



BUILDING GREAT NEIGHBOURHOODS

BELLEVUE/VIRGINIA PARK MEETING TWO FEBRUARY 7, 2017 6:30-8:30 PM

The City of Edmonton is building a great neighbourhood in Bellevue and Virginia Park beginning in spring 2018. As the City is committed to involving Edmontonians in the decisions that affect them, residents have been asked to provide input, to identify missing sidewalk connections and opportunities for other investments to add to Bellevue and Virginia Park's livability.

The City held its first meeting with the community league executive on April 12, 2016. A second neighbourhood-wide meeting was held February 7, 2017.

Bellevue and Virginia Park 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, Drainage, Street Lighting 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.

ALLEYS

- *I think replacing/resurfacing the neighbourhood alleys should be considered with this project. The front streets are not in as poor condition as the alleys and most residents have and use rear drive garage.*
- *Request pavement in alley and lights to improve safety.*

As part of neighbourhood renewal, existing alley lighting will be upgraded to the new LED standard.

On May 9, 2017, City Council unanimously voted in favour of an alley renewal strategy. The approved strategy will require approximately \$20 million (in 2016 dollars) annually for the next 25 years. Planning, design, and location prioritization will occur in 2017-18, with rehabilitation to begin in 2019. City Council's approval also came with a motion asking Administration to report back on options to accelerate the elimination of alleys rated F (those in very poor condition). These options will be reported in the second quarter of 2018.

Until the implementation of the alley renewal strategy, alley maintenance, which includes pothole and patch repairs, will continue to be available. You may submit an alley maintenance service online or by calling 311. For more information please visit www.edmonton.ca/transportation/on_your_streets/alley-renewal.aspx or contact 311.

CONSTRUCTION

- *It appears that the sidewalks and light standards along 112 Avenue are not included in the scope...When 112 Avenue was reconstructed almost 10 years ago, the sidewalks were damaged and the gutters removed. We have been waiting a long time for new sidewalks and light standards.*

Since 112 Avenue is an arterial road, it is not included in the scope of work for Bellevue/Virginia Park Renewal. There have been a number of road reconstructions and renewals on 112 Avenue: between 2012 and 2015, the areas from 50 Street to 60 Street, 60 Street to 68 Street, and 76 Street to 82 Street were rehabilitated. In 2017, 112 Avenue was rehabilitated west of 82 Street to 90 Street. In 2020, 112 Avenue will be rehabilitated from 68 Street to west of 75 Street. Bridge rehabilitation of the 112 Avenue over Wayne Gretzky Drive Bridge is also planned within the next 10 years.



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DRAINAGE

- *Need additional drainage on the corner of 116 Avenue and 68 Street.*

The City will coordinate all drainage repairs with EPCOR. The four existing catch basins at the intersection of 116 Avenue and 68 Street will be assessed and replaced with new catch basin frames and covers to promote flow into the sewer system. Surface drainage will be addressed through road reconstruction. Grading will be improved so storm water will drain properly to the catch basins.

DRIVEWAY

- *For our corner lot, we will not have parking or access to our garage; it will be inaccessible during construction. We are directly across from Virginia Park School, as 109 Avenue only has one alley.*

Prior to construction, the City will distribute construction bulletins giving residents 7-10 days' notice before the start of work next to their property. For 48 hours before construction there will be no parking on street. During construction, one lane of traffic will be maintained at all times under flagperson control. No parking will be permitted in signed areas. Access to businesses, residences and alleys will be maintained, where possible, at all times. Emergency access will be maintained at all times. All residents are asked to use the alleys if possible. However, if you have special access requirements, you can advise the construction project manager to work on accommodating your needs.

MEETING FORMAT

- *Visual display was crowded and hard to read.*
- *Questions were not invited. Will go online to view presentations then ask questions.*

In 2017, Building Great Neighbourhoods updated its approach to public engagement with a new Public Engagement Charter. Going forward, we will work with individual neighbourhoods to create an engagement strategy tailored specifically for each neighbourhood. Going forward with Bellevue/Virginia Park, the City will continue to have staff available to answer resident questions. If you wish to review presentation and display boards from the meetings, they are available at edmonton.ca/BuildingBellevueVirginiaPark. Any further questions can be directed to 311 or by emailing buildinggreatneighbourhoods@edmonton.ca.

