

BUILDING GREAT NEIGHBOURHOODS

Dunluce Neighbourhood and Alley Renewal
November 2023

Edmonton

The draft design for your new streets, sidewalks, parks and alleys is ready for your review!

Community Feedback on Draft Design

The City of Edmonton is ready to share a neighbourhood draft design for Dunluce showing how key infrastructure changes and upgrades work together to revitalize streets and sidewalks, improve active transportation connectivity and enhance City-owned parks and open spaces.

Decisions are directed by City Policies and Standards and technical constraints and opportunities. Public input gathered throughout the project has provided local knowledge, helped create a project Vision and Guiding Principles to guide decision making and identified resident concerns and ideas to be considered to ensure the best neighbourhood experience for all users.

Share your thoughts!

There may be one or more changes planned near your residence or property that could affect how you experience walking, biking, rolling, driving and gathering in your neighborhood. You are invited to review the plans and provide feedback on how well the draft design meets the needs of area residents and users, what could be improved and how well you think the Vision and Guiding Principles are being reflected in the design. (see Page 3 for more information on the Vision and Guiding Principles)

Construction in Dunluce is anticipated to begin in 2025.

You can view the entire draft design booklet online!
To review the street-by-street highlights, see Pages 4 to 7.

Stay informed and engaged

Review the draft design booklet online

November 1 – 30

Visit edmonton.ca/BuildingDunluce

Attend a Public Engagement drop-in event

Thursday, November 9 | 5:30 p.m. – 8:30 p.m.

St. Lucy School
11750 162 Ave NW, Edmonton

Review the draft design in person and share your thoughts with the Project Team

Attend an online community conversation

Thursday, November 16 | 6:30 p.m. – 7:30 p.m.

Learn more about the draft design and have your questions answered.

Register online at:
edmonton.ca/BuildingDunluce

Take the online survey

November 1 – 30

Review the draft design and fill out the survey at edmonton.ca/BuildingDunluce or call the Project Coordinator at 780-446-1231 to request a paper copy.



Neighbourhood Renewal Roadmap



PROJECT SCHEDULE

JUNE – NOVEMBER 2022
Starting the Conversation
Building a Project Vision Together
Exploring Opportunities

MARCH – MAY 2023
Exploring Options & Tradeoffs

FALL 2023
Community Feedback on
Draft Design

SPRING 2024
Community Feedback on
Final Design

JUNE 2024 – MAY 2025
Preparing for Construction and
Local Improvement Decisions

**WE ARE
HERE**





Exploring Options and Tradeoffs

March – May 2023

Thank you to everyone who participated in the previous stage, **Exploring Options and Tradeoffs**. The Project Team presented design options that highlighted benefits and tradeoffs and asked the public to provide feedback on the options.

To review how we engaged and what we heard during our last project stages, review the **What We Heard** report at edmonton.ca/BuildingDunluce.

Neighbourhood and Alley Renewal Vision and Guiding Principles

Public engagement played a key role in developing the Vision and Guiding Principles that have been guiding decision making for Dunluce Neighbourhood and Alley Renewal.

You can review the Vision and Guiding Principles on the project web page at edmonton.ca/BuildingDunluce.

Project vision:

Dunluce is a friendly, mature neighbourhood with generationally and culturally diverse residents.

There are opportunities to engage in social, recreational and sporting activities in the many vibrant green spaces and parks throughout the community.

Residents and visitors enjoy all-season walking, rolling and biking in Dunluce. Sidewalks and pathways are smooth, accessible and comfortable, allowing leisurely movement through the streets and parks and provide connections to key destinations and amenities within Dunluce and to neighbouring communities.

The roadways and alleys are smooth, user-friendly, easily navigable and safe in all seasons.

