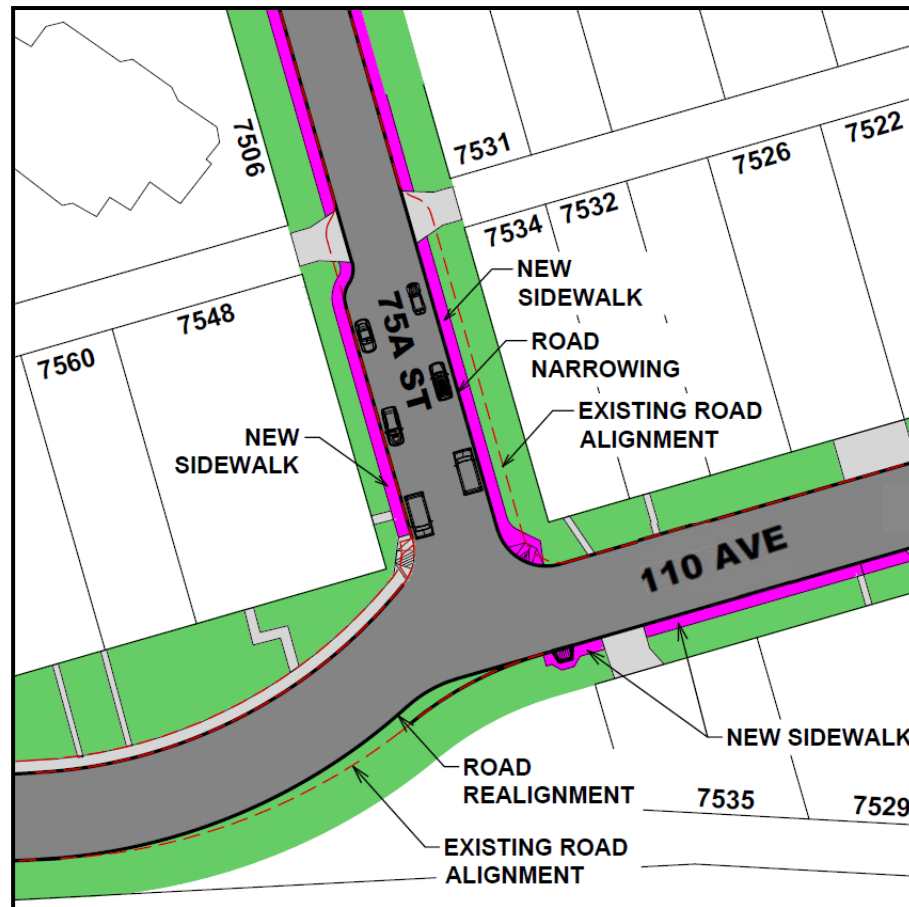


# Intersection Modifications



# Intersection Modifications

- 75A Street and 110 Avenue
  - New sidewalks
  - Narrow 75A Street (parking still maintained on both sides)







# Intersection Modifications

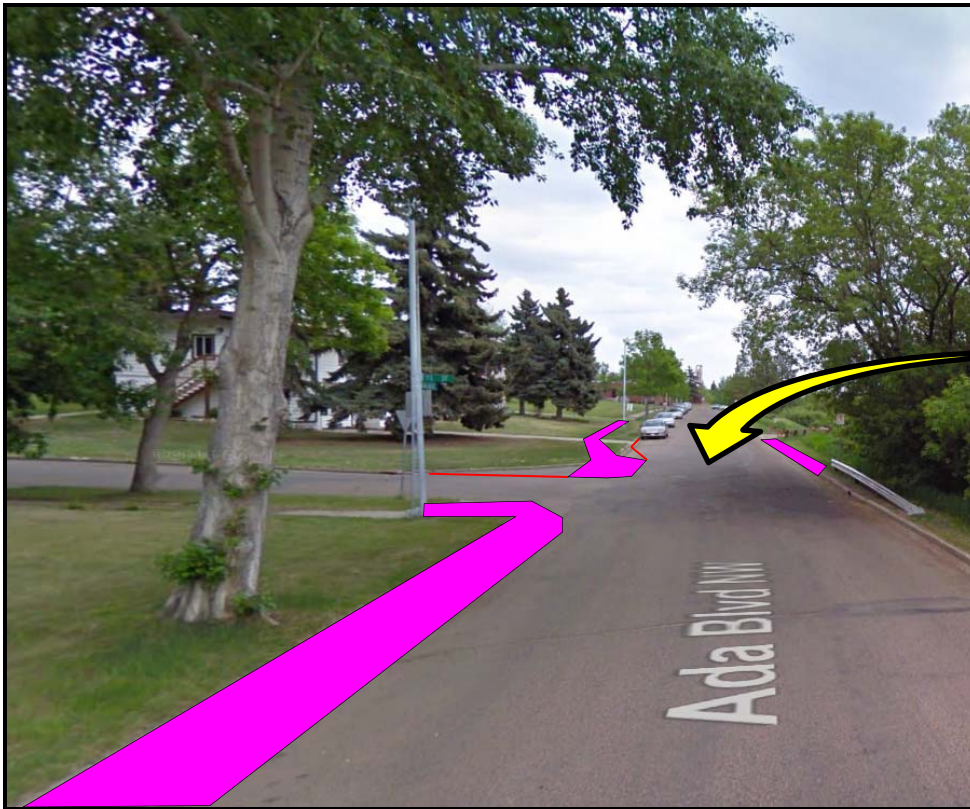
- 75A Street and 110 Avenue
  - New sidewalks
  - Narrow 75A Street (parking still maintained on both sides)