SIDEWALKS

- *My sidewalk is fine. I really resent having to pay 50% of the sidewalk.*
- *We feel sidewalk proposed for south side of 110 Avenue between 75 Street and west side of 75 Street are on wrong side of road...If sidewalk was placed on north side of 110 Avenue, pedestrians would cross east to west at 75 A Street (less busy) and north of the road bump being placed at corner of 75 Street and 110 Avenue. If necessary to preserve trees on north side of 110 Avenue, narrow the street.*
- *I strongly object to the proposed new sidewalk. I have lived at this address for 25 years and the lack of a sidewalk has never been an issue...I do not want to deal with any snow shoveling bylaws.*

The City's Sidewalk Strategy provides a base level of pedestrian infrastructure along all roads, constructing missing sidewalks along at least one side of the roadway. Constructing missing sidewalk links as part of roadway renewal is the most cost-effective and efficient means of addressing gaps in the City's sidewalk network. We will look at all options, potential conflicts (i.e. trees, grading), and usage patterns to find the best location for a new sidewalk. New sidewalks are constructed entirely on road right-of-way, at no cost to adjacent property owners.



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Sidewalks provide the basic infrastructure to support pedestrians of all ages and abilities, which is particularly important in a winter city where conditions may make it impossible for pedestrians with strollers or mobility aids to walk on the road. Sidewalk infrastructure is provided to improve walkability for the community as a whole.

- *Please consider adding a sidewalk along 115 Avenue between 70 Street and 71 Street. There is a ton of car traffic for DECSA and it can be a bit dangerous to walk with a dog and young child.*

Thank you for your suggestion. The City will review to see if a sidewalk can be added on the north side of the road. Due to mature trees, we will need to assess if the sidewalk is constructible or what other options may exist.

- *Sidewalk not required between 68 Street and 67 Street...All pedestrians walk on the south side in the park side....You would be wasting money and creating a burden on the old people who live there.*
- *Suggest constructing a sidewalk on the south side of Ada Boulevard. Most pedestrian traffic is on the south even where sidewalks on the north side exist. The pedestrians on the roadway are a safety concern.*
- *We do not agree with the decision to put new sidewalks on the north side of Ada Boulevard. Sidewalk won't be used for the most part. If you do put in sidewalks, they should be multipurpose on the south side parkland.*

The City is reviewing the possibility of constructing a new sidewalk on the south side of Ada Boulevard rather than the north side. We will assess whether Ada Boulevard can be narrowed to accommodate a south sidewalk.

- *Request my sidewalk be lifted with asphalt as it is often flooded. 96 Street and 113 Avenue north sidewalk.*

During the detailed design process, all sidewalks will be designed to ensure that runoff flows away from the property and does not collect along the sidewalk.

- *Please consider pedestrian safety at the intersection of 74 Street and 112 Avenue. There are two bus stops here and lots of people trying to get across 74 Street at 112 Avenue. Poor signage and a sidewalk on only one side of the street makes for a dangerous corner.*

Thank you. This will be considered and evaluated as part of the design process.

- *How could city tie the sidewalk to my retaining wall? Would the city be liable for retaining wall failure over two years? Why do we need a new sidewalk on 70 Street to 111 Avenue? Are we paying over 20 years?*

The City will reconstruct the sidewalk and replace the landscaping with sod up to the retaining wall to ensure runoff flows away from the property. Until the detailed design is complete, the exact tie-in point of the retaining wall will be unknown; however, it is likely that the grassed area will be raised and the bottom of the retaining wall will be covered by several inches. The City does not expect to alter the structural integrity of the retaining wall and, in that case, would not be liable for the retaining wall for two years.

Any existing sidewalks throughout the neighbourhood are eligible for the sidewalk local improvement, which is shared 50-50 between the City and property owners. Property owners have the choice to pay in a lump sum or to amortize payments over 20 years on their property taxes. Learn more at:

edmonton.ca/transportation/on_your_streets/sidewalk-reconstruction.aspx

- *Will the sidewalks be 2 m or 1.5 m wide? Will there be a weeping tile under curb or sidewalk to drain to catch basins? Is there going to be City reclaim rock under road to maintain truck traffic?*



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The sidewalks will be the standard 1.5 m width throughout the neighbourhood with a portion of 2 m wide monowalk adjacent to Concordia University. Weeping tile will not be used; the City's standard is to use wick drains to the catch basins.