Guiding Principles:

1. All ages and abilities experience comfort when walking, rolling and biking

- + Provide smooth sidewalks, paths and roads
- + Improve accessibility (connections, curb ramps, wider sidewalks, no dead ends)
- + Improve crossing safety (enhanced crosswalks, curb extensions)
- + Improve visibility (pedestrian lighting, clear sight lines, curb extensions)

2. Parks and green spaces are welcoming, accessible and feel safe

- + Improve visibility (park lighting, clear sight lines)
- + Beautify spaces (tree plantings, garbage cans)
- + Create gathering spaces (benches, picnic tables, bbq's)

3. Drivers experience comfortable, safe roads and alleys

- + Provide smooth driving surfaces
- + Enhance safety/visibility at intersections
- + Encourage slow speeds (traffic calming)
- + Consider parking in high use areas
- + Consider snow removal/windrows



The draft design

The draft design identifies key changes to your streets and parks including where elements such as new sidewalks, shared pathways, bike connections and enhanced crossings will be added.

The design focuses on making the streets and public spaces safe, accessible and enjoyable in all seasons for all ages and abilities. To achieve this, the designs presented include a network of active transportation (walking, rolling and biking) connections, traffic calming measures and improved green spaces.

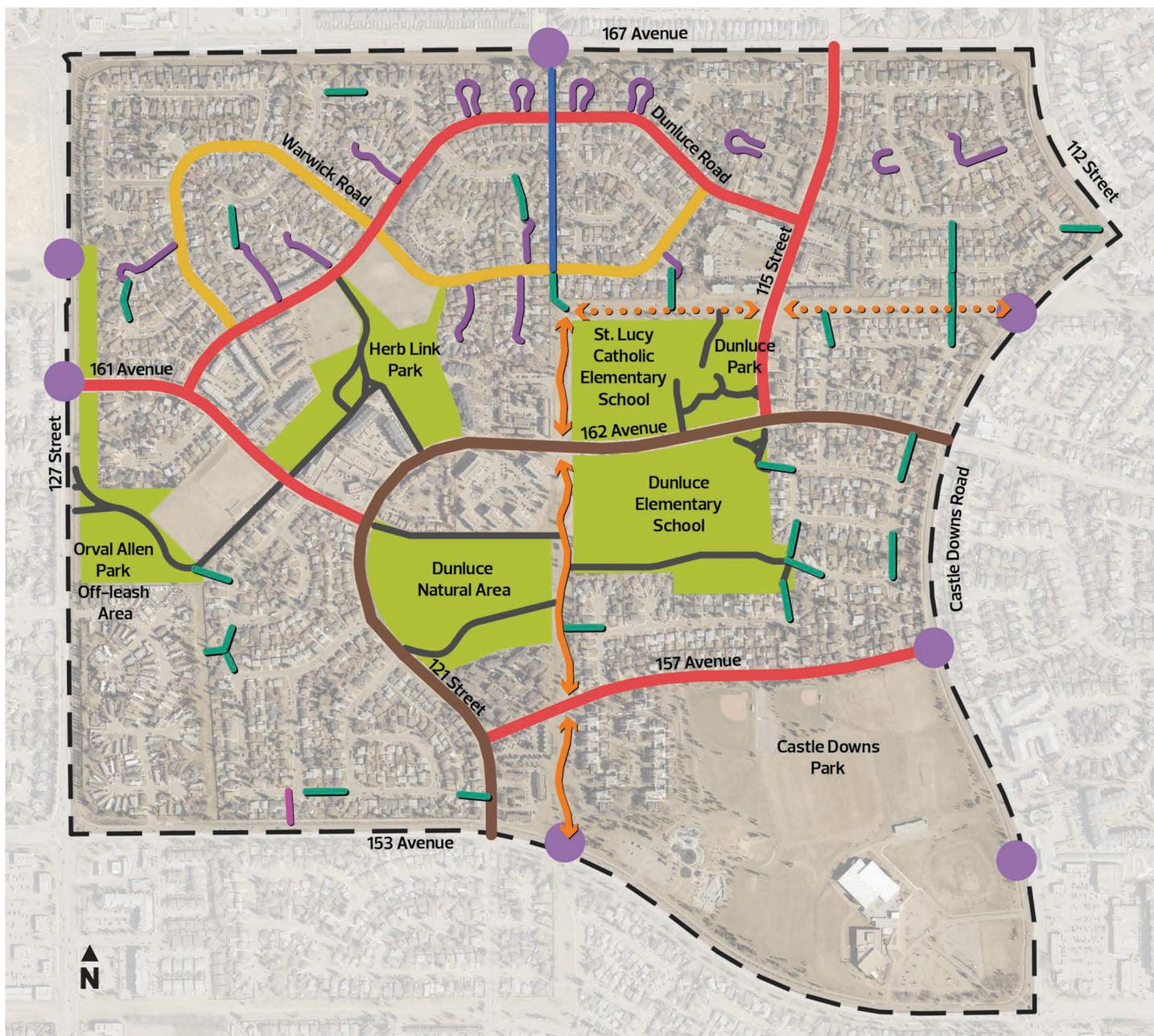
The draft design includes:

- + Residential sidewalk replacement (see [Local Improvement](#) decisions on Page 10)
- + New sidewalk connections
- + Wider sidewalks and pathways (where possible)
- + New pathways and shared pathways
- + Crossing enhancements such as curb extensions and raised crosswalks
- + Arterial road crossing improvements
- + Curb ramps added/replaced on all residential streets
- + New and enhanced bike connections
- + Improvements to parks and open spaces (connections, seating, lighting)
- + New tree plantings (where possible)
- + Full road pavement replacement on all residential streets
- + Rolled curbs for easier driveway access
- + Intersection improvements
- + Changes to on-street parking
- + Oversized road widths narrowed:
 - + To meet current City standards
 - + Support the posted speed limit
 - + Encourage slower vehicle speeds
 - + Provide space for other amenities (e.g. shared pathways, boulevards, bike lanes)
- + Changes to traffic controls (e.g. four-way stops, stops and yield signs)
- + Alley reconstruction and new paving
- + Upgrades to street lighting (with LED lights)
- + Drainage improvements



Rendering of the AltaLink Utility Corridor east-west connection

Draft design overview map



- | | |
|---|---|
|  Dunluce neighbourhood boundary |  New sidewalk |
|  Widen existing breezeway pathway |  Arterial road crossing improvements |
|  New breezeway pathway |  Road redesign and new shared pathway |
|  Widen the existing north-south AltaLink Utility Corridor pathway |  Road redesign and new raised bike lanes |
|  New east-west pathway along the AltaLink Utility Corridor |  Road redesign |
|  New shared street |  New park pathway |
| |  Parks improvements |

Draft design: street by street and park highlights

The following are some of the highlights and key changes included in the draft design.

Some streets will experience additional design changes that will be specific to that street and include the addition of shared pathways, raised bike lanes, curb extensions, crossing enhancements, etc. Some designs will require removal of trees and on-street parking. For a closer look at location-specific drawings, images and explanations, please visit edmonton.ca/BuildingDunluce

Note: If a location you are interested in is not shown here, please visit the draft design booklet online to see the full neighbourhood design.

LOCATION OF DESIGN	DESIGN HIGHLIGHTS OR KEY CHANGES
121 Street: 153 Avenue to 162 Avenue	<ul style="list-style-type: none"> + Wider sidewalks + Raised bike lanes + A raised crossing at 157 Avenue + Curb extensions at intersections + A raised intersection, three-way stop and curb extensions at 121 Street and 161 Avenue + Removal of on-street parking along the east side of 121 Street + Removal and replanting of some trees along the east side of 121 Street
162 Avenue: 161 Avenue to Castle Downs Road	<ul style="list-style-type: none"> + Wider sidewalks + Raised bike lanes + Raised crossings + Curb extensions at most intersections + Some parking removal required (no parking removed in front of schools) + Removal of some trees required
161 Avenue: 121 Street to 127 Street	<ul style="list-style-type: none"> + A shared pathway with a treed boulevard (north side) / wider sidewalk (south side) + A raised crossing + Curb extensions at most intersections + Removal of some boulevard trees required
157 Avenue: 121 Street to Castle Downs Road	<ul style="list-style-type: none"> + A shared pathway (south side) / wider sidewalks (north side) + A raised crossing at the AltaLink Utility Corridor + Curb extensions at most intersections
115 Street: 167 Avenue to 162 Avenue	<ul style="list-style-type: none"> + A shared pathway with treed boulevard (west side) / wider sidewalk (east side) + Raised crossings + Curb extensions at most intersections + Removal of some boulevard trees required
Dunluce Road	<ul style="list-style-type: none"> + A shared pathway (south side) / wider sidewalk (north side) + Raised crossings + Curb extensions at most intersections + Removal of north side parking
Warwick Road	<ul style="list-style-type: none"> + Wider sidewalks + New treed boulevard + Narrowed road width (aligning with current local road standards)
AltaLink Utility Corridor connection to 167 Avenue	<ul style="list-style-type: none"> + Shared street (through alley) connection for people walking, rolling, biking and driving between the AltaLink Utility Corridor and 167 Avenue (no vehicle access to 167 Avenue) + Crossing signal added to 167 Avenue + Traffic calming measures such as bends in the alley, surface treatments and signage will heighten awareness of the shared space + Additional alley lighting

