

Building Great Neighbourhoods

MONTROSE



Public Involvement



- Community League Meeting #1:
 October 26, 2015
- Public Meeting #2:
 April 14, 2016
- Public Meeting #3:
 January 26, 2017



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.



Montrose Neighbourhood Reconstruction

- 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: \$26.5 million



Montrose Neighbourhood Reconstruction

Contributes toward:

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



Montrose Neighbourhood Design



https://www.edmonton.ca/transportation/on_your_streets/montrose-project-history.aspx



Design Considerations

- Intersection improvements
- Active transportation
- Road widths





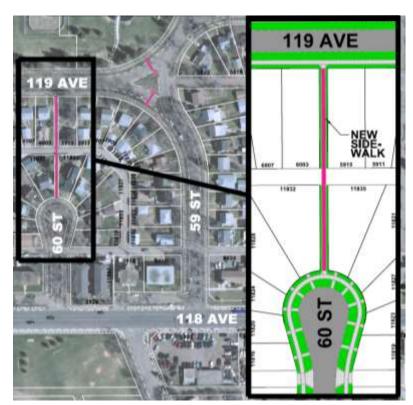


What We Heard -New Sidewalk

 The City path is not paved and... lighting where path crosses alley needs to be improved

Response:

A new 1.5m wide sidewalk will be constructed





What We Heard -New Sidewalk

- A sidewalk is needed on the north side of 122 Ave between 60 & 61 Ave... as it is directly across from the bus turnaround Response:
 - A new monolithic (curbline) sidewalk will be constructed





What We Heard - Traffic Operations

Could you look into traffic calming on 121 Ave?

Response:

- Low volume collector roadway; good speed compliance
- Borders industrial area
- The Office of Traffic Safety works with community leagues and citizens concerned about speeding in neighbourhoods

For More Information

Community Speed Management

To report a concern about speeding in your neighbourhood, call or email:

Telephone	780-495-0371
Email	speeding@edmonton.ca

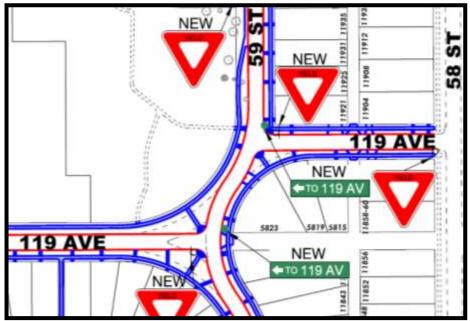


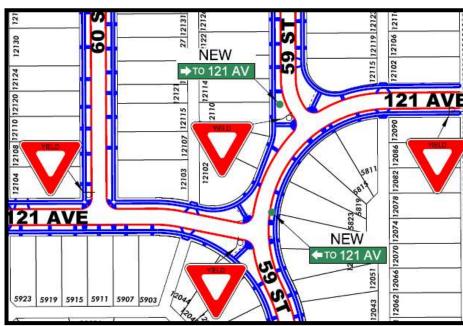
What We Heard - Intersection Modifications

 What about a couple of direction signs stating which direction to follow for 59 St, etc.

Response:

 Street blades that are similar to the ones shown here will be installed on 59 St at 119 Ave and 121 Ave





What We Heard - Greenspace

• ...at the end of 119 Ave and lane... add about 6 trees to make it look cleaner, quieter, healthier.

Response:

Utility conflicts hinder tree planting in this area



What We Heard - Greenspace

 Could use more trees on the north side of the berm along the Yellowhead.

Response:

 Trees have recently been planted through the Root For Trees Program



What We Heard -New Shared-Use Path

• I use the berm to walk... a lot of people use that route because no grass is growing where people walk/bicycle.