# Intersection Modifications

- 73 Street and Ada Boulevard
  - Add sidewalks
  - Narrow Road
  - Add curb extension

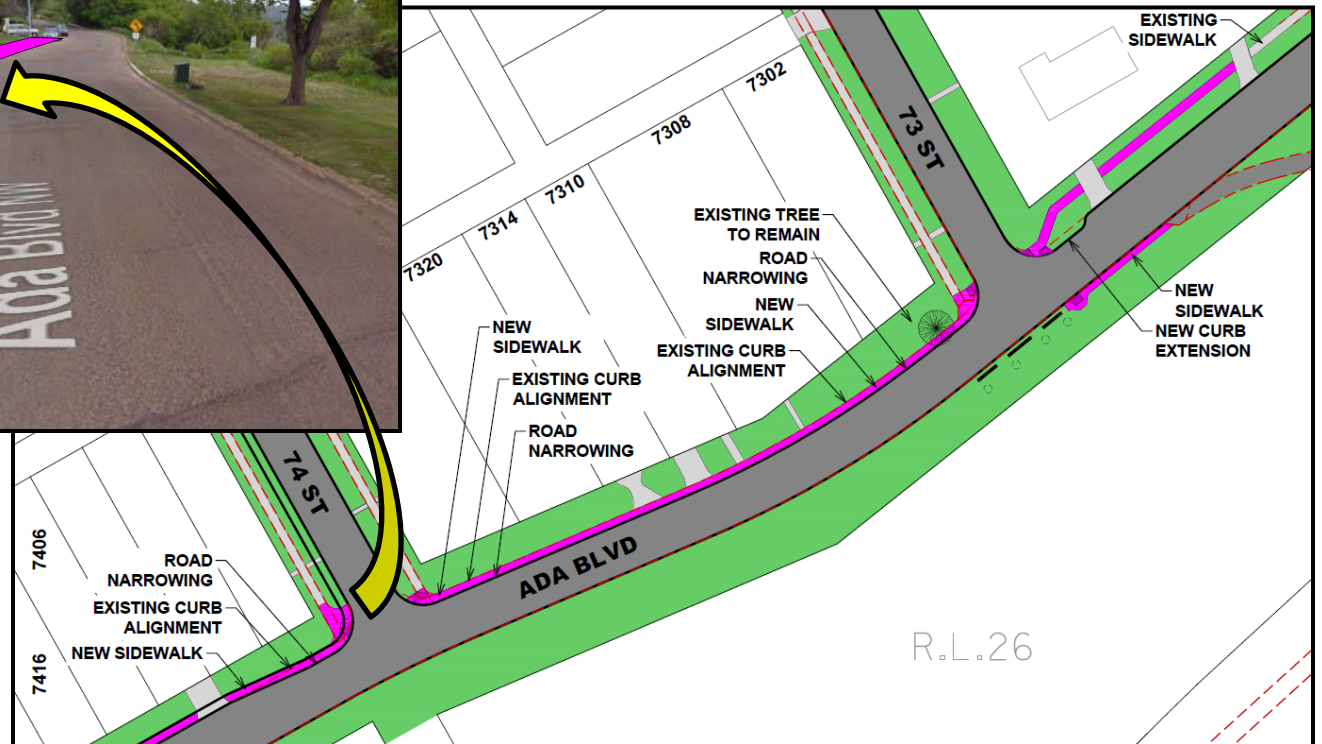
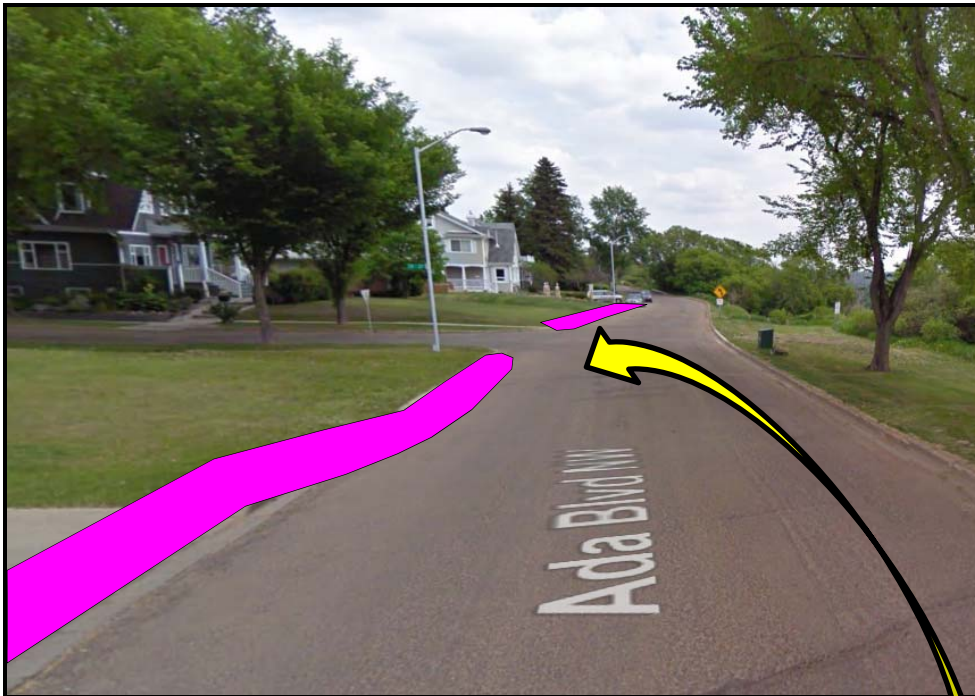