Some portions of the existing road structure (asphalt and base material) will be recycled in a process called Full Depth Reconstruction (FDR) to become the base material for the new road. Asphalt will then be placed on top of the new base material to complete the road construction.

- *Our deed has an easement which protects a decorative retaining wall and hedgerow that are close enough to the existing walk to be threatened by construction activities. Please contact us to discuss .*

During construction the sidewalk will likely need to be raised to ensure that drainage flows across the boulevard and towards the road. The grass between the retaining wall and the sidewalk will also have to be replaced. The retaining wall will not be altered, although it might be covered up slightly more with grass. Please contact the construction project manager to discuss options.

STREETLIGHTS

- *We have a preference for yellow toned LED bulbs.*

LED luminaires currently approved for use in the City have a color temperature of approximately 4000 Kelvin (K), which is closer to "natural white" on the color spectrum. There are four luminaire manufacturers that have submitted 3000K luminaires for review, which is closer to "warm white" on the color spectrum. Should one or more these luminaires be approved for roadway use, they will be implemented as the new standard color temperature for use in the City.

TRAFFIC

- *Need stoplights on 112 Avenue and speed bumps on Ada Boulevard before someone gets killed.*
- *Requesting stop signs at corner of 69 Street and 113 Avenue. Could speed restrictions considered?*
- *We live on 75 Street and the issue here are the speeders...the neighbourhood speed limit should be 30-40km/hr.*
- *I suggest looking at installing some speed bumps, similar to what Ada Boulevard has in place further east of Concordia University.*
- *Please consider widening 75 Street south of 111 Avenue or ban parking on one side of the road.*

The City would need a more specific location to do a traffic signal review on 112 Avenue. As for stop signs at 113 Avenue and 69 Street, traffic controls are reviewed for every intersection within the neighbourhood when renewal is done. The City ascribes to the "positive control" model, which means that every intersection gets traffic controls: either a stop or a yield sign. The type of control is considered in the context of the neighbourhood roadway network.

Bellevue/Virginia Park roadways are very narrow already, and a request has been put forward by the community for traffic management. The City will be undertaking a speed/volume survey in this area, then looking into design solutions to help with traffic flow and speed if required. A traffic control plan will be created for the entire neighbourhood.

- *Regarding the proposed road bump out on 75 Street and 110 Avenue: I feel that the curb realignment is not required. It'll jam up parking for the 3-4 houses directly in front...*

The City has reviewed the design and will no longer be adding a bump out in this location.



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ADA BOULEVARD & 73 STREET

- *I disagree with narrowing Ada Boulevard at 73 Street to go around a tree that should not be there to start with.*
- *There is a fair amount of traffic from Concordia University, student and truck traffic, and marathons on weekends. It is not a good idea to narrow road down at that point with the amount of traffic...*

The City's sidewalk strategy is to include a sidewalk on at least one side of the roadway. There are various site constraints to deal with in this specific area, including trees and the river valley. Under the City's Tree Policy, trees are only removed when required. We will be looking at all possible options to accommodate safe modes of travel for pedestrians, cars and cyclists. We will host a meeting in early 2018 to discuss the future of Ada Boulevard to help us develop solutions that will inform the design for Ada Boulevard.

- *There should be a historic monument describing why Ada Boulevard was constructed and why.*

Please contact your community league and Community Recreation Coordinator to discuss this idea. If there is support amongst residents, the City would assess the suggestion and options available.

112 AVENUE & 75A STREET

- *Please consider putting up crosswalk lights at the intersection of 112 Avenue and 75A Street. This is currently a dangerous intersection for pedestrians as cars don't seem to notice it.*

As an arterial road, 112 Avenue is out of the scope of work for Neighbourhood Renewal. Your request is being considered by our Signals department. There are currently pedestrian lights at 76 Street, 74 Street, and 73 Street.