

Building Great Neighbourhoods

LAUDERDALE



Public Involvement



- Community League Meeting #1:
 September 9, 2014
- Public Meeting #2: March 19, 2015
- Public Meeting #3:
 February 23, 2016



Building Great Neighbourhoods

Building Great Neighbourhoods (BGN) is a longterm framework that coordinates and integrates the efforts of <u>three</u> City of Edmonton programs—

- Drainage Neighbourhood Renewal
- Neighbourhood Renewal
- Great Neighbourhoods Capital Program

—to renew, replace and enhance infrastructure in Edmonton neighbourhoods.



Lauderdale 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: \$23 million



Lauderdale Neighbourhood Reconstruction

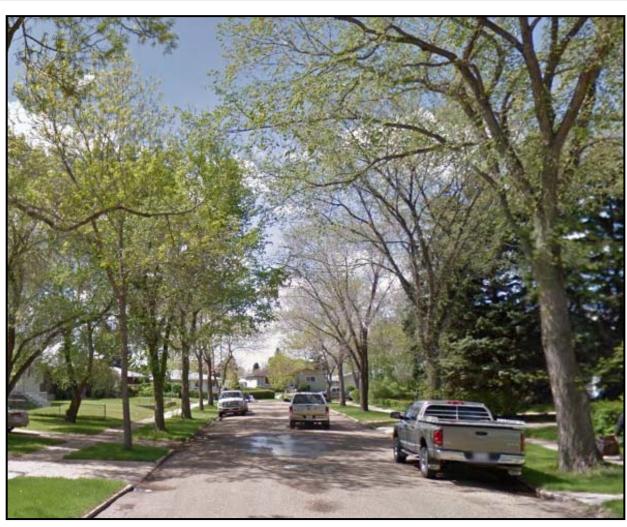
Contributes toward:

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





Lauderdale Neighbourhood Design





Design Considerations

- Intersection improvements
- Active transportation
- Road width





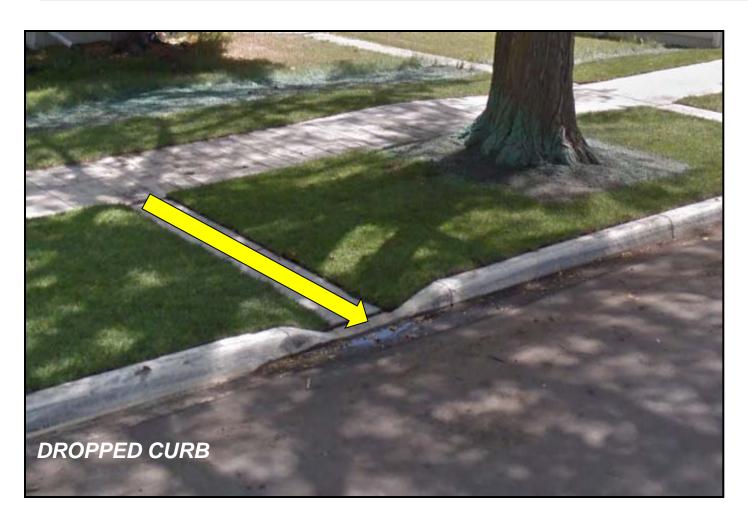


Curb Type





Curb Type

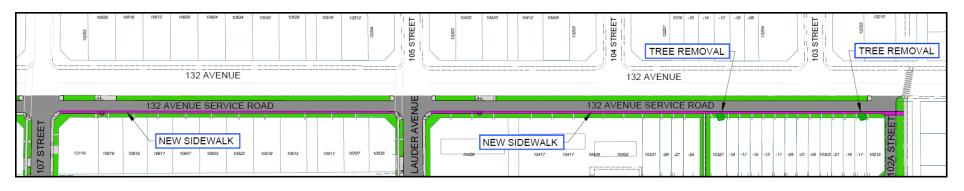




Install sidewalk on the south side of 132Ave

- New sidewalk on the south side of 132Ave service road between 102A St and 107St
- Road to be narrowed by approx 0.7m
- Remove two trees on City property
- Retaining walls may be required





Install sidewalk on the south side of 132Ave

- New sidewalk on the south side of 132Ave service road between 102A St and 107St
- Road to be narrowed by approx 0.7m
- Remove two trees on City property
- Retaining walls may be required

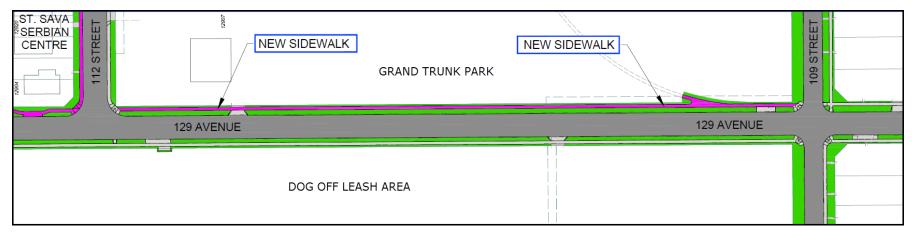


• Install sidewalk around Grand Trunk Park

Response:

