

# BUILDING GREAT NEIGHBOURHOODS

Pleasantview Neighbourhood Renewal Newsletter – March 2022

Edmonton

## Construction starts this spring!

The Pleasantview Neighbourhood Renewal Project Team will soon be hitting the streets in Pleasantview to bring the final neighbourhood design to life. This includes not only replacing residential road surfaces, street lights, sidewalks, curbs and gutters but also improving how people walk, bike, roll, drive and gather in outdoor spaces. The neighbourhood design focuses on making your streets and public spaces safe and accessible in all seasons for all ages and abilities.

Pleasantview's Neighborhood Renewal began in September 2019. The planning process included gathering local knowledge, balancing design opportunities with technical constraints and incorporating City policies.

We presented the final neighbourhood design to the community for feedback in summer 2021. The Project Team is ready to share the updated final design and share information about construction in your neighbourhood.

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You can view all the details at [edmonton.ca/BuildingPleasantview](https://edmonton.ca/BuildingPleasantview)

## Pleasantview Neighbourhood Renewal Project Timeline

### FALL 2019

Building a Project  
Vision Together

### WINTER/SPRING 2020

Exploring Opportunities

### SUMMER/FALL 2020

Exploring Options  
and Tradeoffs

### WINTER 2020

Community Feedback  
on Draft Design

### SUMMER 2021

Community Feedback on Final  
Design

WE ARE  
HERE

### MARCH 2022

Preparing for Construction

### SPRING 2022 – FALL 2023

Construction on Your Streets

### FALL 2023

Celebrate with Us

## Stay engaged and informed

Please visit us online at [edmonton.ca/BuildingPleasantview](https://edmonton.ca/BuildingPleasantview) for the following information and engagement opportunities:

### Final design booklet (updated March 2022)

View the entire neighbourhood design online now!

### Preparing for Construction information booklet

View the Preparing for Construction information booklet online now!

### Preparing for Construction online information session

Learn what to expect once construction begins, what has changed from the previous version of the final design and have your questions answered.

**March 16, 2022 | 6:30 – 7:30 p.m.**

**Online** (registration required)

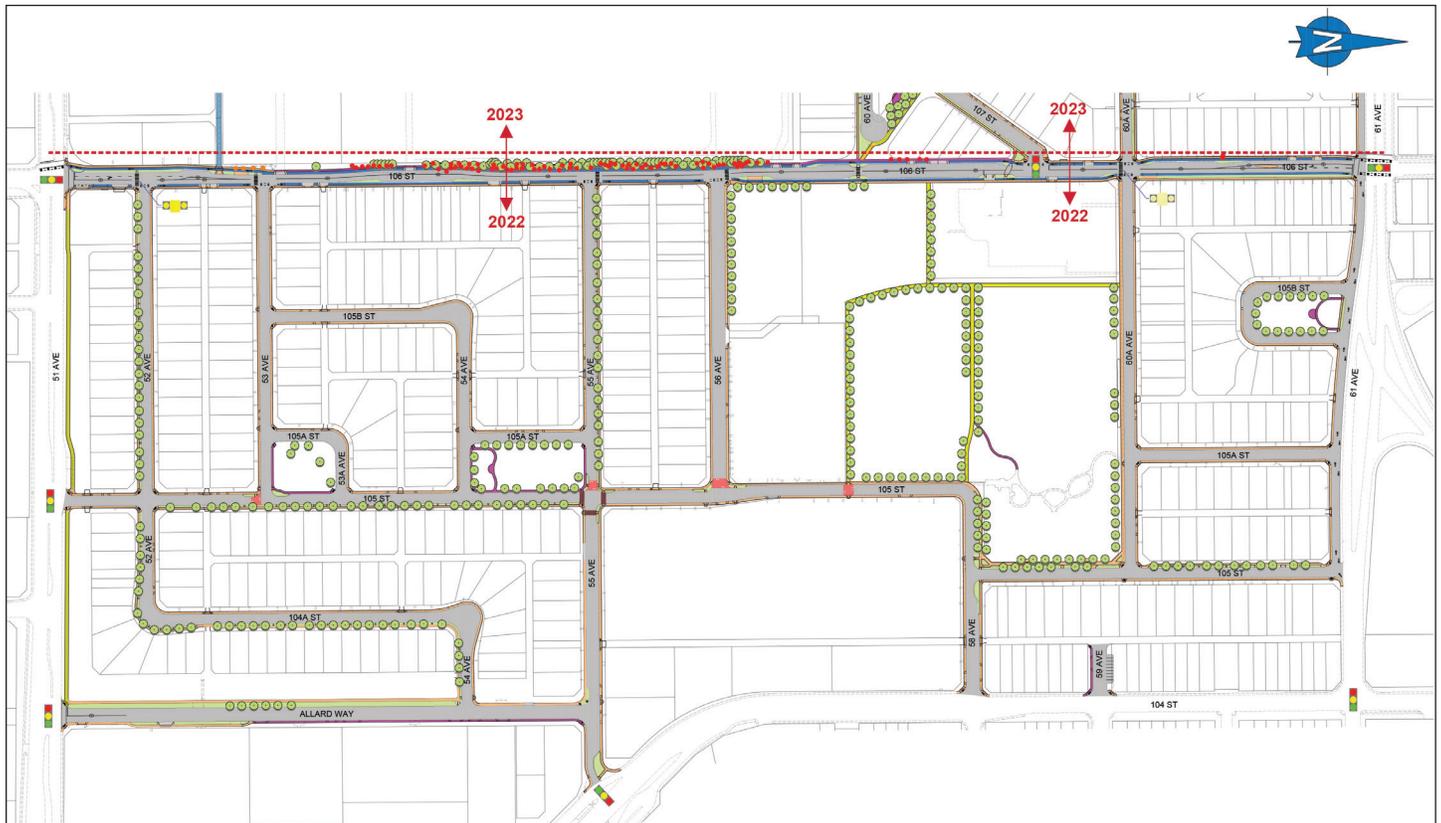
Visit [edmonton.ca/BuildingPleasantview](https://edmonton.ca/BuildingPleasantview) to register.