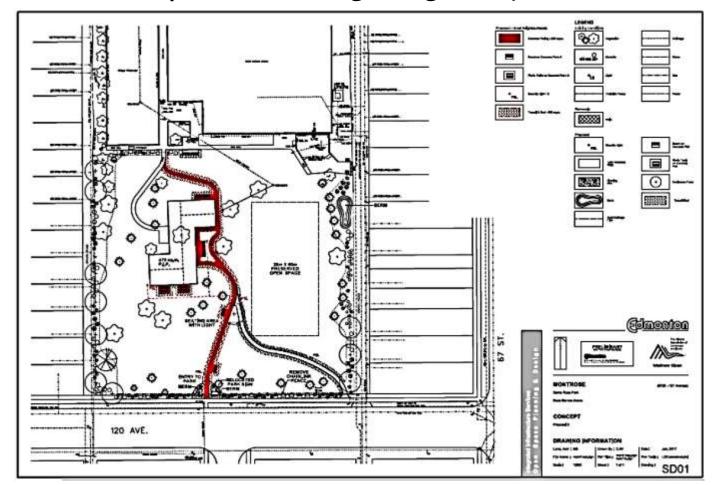
Response:

 Investigating SUP connection in conjunction with Newton Neighbourhood Renewal



What We Changed - Great Neighbourhoods Capital Program

 The City will provide a sidewalk connection through Santa Rosa Park complete with lighting and furniture amenities.





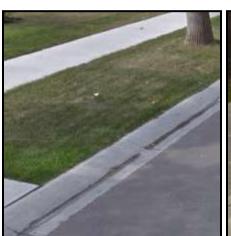
What We Changed - Intersection Modifications

• Realign intersection at 120 Ave and 121 Ave





Curb Types









Edmonton

Various factors are considered for curb type selection:

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

Drop Curbs





Information & Feedback

INFO

Call: 311

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

Website: edmonton.ca/BuildingGreatNeighbourhoods

FEEDBACK

- Comment forms available at front desk or survey online
- Will accept comments for <u>2 weeks</u> after tonight's meeting





Montrose Construction Process

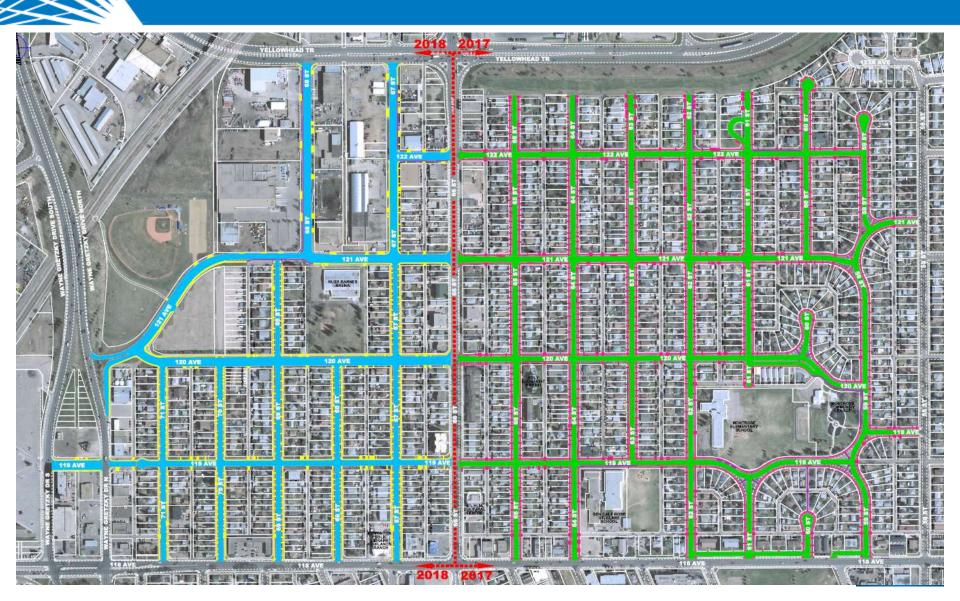




BEFORE AFTER



Construction Staging



Preconstruction Activities

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



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Photo Record of Neighbourhood





