



# BUILDING GREAT NEIGHBOURHOODS

## MONTROSE NEIGHBOURHOOD MEETING ONE WITH COMMUNITY LEAGUE EXECUTIVE OCTOBER 26, 2015

### ATTENDING FROM THE COMMUNITY LEAGUE

Marcus Hollett  
*(President)*  
Jason Maloney  
*(Communications)*  
Scott Griffin

Jose Baires *(Secretary)*  
Patty Hollett  
*(Memberships)*  
Allan Goerz *(Treasurer)*

### ATTENDING FROM THE CITY OF EDMONTON

Cathy Dytiuk, Community Services  
Dale Lehman, Neighbourhood Renewal  
Steve Aguiar, Transportation Operations  
Jody Nelson, Community Recreation Coordinator  
Carla Putnam Kerr, Communications

The Building Great Neighbourhoods team met with the Montrose 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, starting in 2017.

The City presentation included:

- An outline of the Building Great Neighbourhoods process and timing.
- A question to the league about any initiatives underway that could align with or impact opportunities for any City capital investment.
- An overview of the Local Improvement process and the choices property owners will make.
- A request for the community league's help in advertising future Building Great Neighbourhood meetings.

The following provides an overview of the discussion:

**League:** Are you aware we have a park redevelopment coming? Will you coordinate with that?

**City:** Yes. With the playground development, you have a planner assigned from the City. We will ensure that construction of the playground and roads are coordinated.

**League:** There's a back alley that's on the west side of the park. There's no access to 121 Avenue from 69 Street's alley. We get vehicles that will jump the curb so they can continue on. There's a significant guardrail.

**City:** We will assess this shortcutting route.

**League:** Does this involve any trees? I live on 120 Avenue, and there's a service road, grass and the other road. On 120 Avenue between 60 and 59 Streets, on the south side of the road, it seems to me that those trees were vandalized when they were young and are now missing. They've never been replaced. Will this be a part of it?

**City:** We have Forestry staff who will come in and assess the health of existing trees and identify if there are trees that might be stressed. They will do preventative measures.

**League:** The trees are so large and overhanging here that the streetlights don't help much. It's very dark.

**City:** We will assess this and see if we can remedy this so there is proper lighting. LED lighting has less light pollution and will give better lighting. We can try longer streetlight arms or lowering them a bit so that they light the road better.

**League:** Are the new streetlights the same height as the old ones?

**City:** There are options for shorter pole height if the tree canopy is interfering. We will make a note of this concern in Montrose.

**League:** What's the extra cost and will people be told about it? Do they pay it over a period of time on their taxes?

**City:** There are two options: you can pay it up front, or over several year periods (15 years for streetlights; 20 years for sidewalks). The year after construction, you get a note on your tax assessment informing you that it's been added and what the payment options are.



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The standard pole is no cost to residents. The cost of decorative streetlights depends on a number of factors, including the decorative streetlight option selected, the borrowing finance rate, number of streetlights and more. More details are available online at [http://www.edmonton.ca/transportation/PDF/Decorative\\_Street\\_Light\\_Brochure.pdf](http://www.edmonton.ca/transportation/PDF/Decorative_Street_Light_Brochure.pdf). If the neighbourhood passes the decorative streetlight local improvement, each property owner will receive a breakdown of the exact cost for them.

50% of the cost of sidewalks are paid by the City, and 50% is paid by residents.

**League:** Do lower-income neighbourhoods get a break on costs?

**City:** There's one rate for projects City-wide. It's an average rate because it depends on the type of sidewalks going in. All neighbourhoods being reconstructed in 2017 will pay the same rate.

**League:** What about trees and roots?

**City:** We use different design treatments. Sometimes we put sidewalks around trees in order to not disturb the tree roots. We also use shorter panels around tree roots so that if the roots move the sidewalk, it won't crack. We will also give trees extra boulevard space if we can.

**League:** We don't want trees to come down.

**City:** We very rarely take out trees as part of neighbourhood renewal. We try to preserve them when at all possible.

**League:** If you're narrowing roads, what's the span in mature neighbourhoods?

**City:** In most cases, they are probably smaller than nine metres. There are always exceptions when roads are designed as collector roads and then the use changed, or sometimes there are commercial areas that have wider roads.

**League:** Would you ever widen a road?

**City:** A lot of the time we're limited in mature neighbourhoods because we don't want to cut trees down.

**League:** You're coming to work on the Drainage and the road work. Who pays for that?

**City:** All that work is paid through the City's taxes. Drainage work is paid for out of utility rates. The neighbourhood renewal work is paid out of the neighbourhood tax levy that is paid out of the tax levy. Local improvements are also partially funded by the neighbourhood. For more information, visit [www.edmontonbudget.com](http://www.edmontonbudget.com).

**League:** Why are we picking on sidewalks here?

**City:** Reconstructing the sidewalk in front of property owners' lots is a local improvement — a project that City Council considers of greater benefit to a specific area rather than to the municipality as a whole. Residential property owners surrounding a particular sidewalk are the primary beneficiaries to the sidewalk reconstruction; therefore they share the cost 50-50 with the City. The neighbourhood is divided into a number of project areas. If 50+1% of residents within a particular project area don't want sidewalk reconstruction, they can petition against the project. If the petition is successful, the City will only do sidewalk maintenance such as grinding, mudjacking or asphalt patching.