 New sidewalk on the north side of 129Ave between 109St and 112St





• Fix the pathway on 108St between 131A Ave and 132Ave

- Three sidewalks through public utility lots (PUL) will be reconstructed:
 - 108St (131A Ave and 132Ave)

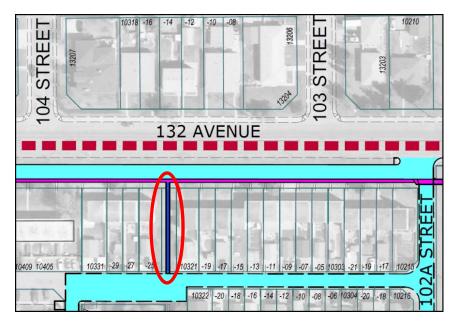






• Fix the pathway on 108St between 131A Ave and 132Ave

- Three sidewalks through public utility lots (PUL) will be reconstructed:
 - 132Ave (103St and 104St)







• Fix the pathway on 108St between 131A Ave and 132Ave

- Three sidewalks through public utility lots (PUL) will be reconstructed:
 - 129Ave (102St and 103St)



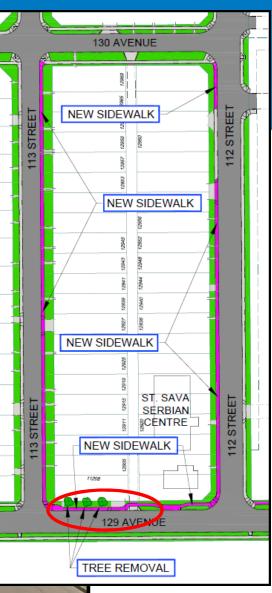


What We Changed - New sidewalk

New sidewalks:

- 129Ave (112St 113St) north side
- Remove three trees on City property



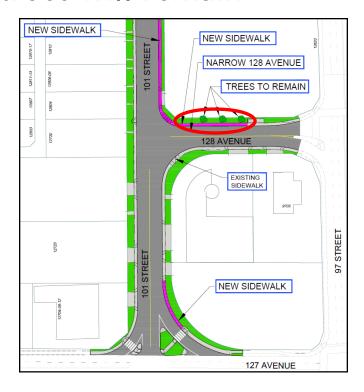




What We Changed - New Sidewalk

New sidewalk:

- 128 Avenue (97St 101St) north side
 - Narrow the road by approximately 1.8m
 - All trees will remain







Great Neighbourhoods Capital Program



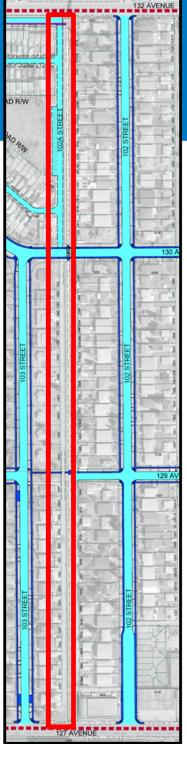




Possible Lighting Along 102A St Shared-Use Path

- Exploring the feasibility of installing lighting along the shared-use path along 102A St between 127Ave and 132Ave
 - Under review





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





Lauderdale Construction Process



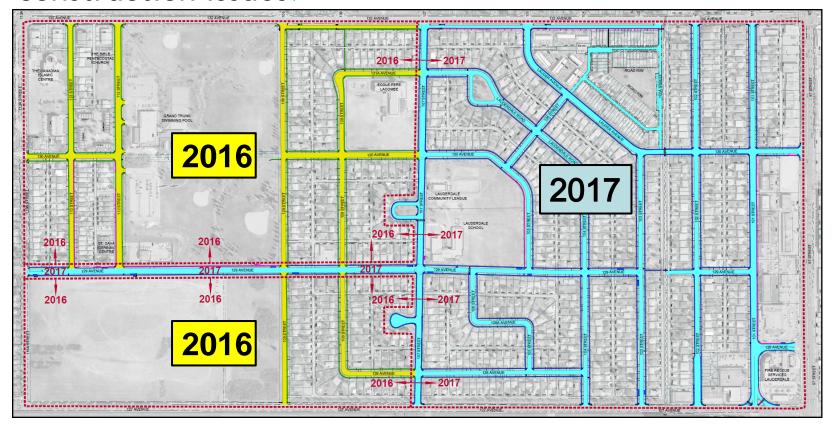


BEFORE AFTER



Construction Staging

- Construction will be staged over two years (2016-17).
- Ultimate staging is dependent on weather conditions, coordination with utilities, and unforeseen design / construction issues.