Removal of Sidewalk



Setting Sidewalk Forms



Placement of Granular Base



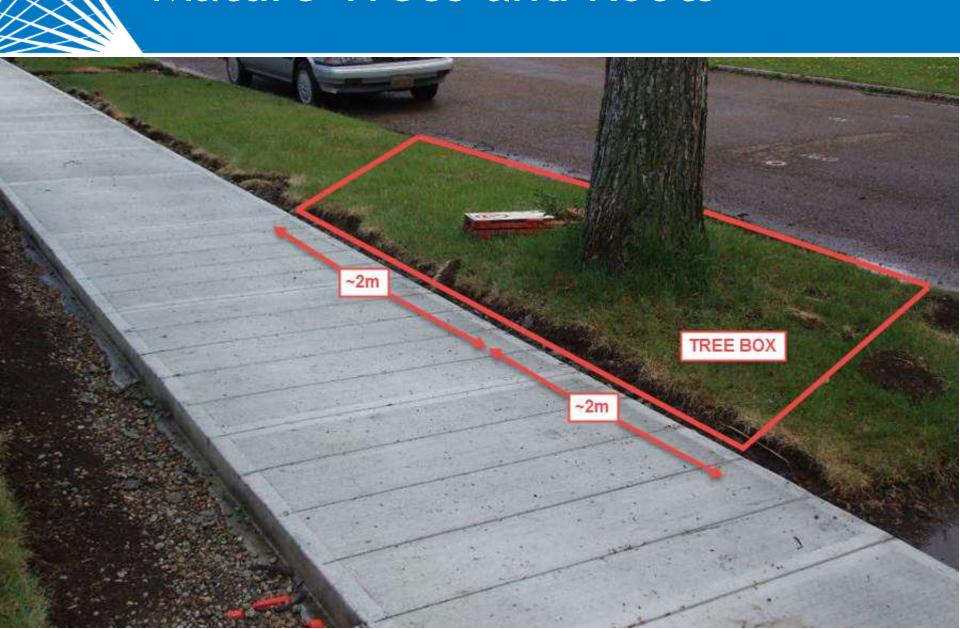
Hand Poured Sidewalk



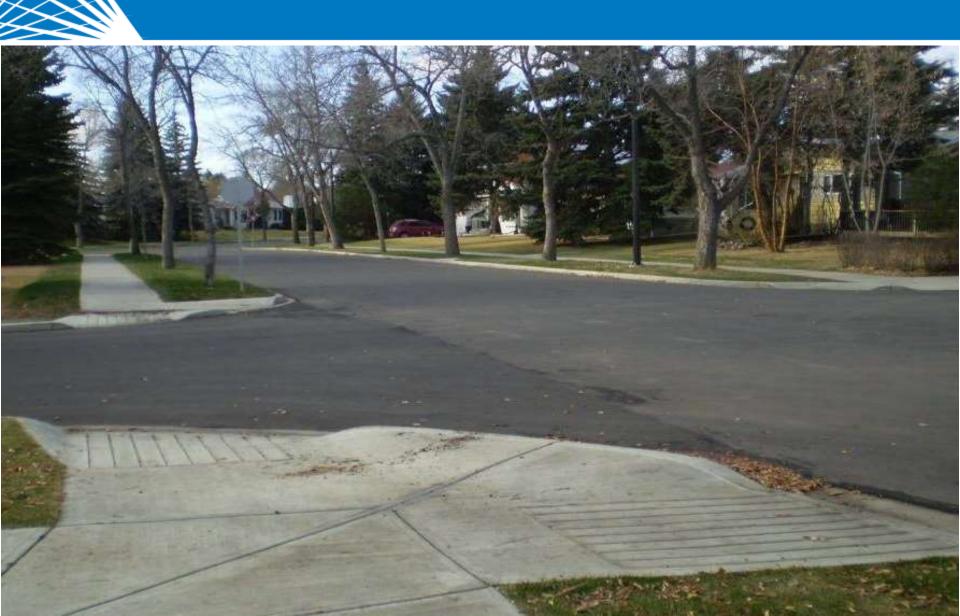
Machine Poured Sidewalk



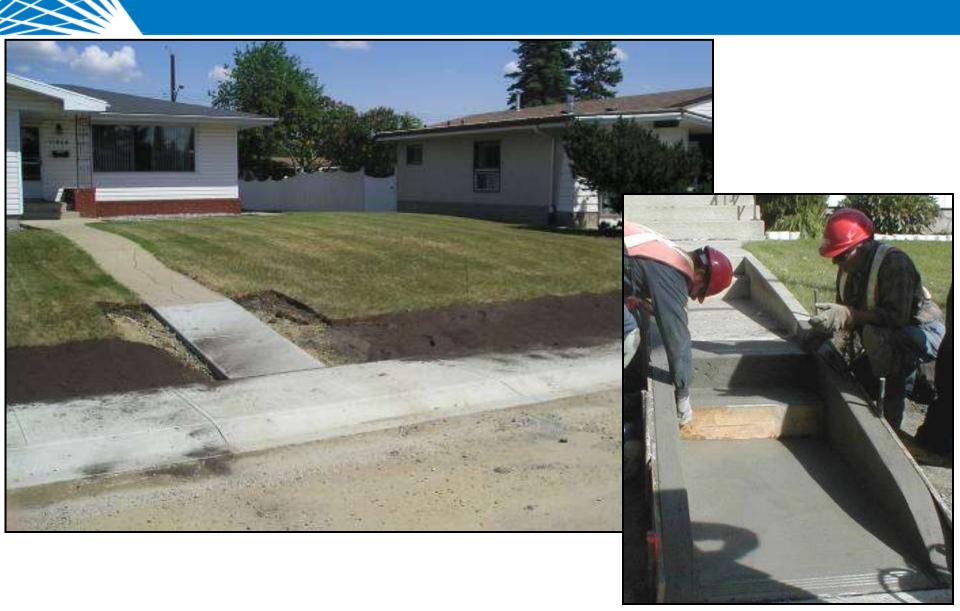
Mature Trees and Roots



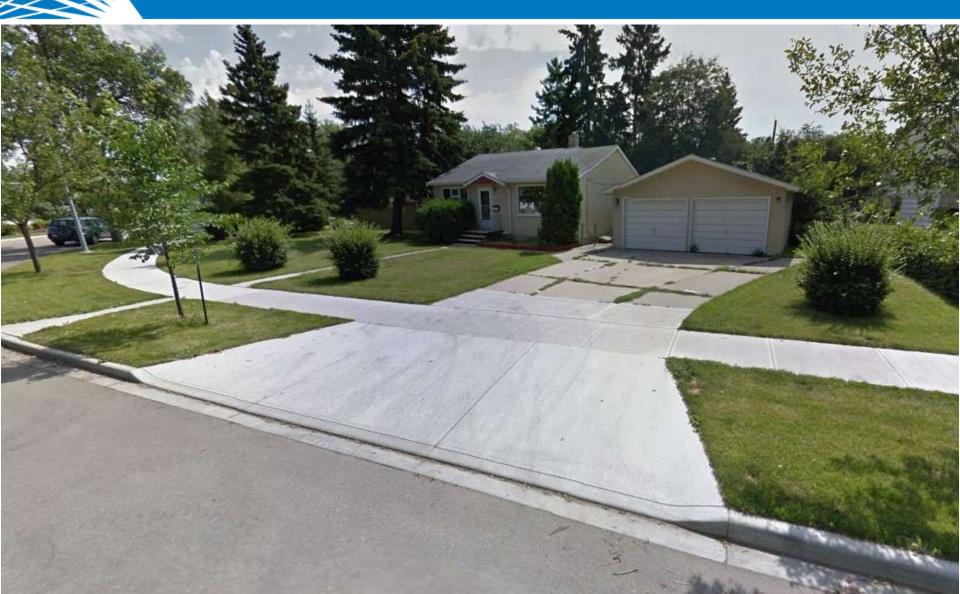
Curb Ramps at Corners



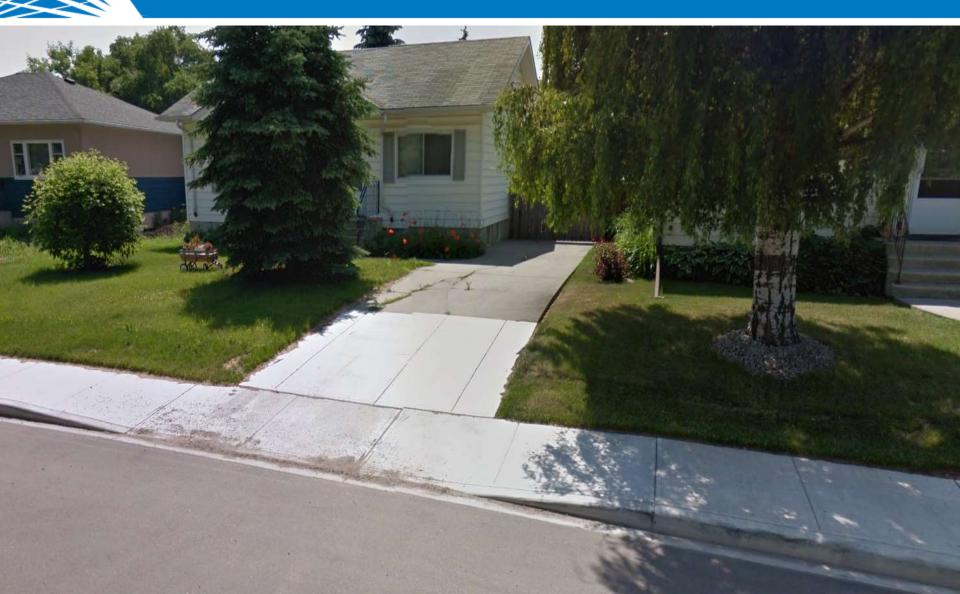