**League:** A city needs roads, curbs, drainage. The sidewalks should be replaced out of my tax dollars. It's sufficient. The City should look after it. I feel that it's the responsibility of the City. Who paid for the sidewalk when it was first put in?

**City:** Currently, developers will pay for the new sidewalks in a neighbourhood. In the 50s and 60s, this was part of City development.

**League:** I shouldn't have to pay for this sidewalk.



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**City:** We hear your feedback and encourage you to contact your City Councillor.

**League:** It's not the sidewalks. It's the back alleys too.

**City:** The City currently maintains alleys. Residents can call 311 and City staff will come out to fix any issues. Alley reconstruction is a local improvement that is initiated by property owners. There will be a report going to City Council soon that discusses funding alley renewal. We recommend connecting with your City Councillor for more information and to share your feedback.

**League:** How long will it take before we know much taxes have increased in Montrose?

**City:** Residents still get their regular tax assessments, and there will be a separate tax that will address local improvements. The sidewalk cost can be paid over 20 years, and the decorative lights can be paid over 15 years.

**League:** Santa Rosa Park doesn't have connections across the park. How would we engage the Great Neighbourhoods Capital Program to get some development there?

**City:** Since the Montrose Community League is already working with the city to develop playground/park space, we will look at the current park plans to see if there are further opportunities with neighbourhood renewal.

**League:** In the winter, when I leave the community hall and have to go on the park side of the street, there's no sidewalk. I have to walk on the street.

**City:** Thank you for letting us know. We'll look into it.

**League:** There are a couple of uncontrolled intersections on 122 Ave (specifically near 61 Street). I don't know how travelled the area is, but there might be an opportunity for clearer signage.

**City:** We will flag this for Traffic Operations and the Office of Traffic Safety to see if there are opportunities for improvement as part of neighbourhood renewal.

**League:** People speed near the school. Is there an opportunity for speed bumps?

**City:** There are many different options that we can use to address speeding on a road - enforcement, education, photo radar, etc. Thanks for sharing this area of concern. We will look into it.

**League:** The streets are very narrow. When you turn in front of Montrose School in the daytime, you better ensure that there aren't any cars coming from the other way.

**City:** Thanks for sharing this area of concern. We will look into it.

**League:** Is there an opportunity to flag crosswalks as part of neighbourhood renewal?

**City:** We do address crosswalks as part of neighbourhood renewal.

**League:** Will you share this presentation online?

**City:** Yes. Check [Edmonton.ca/BuildingGreatNeighbourhoods](http://Edmonton.ca/BuildingGreatNeighbourhoods), under the Montrose section.

**League:** Can we share this information with neighbourhood residents immediately?

**City:** Please feel free to reach out to the community if your community league feels that's appropriate. We will also be back to talk to the community in spring 2016 as part of a public meeting to present preliminary designs.

**League:** If you had to tear up any grass, will you replace it?

**City:** Sod disturbed during the construction will be replaced where possible. Once the design is finalized



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for the neighbourhood, the project team goes to look at every lot to determine how to proceed with the sidewalks, sod and more. The City prioritizes matching what was there before (coloured concrete, exposed aggregate driveways, etc.).

**League:** The decorative lights are the same throughout the whole neighbourhood?

**City:** Yes. If 50%+1 of Montrose residents pass the Expression of Interest, then there will be one decorative streetlight design throughout the neighbourhood.

**League:** If over 50% of Montrose gets lighting, then will we all have to pay for the decorative streetlights?

**City:** If Montrose succeeds in a request for decorative street lighting, all property owners will have to pay for the additional cost of the decorative streetlights.

**League:** Do the decorative streetlights last as long?

**City:** They should last about the same amount of time as the new galvanized streetlights (about 60-70 years).



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## NEXT STEPS

Meeting	Phase	Timeline	Who's Invited?	Discussion/ Feedback	Feedback Deadline
#1	Concept	Approximately 18 months before construction	Community league executive	<p><b>Sharing:</b></p> <ul style="list-style-type: none"> <li>- Outline Neighbourhood Renewal process and timing.</li> <li>- Advise community league about decorative streetlight local improvement process and timelines.</li> </ul> <p><b>Feedback:</b></p> <ul style="list-style-type: none"> <li>- Community-led projects that may affect City investments in the neighbourhood.</li> <li>- Suggestions to improve pedestrian/cyclist access and overall livability.</li> </ul> <p><i>Comments will be considered for preliminary design.</i></p>	2-3 months after the meeting (by December 15, 2015).
#2	Design	Approximately 12 months before construction	Residents, property owners	<p><b>Sharing:</b></p> <ul style="list-style-type: none"> <li>- Outline Neighbourhood Renewal process and timing.</li> <li>- Advise community about sidewalk and decorative streetlight local improvement process and timelines.</li> <li>- Share preliminary designs.</li> </ul> <p><b>Feedback:</b></p> <ul style="list-style-type: none"> <li>- Pedestrian and cycling accessibility, traffic accessibility, and overall neighbourhood livability.</li> <li>- Input on preliminary designs.</li> </ul> <p><i>Comments will be considered for final design.</i></p>	6 weeks after the meeting.
#3	Build	Approximately 3-6 months before construction	Residents, property owners	<p><b>Sharing:</b></p> <ul style="list-style-type: none"> <li>- Final neighbourhood design and construction process.</li> <li>- Review local improvements and petition process.</li> </ul> <p><b>Feedback:</b></p> <p><i>Comments are welcome. However, few changes can be made at this stage of the project.</i></p>	2 weeks after the meeting.