# Preparing for construction

Pleasantview's Neighbourhood Renewal construction is scheduled to begin in spring 2022 and is expected to take two years to complete. Construction in front of your property will take approximately 12 weeks, however it will be coordinated as efficiently as possible to minimize the impacts on you. While local traffic will be allowed, your streets will be closed to other traffic on select days and certain areas may be restricted from parking. You will receive advance notice of traffic closures and signs will clearly indicate where and when parking is restricted.

Construction will be staged over two years as follows:

## Year one construction staging:



- |                                                                                                                   |                                                                                                            |                                                                                                                   |                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
|  SIDEWALK RECONSTRUCTION        |  NEW RAISED CROSSWALK   |  EXISTING TREE TO BE REMOVED   |  TRAFFIC SIGNAL                      |
|  NEW SIDEWALK                   |  NEW ENHANCED CROSSWALK |  EXISTING TREE TO BE RELOCATED |  EXISTING PEDESTRIAN FLASHING SIGNAL |
|  SHARED-USE PATH RECONSTRUCTION |  ROAD RENEWAL           |  NEW TREE OR RELOCATED TREE    |  NEW PEDESTRIAN FLASHING SIGNAL      |
|  NEW SHARED-USE PATH            |  LANDSCAPING            |                                                                                                                   |  EXISTING ONE-WAY ROAD               |
|  NEW RAISED BIKE LANE           |                                                                                                            |                                                                                                                   |                                                                                                                           |
|  NEW SHARED STREET/ALLEY        |                                                                                                            |                                                                                                                   |                                                                                                                           |

You can view all the details at [edmonton.ca/BuildingPleasantview](http://edmonton.ca/BuildingPleasantview)

Year two construction staging:



 SIDEWALK RECONSTRUCTION	 NEW RAISED CROSSWALK	 EXISTING TREE TO BE REMOVED	 TRAFFIC SIGNAL
 NEW SIDEWALK	 NEW ENHANCED CROSSWALK	 EXISTING TREE TO BE RELOCATED	 EXISTING PEDESTRIAN FLASHING SIGNAL
 SHARED-USE PATH RECONSTRUCTION	 SPEED HUMP RECONSTRUCTION	 NEW TREE OR RELOCATED TREE	 EXISTING PEDESTRIAN FLASHING SIGNAL
 NEW SHARED-USE PATH	 NEW SPEED HUMP	 NEW FENCE	 EXISTING ONE-WAY ROAD
 NEW RAISED BIKE LANE	 ROAD RENEWAL		
 NEW SHARED STREET/ALLEY	 LANDSCAPING		