Private Connector Sidewalks



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: Without Upgrade





BEFORE AFTER





Gravel Driveway Access: With Upgrade





BEFORE AFTER



Landscaping



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Landscaping Issues: Curbline Sidewalk



Road Reclamation



Ready for Paving

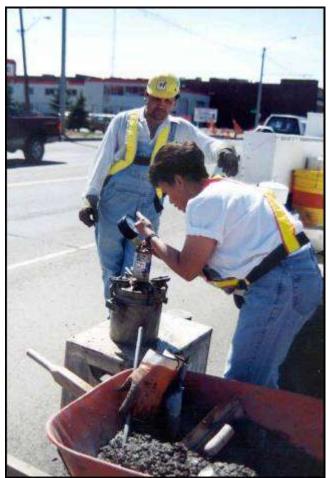


Paving



Quality Assurance





Edmonton

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 48 hours before construction
- Contact us for:
 - Access needs
 - Scheduling information





Information & Feedback

Contact: Jason Caudron, P. Eng.

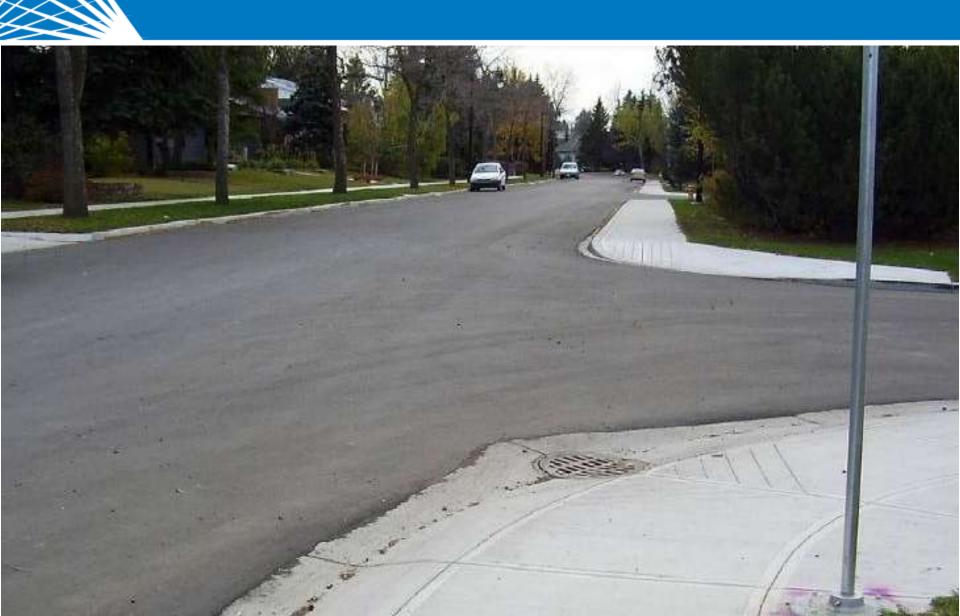
Phone: 780-495-0268

Email: <u>jason.caudron@edmonton.ca</u>

Website: 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:

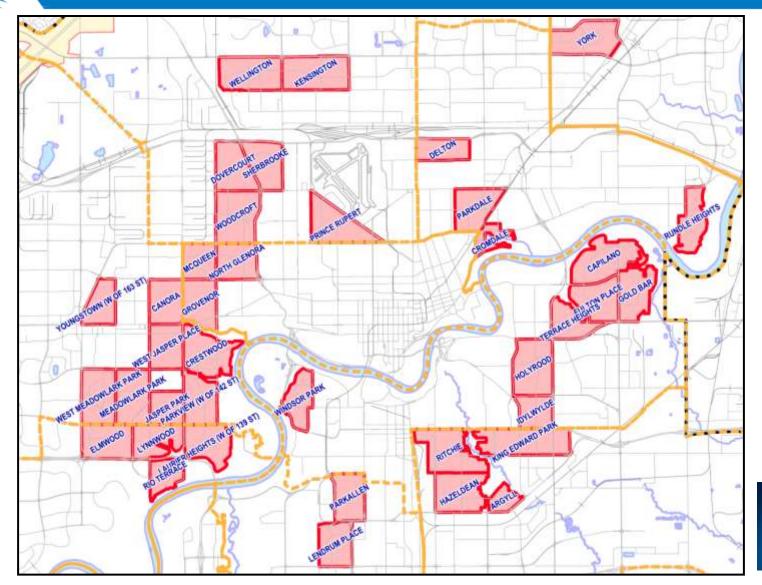
• Sidewalk reconstruction: 50-50 cost share with City at large

Other types of local improvement:

- 100% property owner funded sidewalks
- Decorative Streetlights
- 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)

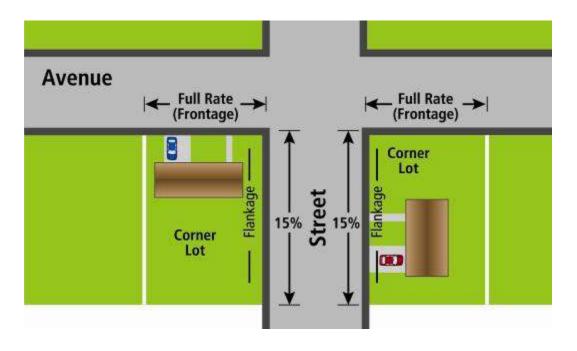


- A typical 50 ft. (15.24 m) frontage would cost:
 - \$3,056.23 (one-time payment)
 - \$195.38 (yearly rate over 20 years)



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

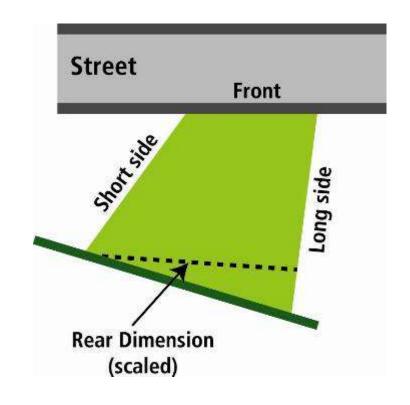




Assessment Length: Pie-shaped or Odd-shaped Lots

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

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

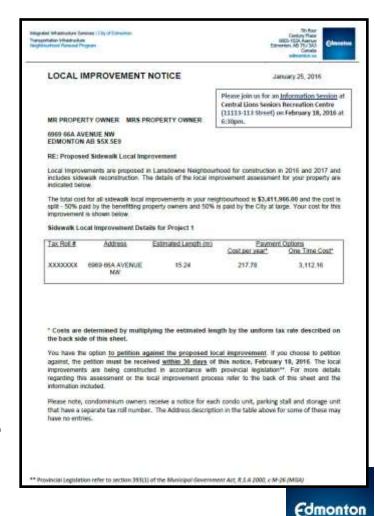




Local Improvement Notices

Package includes:

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



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
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- Neighbourhood Renewal Brochure

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That the same was executed at the Province of Alberta, and that I am subset That I know the said (Pro Ores for	oribing witness thereto.
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(2)	
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and (s)he (they) is (are) in my opi	nion the full age of eighteen years.
20day of	(Signature of Witness)
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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 <u>50% +1 of property owners</u> in any given <u>Project Area</u> 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: Virgilio Mendoza

Direct Phone: 780-944-7672

Email: NeighbourhoodRenewal@edmonton.ca

Website: edmonton.ca/Localimprovements



Information & Feedback

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FEEDBACK

- Comment forms available at front desk or survey online
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- Construction begins in spring 2017