continued on the next page >



LOCATION OF DESIGN	DESIGN HIGHLIGHTS OR KEY CHANGES	
Dunluce Natural Area*	<ul style="list-style-type: none"> + East-west gravel paths upgraded to accessible hard-surface shared pathway + Additional east-west shared pathway on north edge of park 	<ul style="list-style-type: none"> + Seating areas / waste bins + Enhanced and additional LED lighting along paths + New plantings and trees + Removal of some trees required
Dunluce Park and Dunluce School Park*	<ul style="list-style-type: none"> + Existing paths widened + Additional pathways + Additional lighting 	<ul style="list-style-type: none"> + Seating areas / waste bins + Outdoor nature classroom with seating + New trees and plantings
Herb Link Park*	<ul style="list-style-type: none"> + North-south and east-west shared pathways 	<ul style="list-style-type: none"> + Additional lighting + Seating areas / waste bins
Orval Allen Park / 127 Street green space*	<ul style="list-style-type: none"> + East-west shared pathway + Fencing along west side of park along 127 Street + Additional lighting 	<ul style="list-style-type: none"> + Seating areas / waste bins + Naturalized areas along 127 Street green space

*Designs are subject to approval and funding.



Rendering of Warwick Road



Rendering of 157 Avenue looking west –
Castle Downs Road to 121 Street



Rendering of Orval Allen Park



Rendering of shared street connection from AltaLink Utility Corridor to 167 Avenue



Rendering of 115 Street looking north – 167 Avenue to 162 Avenue



Rendering of 157 Avenue looking east – Castle Downs Road to 121 Street

Local Improvement options during Neighbourhood Renewal

1. Sidewalks

Sidewalk replacement is a cost-shared improvement. This means property owners are responsible for 50 per cent of the cost and the City pays the other 50 per cent. Property owners therefore have the opportunity to decide if new sidewalks are installed or not, and may petition against this Local Improvement as per the Municipal Government Act. If the sidewalk Local Improvement process is successfully petitioned against, sidewalks will remain as is and will be maintained for safety by the City. Any future sidewalk replacement would need to be requested and funded 100 per cent by the adjacent property owners. New sidewalks installed where currently missing are 100 per cent City funded. Property owners will have the opportunity to decide if Local Improvements proceed or not. A notice will be sent out in the fall of 2024 for property owners to provide feedback.

2. Alley lighting

As part of the Dunluce Neighbourhood and Alley Renewal project, any existing alley lighting will be upgraded to LED fixtures. Adding alley lighting where none currently exists is a property owner initiated Local Improvement, with 100 per cent of the cost paid for by benefiting property owners along that alley. For more information, visit edmonton.ca/AlleyLighting or contact localimprovement@edmonton.ca.

3. Decorative street lighting

New galvanized street lights are included in your Neighbourhood Renewal at no additional cost to property owners. However, some neighbourhoods choose to pay for a decorative street light upgrade and the cost of the upgrade is charged to the property owners as a Local Improvement. The upgrade from standard to decorative street lights is a community-initiated Local Improvement and carries an additional cost to property owners. To learn more about this opportunity visit edmonton.ca/LocalImprovements.