You can view all the details at [edmonton.ca/BuildingPleasantview](https://edmonton.ca/BuildingPleasantview)

## Preparing for construction

### What you can expect to see before construction starts

You will soon see construction activities on your streets that will prepare the area for the road and sidewalk reconstruction. These may include:

- + Utility companies completing their work before construction begins. This minimizes cutting into the street after it is reconstructed.
- + Trees being pruned if they are in the way of the construction equipment. If a tree on private property requires pruning, the City will notify the property owner.

### Communication during construction

Before sidewalk and roadway construction activities begin, a construction bulletin will be distributed to you with information about the work being done, as well as the contact information for the City's Delivery Project Manager. Construction bulletins will also be used to deliver updates directly to you throughout the construction period.

In addition, you can visit [edmonton.ca/BuildingPleasantview](https://edmonton.ca/BuildingPleasantview) for regular updates on how construction is progressing in the neighbourhood.

### Protecting trees during construction

The City of Edmonton places significant importance on the protection and preservation of trees and has a dedicated Urban Forester to guide the work. The design and construction of sidewalks and other infrastructure considers the need to protect trees and construction practices may be adjusted to accommodate this. This may include constructing sidewalks around tree roots to preserve the health of the tree.

## How we engaged: Community Feedback on Final Design

### Reporting back

**What We Heard report** – This report summarizes all feedback collected during the **Community Feedback on Final Design** engagement stage, which was reviewed and considered by the team. Based on this, minor refinements were made to the final design.

Visit [edmonton.ca/BuildingPleasantview](https://edmonton.ca/BuildingPleasantview) to view the full What We Heard report.



### Live online event

61 participants



### Online and paper survey

132 completed surveys





You can view all the details at [edmonton.ca/BuildingPleasantview](https://edmonton.ca/BuildingPleasantview)

## Pleasantview's final design

The final design for the neighbourhood focuses on making your streets and public spaces accessible in all seasons for all ages and abilities. We encourage you to view Pleasantview's final design booklet online to see all changes coming to your streets and parks. Some designs were updated since the design was shared last summer.

Here are some highlights:

### 106 Street design

In the previous stage of public engagement, **Community Feedback on Final Design**, two potential design options for 106 Street between 51 Avenue and 61 Avenue were presented for consideration:

- + Option A:
  - + Separated, raised bike lanes on the east and west sides of 106 Street, with continuous sidewalks on both sides.
- + Option B:
  - + East side of 106 Street between 51 Avenue and 61 Avenue: separated, raised bike lane.
  - + West side between 51 Avenue and 53 Avenue, and 56 and 61 Avenue: separated, raised bike lane.
  - + West side between 53 Avenue and 56 Avenue: separated, on-street bike lane with a concrete median dividing it from vehicle traffic. There would be no room for a sidewalk along this portion.

### What we heard about the 106 Street design

- + More survey respondents strongly or somewhat supported Option A (66%), than Option B (37%).
- + More survey respondents strongly or somewhat opposed Option B (52%), than Option A (29%).

With consideration for this public feedback, as well as alignment with City policy and strategy direction, **Option A was selected as the final design to proceed.**

106 Street will have separated, raised bike lanes on the east and west sides of the street, with continuous sidewalks along both sides. While this option will remove trees along the west side of 106 Street, as well as four public on-street parking stalls on the east side, the design will create separate, safe spaces for all who walk, bike, roll and drive. Approximately 70 new trees will also be planted with this design.