# Intersection Modifications

- 74 Street and Ada Boulevard
  - Add sidewalks
  - Narrow Road





# Streetlight Design Standards

Neighbourhood streetlight system:

- Upgraded to energy efficient LED lighting, the new City standard for streetlights







# BELLEVUE AND VIRGINIA PARK

## LOCAL IMPROVEMENTS



# Local Improvements

Two types involved with neighbourhood reconstruction:

## City initiated

- City proposes improvement and advises property owners of improvement and projected costs.  
e.g. Sidewalk reconstruction

## Property owner requested

- Property owners propose improvement through an Expression of Interest (EOI) and gather support for it.  
e.g. Decorative streetlights



# Sidewalk Reconstruction

- City at large and property owner share costs (50/50) of sidewalk reconstruction adjacent to the owner's property.





# Sidewalk Reconstruction

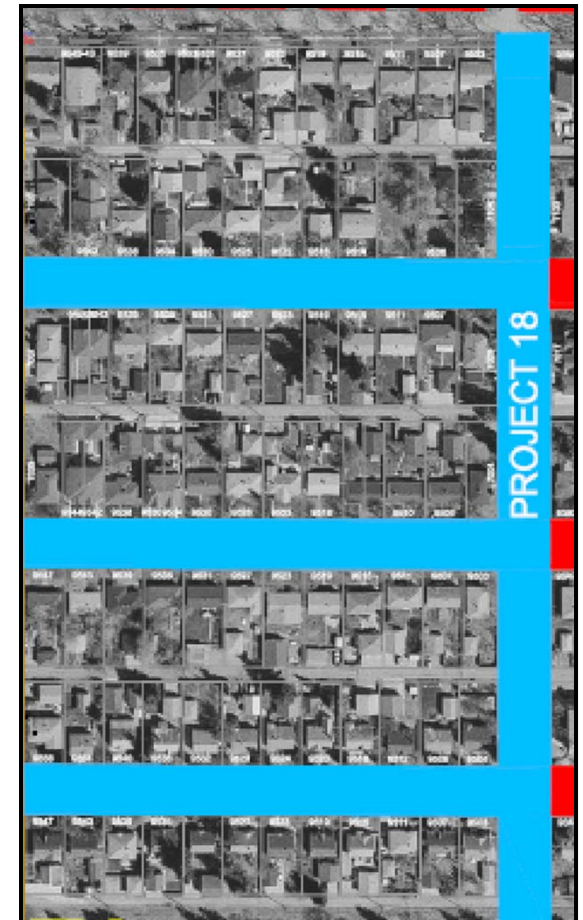
- The current 2017 Residential Local Improvement rates are:
  - **\$200.54/m** of lot frontage for one time payment, or
  - **\$12.82/m** of lot frontage for amortized payment over **20 years**.
- For example, a typical 15.24m (50 ft.) frontage would be:
  - **\$3,056.23** one-time cash payment to the City, or
  - **\$195.38/year** for **20 years** amortized on your property taxes.





