



**North Glenora Alley Renewal
Pre-Construction Information Session
Thursday, March 25, 2021, 6:30-7:30 p.m.
Questions and Responses**

Question/Comment	Response
What is the Neighbourhood Alley Renewal Program?	The Neighbourhood Alley Renewal Program outlines a cost effective, long-term strategic approach to renew and rebuild alleys. The program was approved in December 2018 and aims to improve the condition of alleys across the City over the next 25 years.
How are alleys chosen for renewal?	<p>The City of Edmonton has a significant backlog of alleys in poor condition. When City Council approved the Neighbourhood Alley Renewal Program, part of the approval included an approach to prioritize alleys for renewal. Project selection and prioritization is determined by three considerations:</p> <ul style="list-style-type: none"> ● Neighbourhood-wide approach <ul style="list-style-type: none"> ○ This approach creates more consistent alley lifespans and conditions within neighbourhoods to help plan future maintenance and renewal work. It also results in construction efficiencies by having contractors mobilized in one location. ● Average alley neighbourhood condition <ul style="list-style-type: none"> ○ Alleys are visually inspected every four years and given a condition rating to reflect how much lifespan is left in the roadway. Priority is placed on the elimination of the worst alleys where possible. ● Utility Coordination <ul style="list-style-type: none"> ○ Coordination of utility repair and replacement is essential for all City projects and may have an impact on the order that some neighbourhood alleys are addressed. We do not want to rebuild an alley if what is underneath it may require its own repair in the near future.
What will a renewed alley look like?	<p>A renewed alley will:</p> <ul style="list-style-type: none"> ● Have a paved, four metre wide surface (where possible)



ALLEY RENEWAL



	<ul style="list-style-type: none"> • Address surface drainage issues as much as possible • Replace the material between the alley and property line with the material that was removed during construction • Tie in to driveways where possible • Have existing alley lighting upgraded to LED fixtures
<p>How is the Neighbourhood Alley Renewal Program funded?</p>	<p>The Alley Renewal program is funded through an increase to the Neighbourhood Renewal Program tax levy, implemented incrementally with the goal of establishing a fully-funded program, estimated at \$22.3 million annually. This program is funded city-wide, and there is <u>no additional cost</u> to property owners whose alleys are being renewed through this program.</p>
<p>There is no lighting in my alley. Will that be added as part of this project?</p>	<p>As part of the renewal project, only 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% of the cost paid for by benefiting property owners. For more information, visit edmonton.ca/alleylighting or contact localimprovement@edmonton.ca.</p>
<p>Will you replace damaged light poles?</p>	<p>Light poles fall within EPCOR scope and they will be contacted, should a light pole need to be fixed or replaced due to damage.</p>
<p>When will my alley be under construction and how long will it take?</p>	<p>North Glenora Alley Renewal will be staged over two years, starting in 2021. We are aiming to begin construction in May 2021. More specific construction timelines and details will be available in the spring, and a notice will be sent to impacted residents prior to construction starting.</p> <p>A construction map is available on the project webpage at edmonton.ca/northglenoraalleyrenewal</p>
<p>How much noise and dust will there be?</p>	<p>Some noise and vibrations can be expected, but we commit to working within bylaw hours which are Monday to Saturday, 7:00 a.m. to 9:00 p.m. and Sunday from 9:00 a.m. to 7:00 p.m.</p> <p>Water will be used to control the dust as much as possible.</p>
<p>ATCO was planning a steel main replacement project in North Glenora - is this still happening?</p>	<p>In 2019, ATCO was planning a project to replace all the natural gas steel mains in North Glenora and all affected residents were notified. Originally, this project was driven by the amount of road construction activity the City of Edmonton had planned in the area. However, ATCO was able to modify their project</p>



ALLEY RENEWAL



	<p>scope. Instead of replacing all the natural gas mains, they will complete preventative maintenance work on the infrastructure and only replace a small section of mains. They are working with us to finalize the construction schedule. Any directly impacted residents will be contacted by ATCO with further details.</p>
<p>Will ATCO be restricting access as well to work on utilities?</p>	<p>We have been coordinating with ATCO and in most cases they would need one or two days to complete work in each location. They will be working in isolated locations so you should still be able to access your property during that time. ATCO will contact residents if additional impacts are expected.</p>
<p>Can I park in my garage during construction?</p>	<p>Alleys under construction will be inaccessible for approximately four weeks.</p> <p>Parking will be unavailable in the alley during this time. If you need to access your vehicle, please make sure to use street parking.</p>
<p>If my alley is inaccessible for four weeks, how can I access my boat, trailer, motorhome or other large vehicle?</p>	<p>Temporary parking permits can be requested through the Delivery Project Manager closer to the time of construction. This will allow you to park on the front street while your alley is inaccessible.</p>
<p>How will my waste and recycling be collected during alley renewal?</p>	<p>During the period of time where your alley is inaccessible due to construction, waste collection will be moved to the front streets.</p>
<p>Will any trees be removed?</p>	<p>In order to provide clearance for construction, pruning of public and private trees and shrubs may be necessary. This work will be done by professional arborists over the winter prior to the construction. There is no cost to property owners. If pruning is expected to be extensive or a private tree may need to be removed, the property owner will be consulted. Any trees, hedges or shrubs that are growing on City property within the alley right-of-way <i>may</i> be removed and not replaced to consider future conflicts with overhead utility lines or the clearances required for automated waste collection.</p>
<p>Will you replace any grass that needs to be removed?</p>	<p>Yes, we will replace any materials we remove with a material that is the same or very similar.</p>



<p>Will alley renewal fix the water ponding issues in front of my driveway?</p>	<p>Surface drainage issues will be addressed during renewal. You will see better water flow to the drains after construction.</p>
<p>Will the new alley withstand the weight of garbage trucks and other large vehicles?</p>	<p>Yes, the new alley design is up to a better standard than the older alleys. We have added in more features such as two layers of textile materials in between to strengthen the alley. We are also going to try and widen the alleys to the four metre standard, where possible.</p>
<p>Can you pave my driveway at the same time that you are paving the alley?</p>	<p>No, unfortunately we have limited scope and materials that can only be used on the new alleys. We can provide you with the contact for the contractor, should you desire to have work done on your personal property at another time.</p>
<p>If I have a construction concern related to my property, who should I contact?</p>	<p>Matthew Mohr matthew.mohr@edmonton.ca 780-495-9963</p>