106 Street – 54 to 56 Avenue

You can view all the details at [edmonton.ca/BuildingPleasantview](http://edmonton.ca/BuildingPleasantview)

### A few changes to the final design that was proposed in summer 2021

Driving and street crossings	
Location:	Design change:
109 Street and 60 Avenue roundabout	There will no longer be shared-use path connections on the outside of the roundabout at 109 Street and 60 Avenue.
109 Street and 57 Avenue	The bus stop on the northwest corner of this intersection has been relocated from 57 Avenue to 109 Street. A curb extension has been added.
105 Street and 55 Avenue	The previously shown curb extension in the southeast corner has been removed.
60 Avenue and 108 Street	The median has been removed from the design.
60 Avenue – east of 107 Street	The shared street design has been changed to a shared-use path with a partial road closure.
58 Avenue and 105 Street – entry feature sign	The new entry feature sign has been moved from the east curb extension to the west curb extension.
Biking and walking	
Mount Pleasant School	One section of the shared-use path has been removed from the design.
111 Street service road	New sidewalk added to provide additional connectivity in a high traffic area for people who walk.
59 Avenue – west of 104 Street	New sidewalk added to provide a missing link for people who walk.
106 Street	See <i>106 Street design</i> on page 6.

Visit [edmonton.ca/BuildingPleasantview](http://edmonton.ca/BuildingPleasantview) to view the updated neighbourhood design for Pleasantview.



## New boulevard trees

The final design includes the planting of new boulevard trees in some areas of the neighbourhood. In some areas, the curb will remain in the same location, but it will require sidewalks to be moved closer to the property lines. On-street parking in these locations will remain.

The locations where these slight sidewalk relocations will occur are:

- + The west side of 105 Street between 61 Avenue and 60A Avenue
- + The north side of 55 Avenue between 106 Street and 105 Street
- + The east side of 105 Street between 55 Avenue and 52 Avenue
- + The south side of 52 Avenue between 106 Street and 104A Street
- + The east side of 104A Street between 52 Avenue and 54 Avenue
- + The south side of 54 Avenue between 104A Street and Allard Way

In other areas, the sidewalk will remain in the same location, but the curb will be moved to narrow the road and provide space for the new boulevard trees.

The locations where these curb relocations will occur are:

- + The north and south side of 52 Avenue between 107 Street and 109 Street
- + The north side of 58 Avenue between the two sections of 105 Street