What Is a Local Improvement?

A Local Improvement is a construction project undertaken near or adjacent to residents' properties which is considered more beneficial to the property owner and local area than to the City as a whole. These Local Improvements are either cost-shared between the City and the property owners, or funded solely by property owners. All property owners have the right to petition against any Local Improvement. The petition process is guided by the provincial Municipal Government Act as well as City policies and procedures. For more information visit: edmonton.ca/LocalImprovements.

As part of Neighbourhood Renewal, Local Improvement options include:

- + Decorative street light upgrades
- + Sidewalk reconstruction
- + Alley lighting

For more information about Local Improvements, go to edmonton.ca/LocalImprovements or for information on initiating a Local Improvement, contact the Local Improvement Project Team at BuildingGreatNeighbourhoods@edmonton.ca

What are the options for decorative street lighting?

Street light options include pole colour and type, arm style and style of light fixture.

Pole



Powder coated galvanized

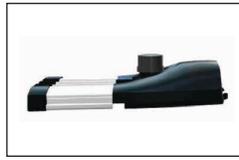


Octagonal



Fluted

Light fixture



Regular



Renaissance

Decorative arm



Newport



Scroll



Heritage

Colour



Black



Blue



Green

Community volunteers lead the campaign to select a decorative option for street lights.

Please let us know if you or any of your neighbours are interested in leading the campaign to decide on decorative street light options in Dunluce. A decorative street light committee can be created to collect input on options. The decorative option would need to be determined and submitted to the City by May 01, 2024. Once an option is submitted, the City will provide an Expression of Interest package to all registered property owners. Property owners will then return their completed notice selecting whether they support or do not support the decorative street lights. If the City receives sufficient support from the community, the Local Improvement process will begin. The City can provide support by sharing the options available for decorative street lights and help gather feedback at upcoming public engagement opportunities. Please contact Chase Gingles at chase.gingles@edmonton.ca if you are interested to learn more.

LOCAL IMPROVEMENT SCHEDULE

MAY 1, 2024

Decorative lighting choice submitted to City by Community

SUMMER 2024

Expression of Interest packages mailed from City

SEPTEMBER 2024

Expression of Interest packages returned to the City

NOVEMBER/DECEMBER 2024

City to confirm decorative lighting support to proceed with Local Improvement

JANUARY/FEBRUARY 2025

Local Improvement Notices mailed from City

FEBRUARY/MARCH 2025

30 day petition period against the Local Improvement

SPRING – FALL 2025

Year 1 (Start) Construction

SPRING 2026

Local Improvement charge on property tax notice for Year 1 Construction area

SPRING – FALL 2026

Year 2 Construction

SPRING 2027

Local Improvement charge on property tax notice for Year 2 Construction area

SPRING – FALL 2027

Year 3 Construction (if required)

SPRING 2028

Local Improvement charge on property tax notice for Year 3 Construction area



City Projects

What other City projects are happening that affect your neighbourhood?

Castle Downs District Park Concept Plan

The City of Edmonton is updating the Concept Plan for Castle Downs Park. In spring 2023 IIS commenced meetings with all the stakeholders, both internal and external. A consultant has been procured, who has completed site assessment. The public engagement plan has been completed. A public open house will be held Tuesday, November 7 from 6 p.m. to 8 p.m. at St. Lucy Catholic School gymnasium at 11750 162 Ave NW. For more information visit edmonton.ca/CastleDownsParkConceptPlan.

Dunluce Community League

Become a member and get involved with the Dunluce Community League. Visit dunlucecl.ca for more information.

Next Steps

Community Feedback on Final Design

Spring 2024

Feedback received during this phase of engagement will be used to inform the final design for Dunluce that will be shared in spring 2024.

Stay informed

For more information, and to sign up for project updates:

Web: edmonton.ca/BuildingDunluce

Email: BuildingGreatNeighbourhoods@edmonton.ca

Call: 311



**SHARE YOUR VOICE
SHAPE OUR CITY**

