



# BUILDING GREAT NEIGHBOURHOODS

## STRATHEARN NEIGHBOURHOOD MEETING ONE WITH COMMUNITY LEAGUE EXECUTIVE OCTOBER 5, 2015

### ATTENDING FROM THE COMMUNITY LEAGUE

Jenny McAlister <i>(President)</i>	James Turkington <i>(Member at Large)</i>
Keith Furneaux <i>(Vice President/Casino)</i>	Jason Ruhl <i>(Member at Large)</i>
Ken Nichols <i>(Treasurer)</i>	Meghan McKinnie <i>(Member at Large)</i>
Scott Kilips <i>(Grounds and Buildings)</i>	Neil Kowalski <i>(Communications)</i>
Leah Poetzsch <i>(Membership)</i>	

### ATTENDING FROM THE CITY OF EDMONTON

Raf Terendera, Drainage Services  
 Miressa Fola, Drainage Services  
 Cathy Dytiuk, Great Neighbourhoods Capital Program  
 Jeff Ward, Neighbourhood Renewal  
 Steve Aguiar, Transportation Operations  
 Paul Samboryk, Community Recreation Coordinator  
 Carla Putnam Kerr, Communications  
 Ben Henderson, Ward 8 Councillor

The Building Great Neighbourhoods team met with the Strathearn 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:** Is it the total number of property owners who vote on the decorative streetlights? Or does it matter if they are a corner lot? Do they have more say if they have more frontage?

**City:** Each property owner gets one vote no matter what their property size. For example, if a home has two property owners, both of them count as signatures toward the 50% plus one of all property owners who must sign the Expression of Interest for the decorative streetlight local improvement to pass. For more information, visit [http://www.edmonton.ca/transportation/on\\_your\\_streets/decorative-lighting.aspx](http://www.edmonton.ca/transportation/on_your_streets/decorative-lighting.aspx).

**League:** How many neighbourhoods have selected decorative streetlights?

**City:** On average, about half of the neighbourhoods we start each year select the decorative streetlights. To date, several neighbourhoods have opted to put in decorative streetlights, including:

Westmount (Non-Heritage Areas)	Black fluted poles with Heritage Arm
Avonmore	Black octagonal poles with Heritage Arm
Laurier Heights	Black fluted poles with Heritage Arm
Grovenor	Black fluted poles with Heritage Arm
North Glenora	Black fluted poles with Heritage Arm
Argyll	Black powder-coating to the Standard pole (Davit Pole)





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Woodcroft	Black fluted poles with Heritage Arm
Dovercourt	Black fluted poles with Heritage Arm

**League:** All of Strathearn counts as one entity for streetlights?

**City:** Yes. 50% plus one of all Strathearn neighbourhood property owners must vote in favour of the decorative streetlights.

**League:** Valley Line LRT is going through the middle of the neighbourhood (95 Avenue). 95 Avenue is in bad shape. Will there be anything done to alleviate the poor condition of it in the meantime? It's dangerous to ride a bicycle down there.

**City:** The entire corridor (95 Avenue) will be done as part of the LRT construction (so outside of the scope of the Neighbourhood Renewal program in Strathearn). We will coordinate with our LRT colleagues to make sure we're scheduling and planning work efficiently.

In the meantime, please call 311 to report any maintenance issues on this roadway.

**League:** The Valley Line will also change the street alignment. Is this going to impact the Neighbourhood Renewal construction? How about the decorative streetlights?

**City:** Neighbourhood Renewal doesn't include 95 Avenue. The style of streetlights may be unique along the LRT corridor and may be a different type than in the rest of the Strathearn. The entire corridor (95 Avenue) will be done as part of the LRT construction (so outside of the scope of the Neighbourhood Renewal program in Strathearn). We will coordinate with our LRT colleagues to make sure we're scheduling and planning work efficiently.

**League:** Are alleys included in this construction?

**City:** The City does not have an alley pavement renewal program in place. As part of Neighbourhood

Renewal, existing alley lighting will be upgraded to the new LED standard.

Alley maintenance, which includes pothole and patch repairs, is available to preserve existing alleys. A complete alley resurfacing or reconstruction may occur in one of two ways:

1. Pave alleys reconstructed/resurfaced as part of utility (ATCO, EPCOR or drainage) restoration. In these situations, the utility pays for the restoration.
2. An alley local improvement is petitioned for by benefiting property owners using the local improvement process.

The cost of alley renewal is covered 100% by property owners. Details can be found at [www.edmonton.ca/transportation/on\\_your\\_streets/all-ey-renewal.aspx](http://www.edmonton.ca/transportation/on_your_streets/all-ey-renewal.aspx).

**League:** How does the City deal with replacing non-standard sidewalks (coloured sidewalks, aggregate, etc.)?

**City:** The City tries to match residents' sidewalks and avoid cutting them as much as possible, but sometimes that's not an option due to grading issues.