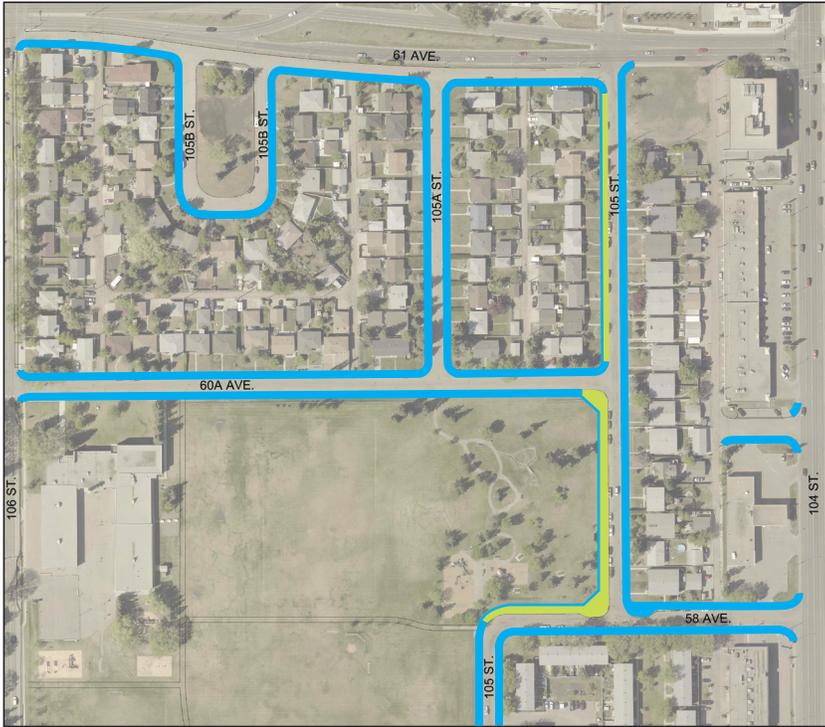
*Treed boulevard – Before construction*



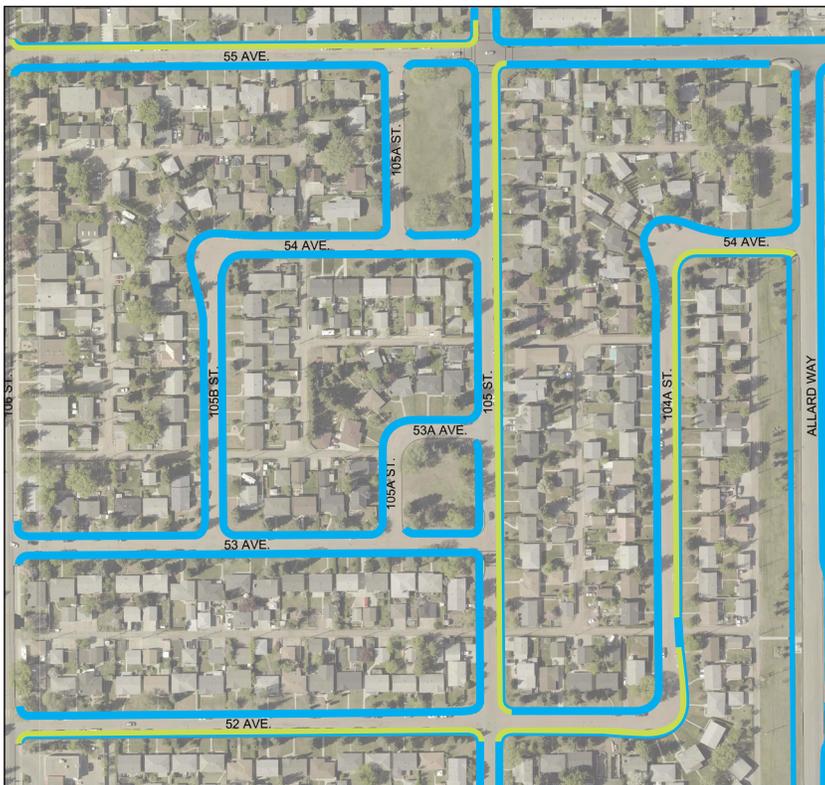
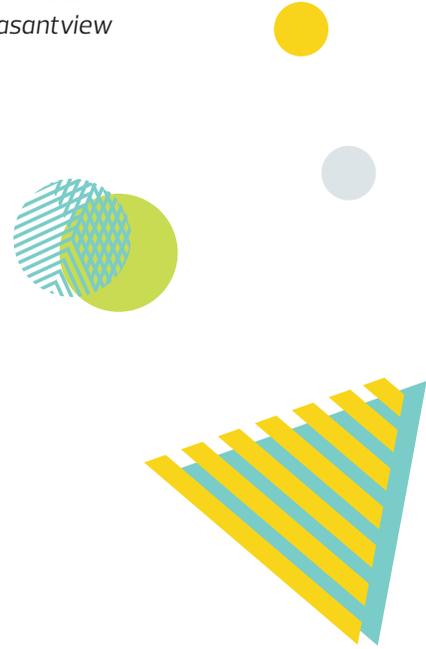
*Treed boulevard – After construction*



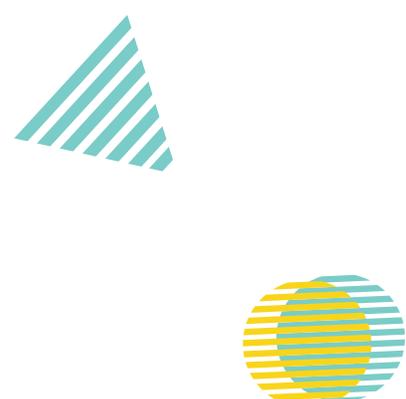
You can view all the details at [edmonton.ca/BuildingPleasantview](http://edmonton.ca/BuildingPleasantview)



*Tree boulevards  
- Northeast  
Pleasantview*



*Tree boulevards  
- Southeast  
Pleasantview*



-  New boulevard area for tree plantings
-  Sidewalk



You can view all the details at [edmonton.ca/BuildingPleasantview](https://edmonton.ca/BuildingPleasantview)

## Message from Chris – Planning and Design Project Manager



As the Pleasantview Neighbourhood Renewal project begins the **Preparing for Construction** stage, I would like to take this opportunity to thank you for your participation in the public engagement activities over the last two-and-a-half years. Your commitment to sharing your local knowledge and perspectives on the planning and design has assisted the Project Team with considering how you live, work, play and gather in Pleasantview. The final design will serve residents and visitors to the neighbourhood for the next 30 to 50 years and we have enjoyed the opportunity to work with you in your community.