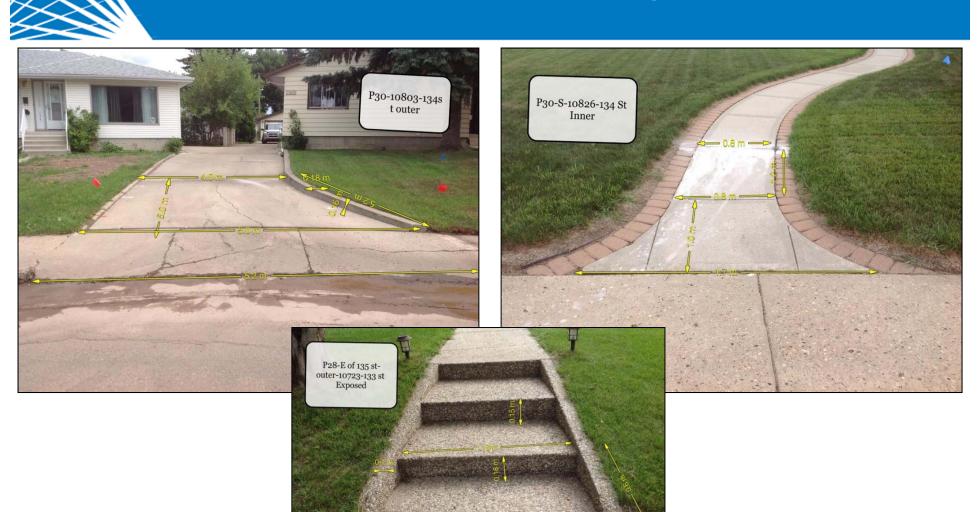
Preconstruction Activities

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



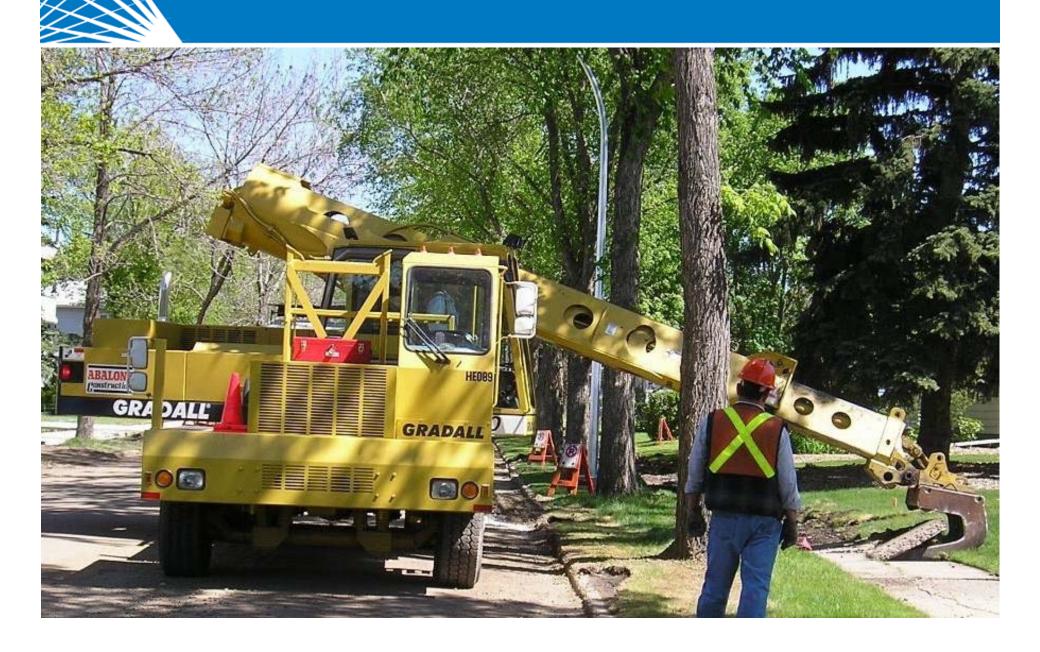


Photo Record of Neighbourhood

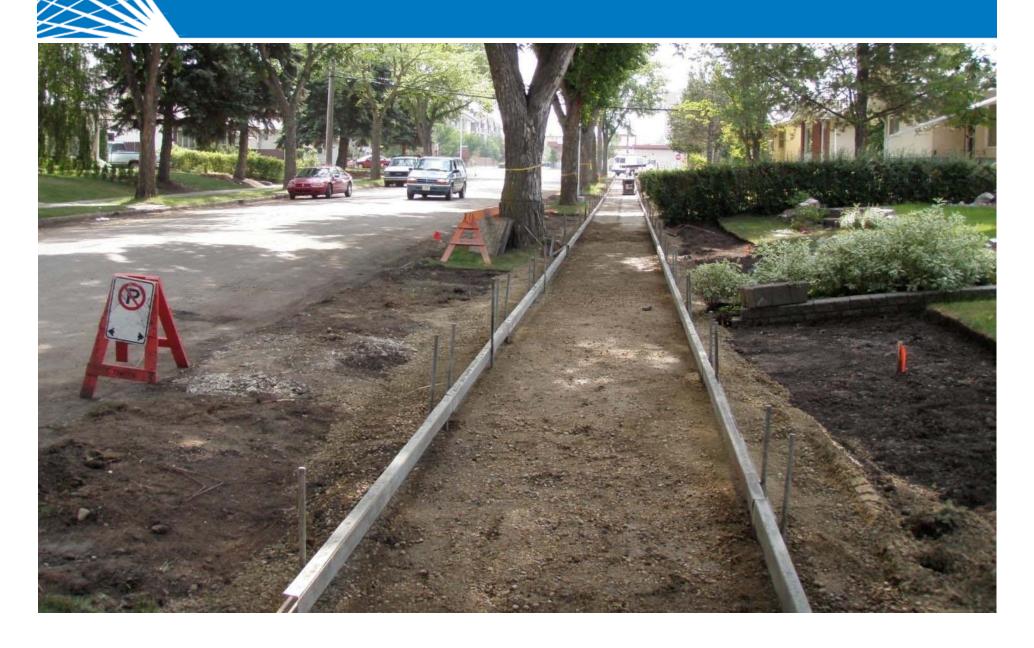




Removal of Sidewalk



Setting Sidewalk Forms