# 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.





# Sidewalk Reconstruction

Sidewalk Reconstruction



Sidewalk Maintenance





# Decorative Street Lighting

Property owner requested local improvement:

- Type selected by [July 4, 2017](#); otherwise standard LED streetlights only
- City will mail an Expression of Interest package to property owners by [Sept 1, 2017](#)
- Signed Expression of Interest package to be received by City by [Nov 15, 2017](#)
- Must have [50%+1](#) support from the neighbourhood property owners to agree to pay the additional costs for decorative lighting beyond standard streetlights





# Decorative Street Lighting

- The Decorative Streetlight Local Improvement Process will be [separate](#) for Bellevue and Virginia Park
- Each neighbourhood can elect to pay for decorative streetlights for that specific neighbourhood as a whole
- Therefore, both neighbourhoods could have different styles of streetlights





# Decorative Street Blades

- Communities that opt for decorative streetlights also have the choice to add decorative street blades at no cost.
- Blade options will be included with the decorative streetlight package.





# THANK YOU



Edmonton





BELLEVUE AND VIRGINIA PARK

GREAT NEIGHBOURHOODS  
CAPITAL PROGRAM



# Great Neighbourhoods Capital Program

This program makes improvements on City property in residential neighbourhoods. These investments:

- Focus on enhancing neighbourhood livability and community connectivity
- Are unique to each neighbourhood
- Are coordinated with work planned in the neighbourhood to maximize investments





# Great Neighbourhoods Capital Program



Harry Hardin Park in Fulton Place  
BEFORE



Harry Hardin Park in Fulton Place  
AFTER



# BELLEVUE AND VIRGINIA PARK

As you are looking at the displays, we would like to hear your suggestions around pedestrian and cycling access, traffic concerns or opportunities to improve the livability of your neighbourhood.



# NEXT STEPS



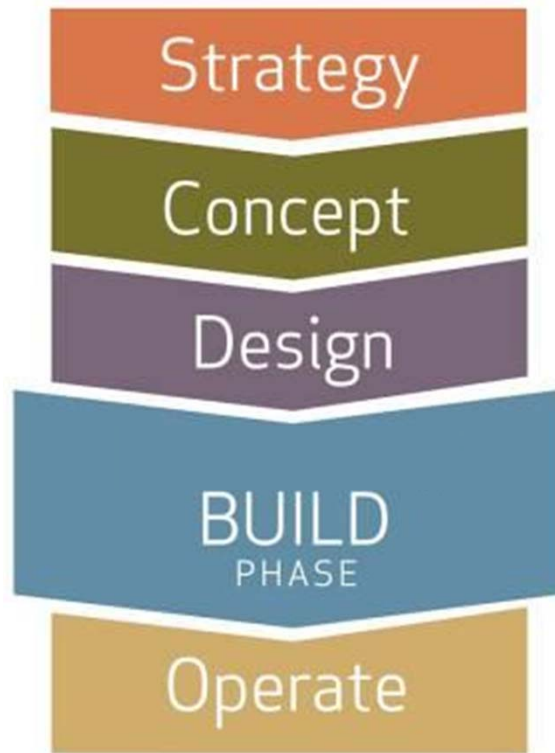
# What To Expect

- Drainage renewal work is currently underway.
- Deadline to select a decorative lighting and street blade option and send request to the City is July 4, 2017.
- Local Improvement notices will be sent out late 2017 or early 2018.
- Road, curb and sidewalk construction starts in Spring 2018.
- Anticipated completion date is Fall 2019.





# What To Expect



In late 2017 or early 2018 another public meeting will be held to inform you of:

- Final designs
- Construction and local improvement process

Residents will get information at their homes throughout the construction process about what is happening when and what is required of residents.



# 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 [6 weeks](#) after tonight's meeting