Once the design is finalized for Strathearn, the project team will go to look at every lot to determine how to proceed with the sidewalks. The City prioritizes matching what was there before, including exposed aggregate or coloured concrete driveways/sidewalks. If we can't, then we would cut to the nearest exposed joint and match from there.

**League:** How can we make Strathearn Drive safer for pedestrians and children who run across the road to the park?

**City:** We'll note that you have that comment and will include that in our design considerations. At the open house in 2016 where we share our preliminary design for Strathearn, please give us feedback to ensure our suggestions will meet your needs. We can do things like installing visible crosswalk markings and signs. It's also important to note that all the rebuilt sidewalks in Strathearn will have curb ramps to improve mobility.





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**League:** Will you do a traffic study on Strathearn Drive?

**City:** Thank you for flagging that for us. We will forward to the appropriate department for their consideration.

**League:** Bylaw officers regularly come and ticket people walking dogs on Strathearn Drive. Can the City solve this by putting in some sort of path to make it legal to walk dogs there? Also, can the City put a path that connects to the river valley there? We need space for walking and biking as well. At some point, the city was grading the snow so we could walk. That stopped.

**City:** Thanks for passing this comment along. We've seen the trail you're referring to and will assess the area. We will also forward your comments about the dog walking tickets to Bylaw.

**League:** On one side of Strathearn Drive (Strathearn Park, east side), there are paths where the trail could connect into. Beside a house, there's another goat trail that goes down to Folk Fest. Can we have a set of stairs that go there? When LRT exists, this will be important for pedestrian access. Alternatively, could we have a sidewalk created in front of those properties to connect to Connors Road safely?

**City:** We will evaluate this location.

**League:** At the other end of Strathearn Drive where it crosses 85 Street, there's a crosswalk. We need a pedestrian light there, especially since LRT is coming. We have lots of kids who go to school in Holyrood. That intersection needs additional controls. The curve in the road might need a realignment or some change. The roads don't align right now.

**City:** Thank you for flagging that for us. We will forward to the appropriate department for their consideration and will also assess the curve in the road.

**League:** Currently, for the development on Strathearn Drive, they're using 95 Street to access it with construction equipment. However, they'll need to use a different way in and out of the neighbourhood with

concrete trucks once neighbourhood renewal work starts. Can the City offer different options?

**City:** We will work to coordinate construction activities between the development, LRT and Neighbourhood Renewal.

**League:** How will the timing of neighbourhood renewal work in spring 2017 impact traffic, especially during Folk Fest?

**City:** In Bonnie Doon, we shut down construction during Folk Fest and cleaned up the streets to make sure sidewalks were accessible. We will endeavor to do the same in Strathearn.

**League:** We have an art walk in the second week of September, so construction would be better if it's completed in that area in that time.

**City:** We will work to coordinate construction activities around this between the development, LRT and Neighbourhood Renewal.

**League:** I'm curious about communication to residents during construction. I think with some of the drainage work, we got notices that work was happening, which was great, but then you wake up one day and the construction equipment is in your back alley and you can't get out of your house. It would have been nice to have more specific instructions for the night before to warn us.

**City:** At the start of the year, we send all residents in the neighbourhood construction bulletins containing the project manager's name and contact information. Contractors also send out a bulletin prior to work beginning on a specific street. Information is also available on [Edmonton.ca/BuildingGreatNeighbourhoods](http://Edmonton.ca/BuildingGreatNeighbourhoods).

**League:** Is there a set price per metre that the City's contractor charges for sidewalk replacement? What portion of that is the sidewalk versus the curb/gutter and the sidewalk slab?



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**City:** Yes, there is a set cost per metre. Property owners have two options for payments -- up front, or over 20 years. Please see [http://www.edmonton.ca/transportation/on\\_your\\_streets/sidewalk-reconstruction.aspx](http://www.edmonton.ca/transportation/on_your_streets/sidewalk-reconstruction.aspx) for more details.

**League:** When does the tax bill come for that?

**City:** The year after construction. It's a line item on your tax notice.

**League:** What happens with the sidewalks that border the school?

**City:** The school is the property owner, so the school will get their own tax notice that spells out its costs.

**League:** Who pays for the cost of replacing trees and sod, and regrading?

**City:** The City will pay for sod, trees and regrading. We ask that property owners help by watering new sod.

**League:** If trees have to be taken out, what happens?

**City:** The City tree policy works towards preserving trees as much as possible through the use of extra cuts, rebar and shifting sidewalks. In order to keep positive drainage towards the roadway, grading must be done appropriately. It's dependent on the condition of lots and sidewalks, which we won't know until we do field design. We will also have an urban forester involved who will guide us in dealing with neighbourhood trees.

**League:** Will there be any work done on sidewalks before this starts in 2017?

**City:** We will assess whether maintenance is required and take action if there are safety issues. To report specific issues that need immediate attention, please call 311.

**League:** What about people who have put in irrigation/sprinklers in the boulevard?

**City:** It's important to note that it's against City bylaws to put irrigation systems in the boulevards, since that's City property. Any existing boulevard sprinkler systems won't be replaced. On private property, we make every effort to protect sprinkler systems.