Placement of Granular Base



Hand Poured Sidewalk



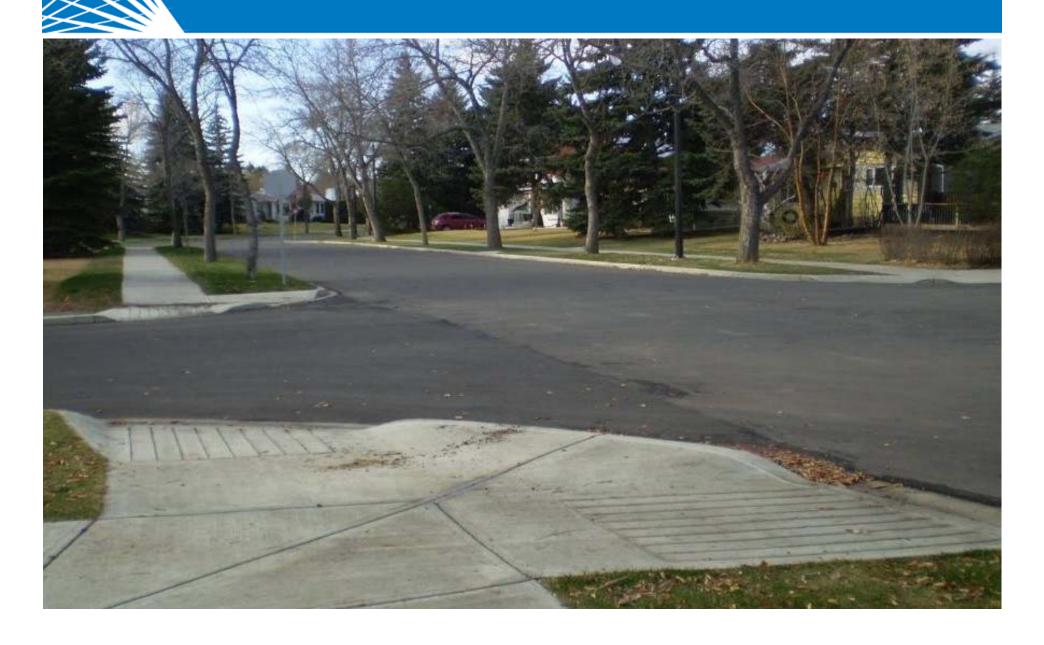
Machine Poured Sidewalk



Mature Trees and Roots



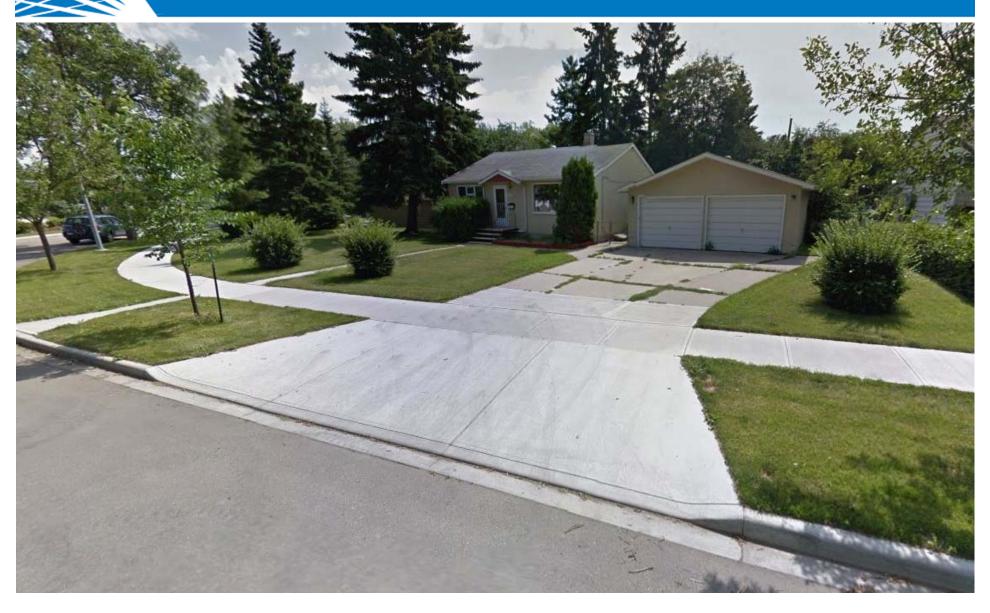
Curb Ramps at Corners



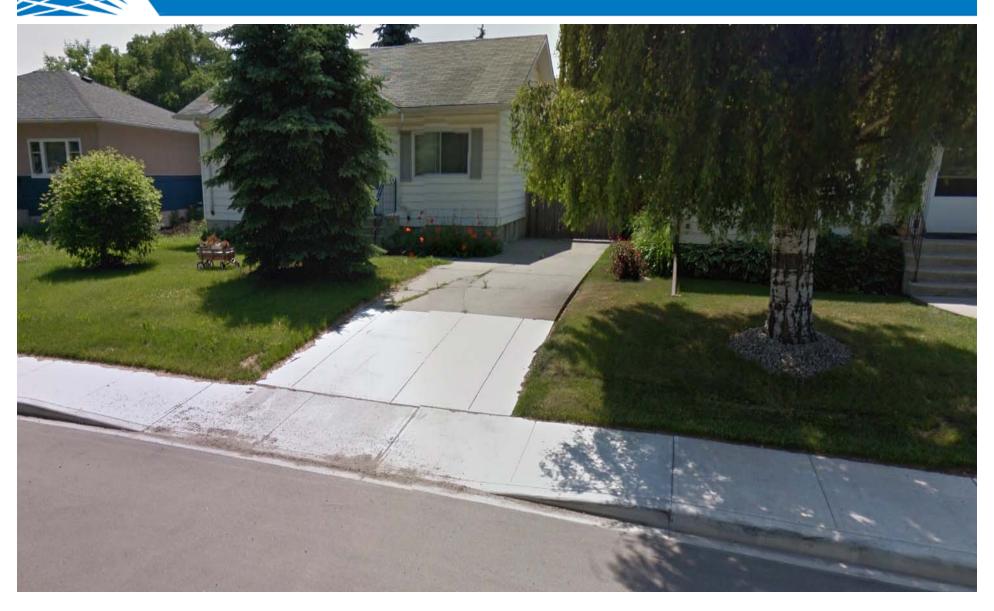
Private Connector Sidewalks



Private Crossings: Boulevard Sidewalk



Private Crossings: Curbline Sidewalk



Gravel Driveway Accesses

Improve gravel driveway access to concrete.

Costs

- City:
 - Base preparation
- Property owner:
 - o Concrete only
- Advantages:
 - Easier snow removal
 - Enhanced drainage
 - o Reduction of gravel tracking