## Message from Aladdin – Delivery Project Manager



Hi everyone, my name is Aladdin Benayad. I am the Delivery Project Manager for Pleasantview Neighbourhood Renewal and I will be responsible for the daily onsite construction management on behalf of the City. I will be working with the contractor to ensure that construction is performed in accordance with the City's design and construction standards.

If you have questions, concerns or special access requirements, such as DATS, during construction, please reach out to me at [aladdin.benayad@edmonton.ca](mailto:aladdin.benayad@edmonton.ca) or **780-288-2822**. My information is also available on the project webpage, [edmonton.ca/BuildingPleasantview](https://edmonton.ca/BuildingPleasantview).

## Funding

The Neighbourhood Renewal Program is paid for through a city-wide property tax reserve fund dedicated to the program. In conjunction with the program, the City offers cost-sharing opportunities between the City and property owners for two local improvement options—decorative street light upgrades and sidewalk reconstruction.





You can view all the details at [edmonton.ca/BuildingPleasantview](https://edmonton.ca/BuildingPleasantview)

## Low Impact Development approach

Throughout Pleasantview, we will be installing Low Impact Development (LID) infrastructure which uses natural features to protect water quality and lessen the impact to our drainage system.

Currently, when it rains, the water on your street flows into a catch basin connected to underground pipes which lead to the wastewater treatment plant or into the North Saskatchewan River. Pleasantview's Neighbourhood Renewal construction will include the addition of LID features that rainwater and snow-melt will be directed into. LID uses plants and special soils to capture, store and manage the water from small rain events. Excess water drains into the underground pipes as it did before.

### LID Benefits

- + LID helps reduce local flooding. In smaller rain events the amount of rain can be entirely absorbed by the plants and soil in the LID facility. In bigger storms, the LID facility slows the speed of the water entering the underground pipes which can help reduce flooding in neighbourhoods.
- + Cleaner stormwater leads to a cleaner river. LID soils and plants filter many pollutants and stop them from entering the underground pipes. In neighbourhoods with a combined sewer system, the frequency of untreated water being discharged into the river is reduced.
- + LID provides green spaces that can help our bees and wildlife.
- + The plants in LID facilities use carbon air pollutants and reduce the impact of heat reflecting off of paved surfaces.
- + There is no visible difference between a LID facility and a typical landscaped area.
- + Maintenance of LID areas will be taken care of by EPCOR.



# Local Improvements

## 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. 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.

## Street Lights

In October 2021, a decorative street lighting Expression of Interest package was sent to all registered property owners in the neighbourhood. More than 50%+1 of the received responses were not in support ("no"), so the decorative street light Local Improvement **will not be proceeding**. Street lights will be replaced as part of the Pleasantview Neighbourhood Renewal with standard galvanized poles and energy-efficient LED lights. Where existing lighting is attached to overhead power poles, those lights will be removed and replaced with new stand-alone street light poles on the opposite side of the street. The poles for the overhead power lines will remain.

Street Name Blades will also be replaced with decorative blades as part of the renewal.

## Sidewalk Local Improvement Notices

The cost of sidewalk reconstruction is shared equally between property owners and the City at large. The City's cost-sharing program for sidewalk reconstruction is only offered with Neighbourhood Renewal. Reconstructed sidewalks are expected to last 30-40 years. Reconstruction costs are based on lot length assessment, which is calculated differently for corner lots, pie or odd-shaped lots and multi-unit condos.

On January 20, Sidewalk Local Improvement Notices were mailed to property owners giving them the option to petition against the sidewalk reconstruction. If enough property owners in a geographic area petition against it, the City will not reconstruct the sidewalk. The City will continue to patch and grind to ensure the sidewalks remain safe, however, should a property owner wish to have the sidewalk reconstructed in the future they would be responsible for the full cost.

### For more information:

**Web:** [edmonton.ca/BuildingPleasantview](http://edmonton.ca/BuildingPleasantview)

**Email:** [buildinggreatneighbourhoods@edmonton.ca](mailto:buildinggreatneighbourhoods@edmonton.ca)

**Call:** 311

The Edmonton logo, featuring the word "Edmonton" in white text on a dark blue rectangular background.