**League:** What about landscaping on boulevards?

**City:** We try to preserve what's already there or replace it with similar elements.

**League:** The City told us that they might want to see sidewalk from the southeast corner of the park to the community league hall. We haven't addressed some of that as part of the development permit. Our target construction is 2016.

**City:** Thank you for flagging that for us. We will forward to the appropriate department for their consideration. As part of the community hall construction, the community league would be responsible for addressing the requirements of the development permit.

**League:** We're putting in a loading zone at the southwest corner of the park at the street. Will that change as part of this project?

**City:** If it's abutting the road, we'll need to be aware of that as part of the design process. Please provide us with a copy of your plans.

**League:** Next to a piece of property that I'm subdividing, I'm going to have to add a second water/sewer connection. It's being relined, but there's a repair happening adjacent to it. Can I combine this with neighbourhood renewal?

**City:** Manhole repair like you're describing won't be part of neighbourhood renewal because we're already in your neighbourhood doing drainage work prior to neighbourhood renewal.

**League:** You mentioned earlier in the presentation that some curb walks would be converted to boulevard walks. When will we know that?



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**City:** That presentation slide described a situation where a road is too wide and we would want to narrow it to meet City standards. The road still needs to function as a road, so we wouldn't create a boulevard without a design reason. All changes to sidewalks will be presented at the public open houses.

**League:** Is problematic snow removal in an area a design reason to look into creating boulevards? Could boulevards mitigate the problem we have with snow?

**City:** It's a consideration more than a design reason. In terms of changing to a boulevard walk, the road needs to have enough room. If it's too wide, then maybe we will use a boulevard to narrow it down to standard width. Please let us know if you have a specific address that you want us to evaluate and we'd be happy to take a look.

**League:** People drive too fast on Strathearn Drive because it's too wide and straight. Also 92A Avenue - people cut through there to avoid. Between 87 and 85 as well.

**City:** Thanks for flagging that. We'll take that into consideration during our design process.

**League:** Along Strathearn drive, would speed bumps go in?

**City:** if we hear that speeding is an issue, we'll do road assessments, and we'll show designs at the open house. We'll ask for comments on the design at that time. It could be enforcement, speed bumps, a narrower road, or any number of options.

**League:** In one of the designs I saw, LRT wanted to terminate Strathearn Drive on the west side. Is that still on the table?

**City:** Information regarding the Valley Line LRT can be found at [http://www.edmonton.ca/ets/transit\\_projects/southeast-to-west-lrt-mill-woods-to-lewis-farms.aspx](http://www.edmonton.ca/ets/transit_projects/southeast-to-west-lrt-mill-woods-to-lewis-farms.aspx).

**League:** As far as LRT is concerned, everyone is going to bring that up. It's not apparent that the LRT corridor isn't part of your project.

**City:** In other neighbourhood renewal projects, we've brought our LRT colleagues to the public open houses so they can address any questions about their project. Upcoming public meetings in Strathearn will have an LRT representative.

**League:** If 95 Avenue isn't your concern, you should say it up front. That's LRT.

**City:** 95 Avenue will not be part of the Strathearn Neighbourhood Renewal Project but will be addressed during LRT construction. This will be clearly presented at the public open houses.

**League:** With the neighbourhood park renewal, how far does that go? If there is a goat path in the park near our community league building, does that mean it warrants a new path?

**City:** We'll do an assessment and respond back. In some cases, we've heard similar comments and we weren't able to add infrastructure.

**League:** Can we get picnic tables along Strathearn Drive?

**City:** We will have a look at this area. We've developed plans for park spaces in other neighbourhoods in the past. We'll take a look at what pieces would be the community's responsibility to fund and get back to you.

**League:** What would make you unable to add infrastructure?

**City:** If we look at a particular area, and there is no destination (such as a grocery store or other amenity). We may not add infrastructure if a path wouldn't go anywhere.

**League:** The school has about 40 buses that make that route every day. We need a road that can handle bus



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loads, parking, etc. Please talk to the school because it jams up the road.

**City:** Thank you for flagging that for us. We will forward to the appropriate department for their consideration.

**League:** There should be high level of communication between LRT, Neighbourhood Renewal and the Strathearn Heights development. We need to ensure that we're not stuck in the neighbourhood and unable to get out due to torn-up roads.

**City:** We're aware that those three projects are happening in spring 2017 and will do our best to coordinate. We've already met with the Strathearn Heights development and the LRT development area and will continue to work with them.

**City:** You will see preliminary designs and other information in the upcoming public meeting, which will be held in your neighbourhood in spring 2016.

**League:** Do you consult with us on the date?

**City:** We coordinate many meetings in many locations, and it's a big challenge to find appropriate venues close to each community, so we typically pick the date and will then notify you.

**League:** Please give us as much notice as possible.

**City:** We'll let you know as soon as we've finalized details.

**City:** Please see the key dates below for your reference. Email us any feedback before December 15.



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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.