Gravel Driveway Access: Without Upgrade





BEFORE AFTER





Gravel Driveway Access: With Upgrade





BEFORE AFTER



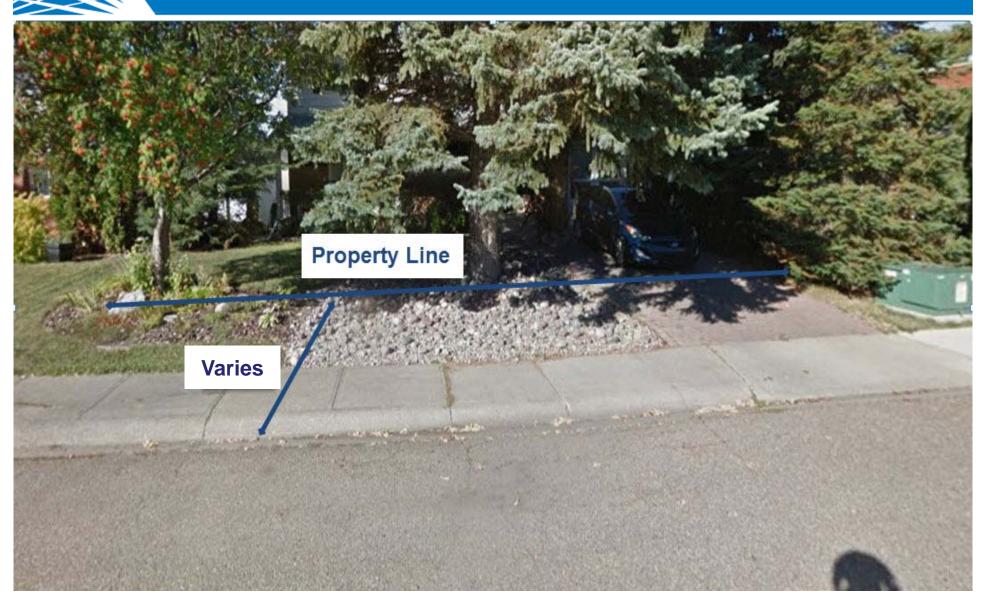
Landscaping







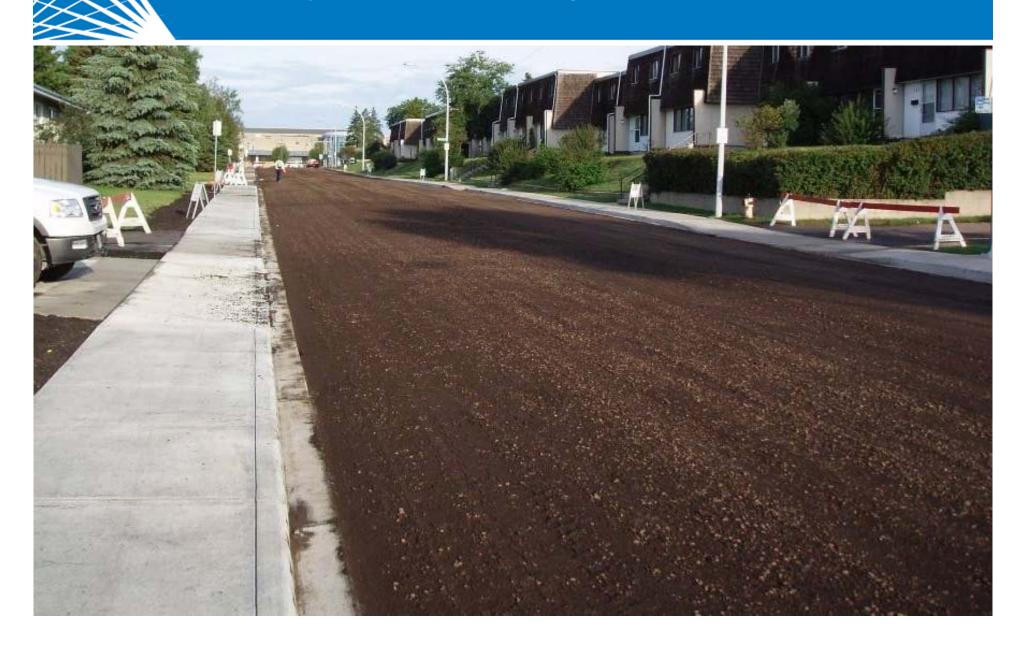
Landscaping Issues: Curbline Sidewalk



Road Reclamation



Ready for Paving

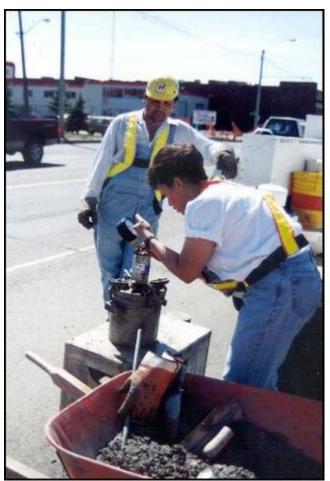


Paving



Quality Assurance







Defeated Local Improvement Asphalt Patching









Defeated Local Improvement Grinding





Defeated Local Improvement Mud-Jacking









Completed Project

BEFORE AFTER





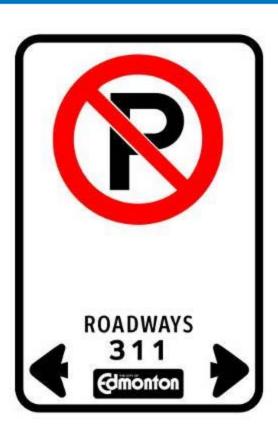
Neighbourhood Renewal

- Contract awarded to the lowest 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: Adnan Akram, P. Eng.

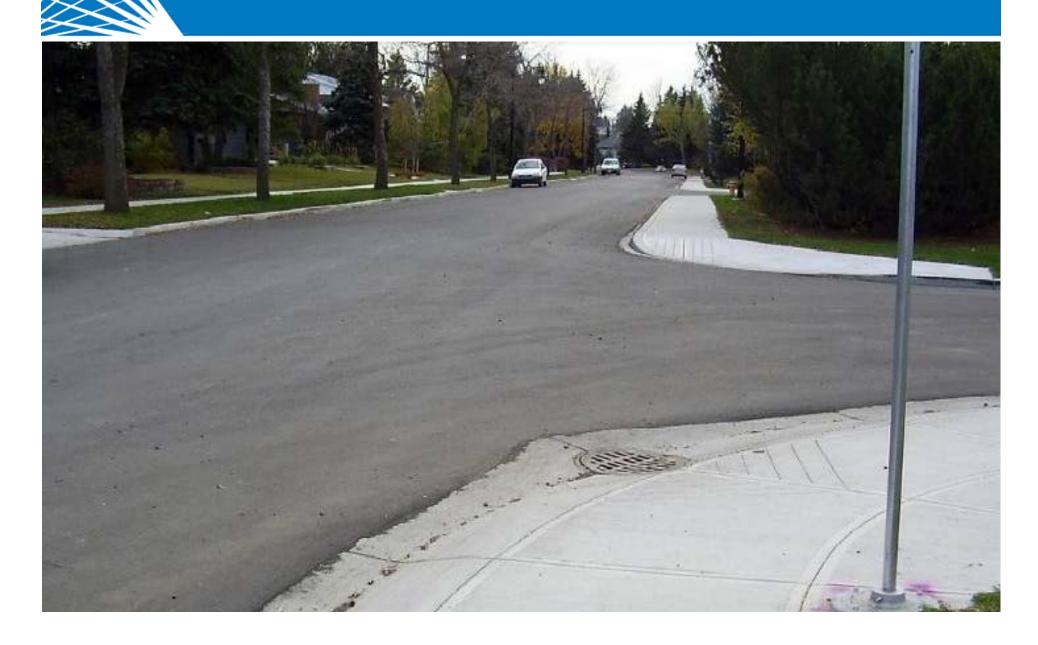
Phone: 780-423-6728

Email: <u>adnan.akram@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:

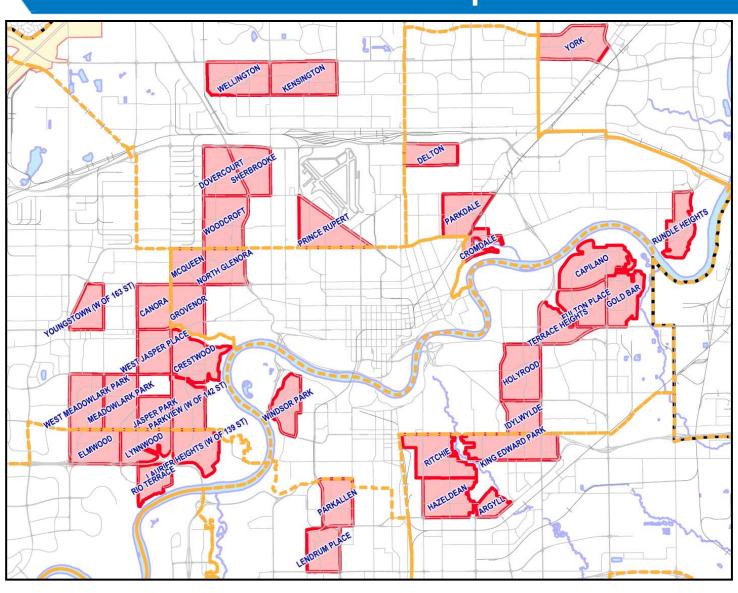
Sidewalk reconstruction: 50-50 cost share with City

Other types of local improvement:

- 100% property owner funded sidewalks
- Curb crossing
- Alley lighting
- Streetscaping
- Alley renewal (reconstruction or resurfacing)



Neighbourhoods with Sidewalk Local Improvement



50-50 Cost Share for Sidewalks

- 2016 Local Improvement sidewalk rates:
 - \$204.21/m (one-time payment)
 - \$14.29/m (yearly rate over 20 years)

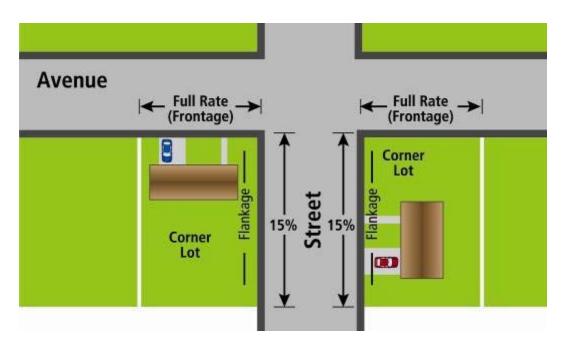


- A typical 50 ft. (15.24 m) frontage would cost:
 - \$3,112.16 (one-time payment)
 - \$217.78 (yearly rate over 20 years)



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



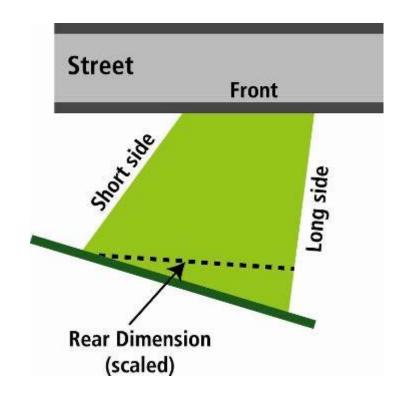


Assessment Length: Pie-shaped or Odd-shaped Lots

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

(front + rear dimension)
2

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

Integrated Infrastructure Services | City of Edmonto

7th floo Century Place 9803-102A Avenus Edmonton, AB TSJ 3A: Canada edmonton.ca



LOCAL IMPROVEMENT NOTICE

January 25, 20

Please join us for an <u>Information Session</u> at Central Lions Seniors Recreation Centre (11113-113 Street) on February 18, 2016 at 6:30pm.

MR PROPERTY OWNER MRS PROPERTY OWNER 6969 66A AVENUE NW

EDMONTON AB \$5X 5E9

RE: Proposed Sidewalk Local Improvement

Local Improvements are proposed in Lansdowne Neighbourhood for construction in 2016 and 2017 and includes sidewalk reconstruction. The details of the local improvement assessment for your property are indicated below

The total cost for all sidewalk local improvements in your neighbourhood is \$3,411,966.00 and the cost is split - 50% paid by the benefitting property owners and 50% is paid by the City at large. Your cost for this improvement is shown below.

Sidewalk Local Improvement Details for Project 1

Tax Roll	# Address	Estimated Length (m)	Paymer	nt Options
			Cost per year*	One Time Cost*
xxxxx	X 6969 66A AVENUE NW	15.24	217.78	3,112.16

* Costs are determined by multiplying the estimated length by the uniform tax rate described on the back side of this sheet.

You have the option to petition against the proposed local improvement, if you choose to petition against, the petition must be received within 30 days of this notice, February 18, 2016. The local improvements are being constructed in accordance with provincial legislation. For more details regarding this assessment or the local improvement process refer to the back of this sheet and the information included.

Please note, condominium owners receive a notice for each condo unit, parking stall and storage unit that have a separate tax roll number. The Address description in the table above for some of these may have no entries.

** Provincial Legislation refer to section 393(1) of the Municipal Government Act, R.S.A 2000, c M-26 (MGA)



Local Improvement Petition

Package includes:

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

	Petition Again	st the Proposed Local	I Improvemen	ıt	
We, the registered ow wish it to proceed.	mers, are opposed to the above	ve local improvement project, as n	notified by the Transp	ortation Serv	vices, and do r
Owner's Name (Print)	Owner's Address (Where You Live)	Property Address (Improvement Location)	Owner's & (Signature)	Date	Witness (Signature
2					
3					
4					
5					
PLEASE NOTE:					
opposing this loca assessments of a	If improvement, Second, the vi		must equal at least o	ne half of the	e total value of
owner for the purp	oose of counting the number of				
3. If a corporation, of	hurch, organization, estate or	other entity is entitled to sign a per produce a certificate authorizing the	etition, the petition ma	ay be signed petition.	on its behalf
	ust fill in the "Affidavit of Execu-				



Affidavit of Execution

Package includes:

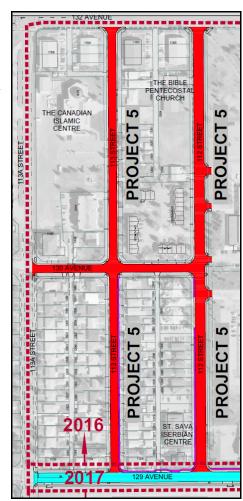
- Invitation
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	T OF EXECUTION of WITNESS
(Must be filled in by the <u>V</u>	VITNESS and sworn before a Commissioner for Oaths)
CANADA)	(Mitnace) of the
PROVINCE OF ALBERTA) TO WIT)	I, (Witness) of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY:
That I was personally pre	esent and did see (Print Owner Name(s))
(1)	. (4),
(2)	, (5),
(3)	
named therein, duly sign and ex	who is (are) personally known to me to be the person(s xecute the same for the purpose named therein. uted at the City of in the
Province of Alberta, and that I a	
3. That I know the said (Print	t Owner Name(s))
(1)	, (4)
(2)	, (5),
(3)	;
and (s)he (they) is (are) in	n my opinion the full age of eighteen years.
	,
SWORN BEFORE ME at the)
City of In the Province of Alberta, this	
City of In the Province of Alberta, this	
City of In the Province of Alberta, this	
City of In the Province of Alberta, this	(Signature of Witness)



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, CET

Direct Phone: 780-944-7672

Email: NeighbourhoodRenewal@edmonton.ca

Website: edmonton.ca/Localimprovements



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
- Construction begins in spring 2016

