

# Welcome to **Building Great Neighbourhoods** Central McDougall

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**Edmonton**



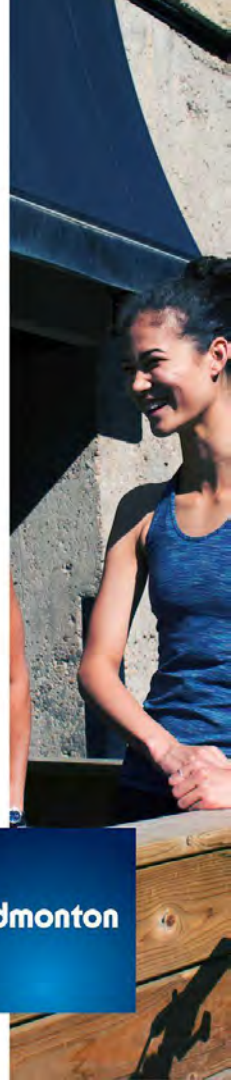
# Building Great Neighbourhoods

**Working together to make the most out of your neighbourhood.**

This is your city and your neighbourhood. We want to understand how you experience your neighbourhood and ask for your input on what we might do to make it better. We will engage and work with you on the renewal of roads, sidewalks, streetlights and park spaces, and promote other community opportunities to enhance how people live and interact in your neighbourhood. We commit to being open and transparent about how your input is used. Let's make the most out of your neighbourhood.

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# What is Included?

Upgrades to neighbourhood infrastructure include:

- Local and Collector Roads
- Sidewalks, Sidewalk Connections, and Curb Ramps
- Curbs and Gutters
- Standard Streetlights

Other upgrades could include:

- Connections that help you walk, bike and move around your neighbourhood
- Improvements to green spaces and parks - i.e. trees
- A look at neighbourhood traffic issues
- Coordination with other projects happening in the neighbourhood

*\*Subject to funding and approvals*

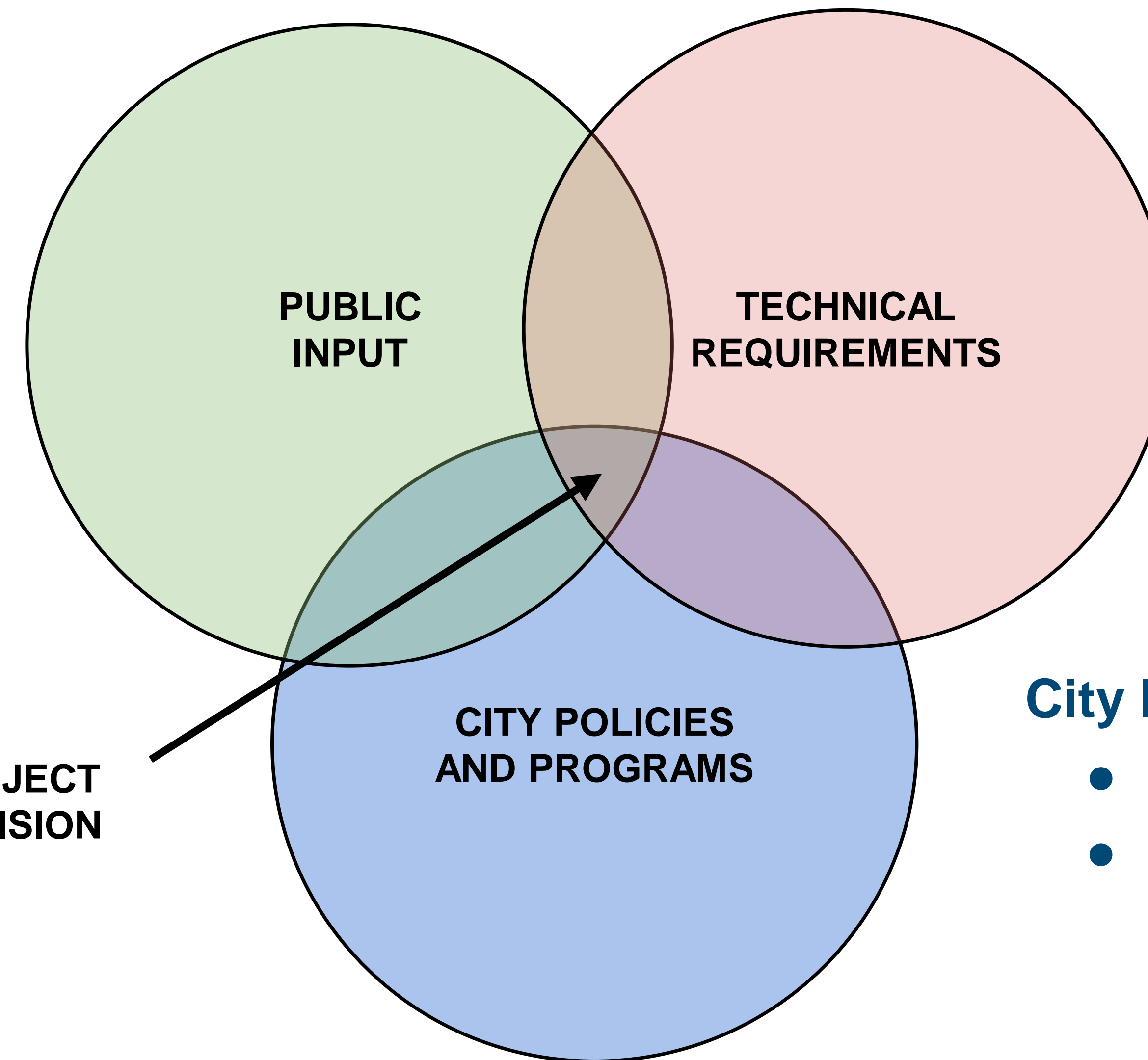


# The City considers the following in its decision making:

## Public Engagement Input:

- **Refine** Neighbourhood Renewal vision and important elements
- **Advise** on neighbourhood assets, opportunities and priorities
- **Refine** infrastructure options
- **Advise** on preliminary design
- **Decide** on sidewalk reconstruction local improvement

PROJECT  
DECISION



## Technical Requirements:

- Infrastructure Assessments
- Complete Streets Design and Construction Standards
- Universal Design
- Crime Prevention Through Environmental Design
- Urban Design Framework

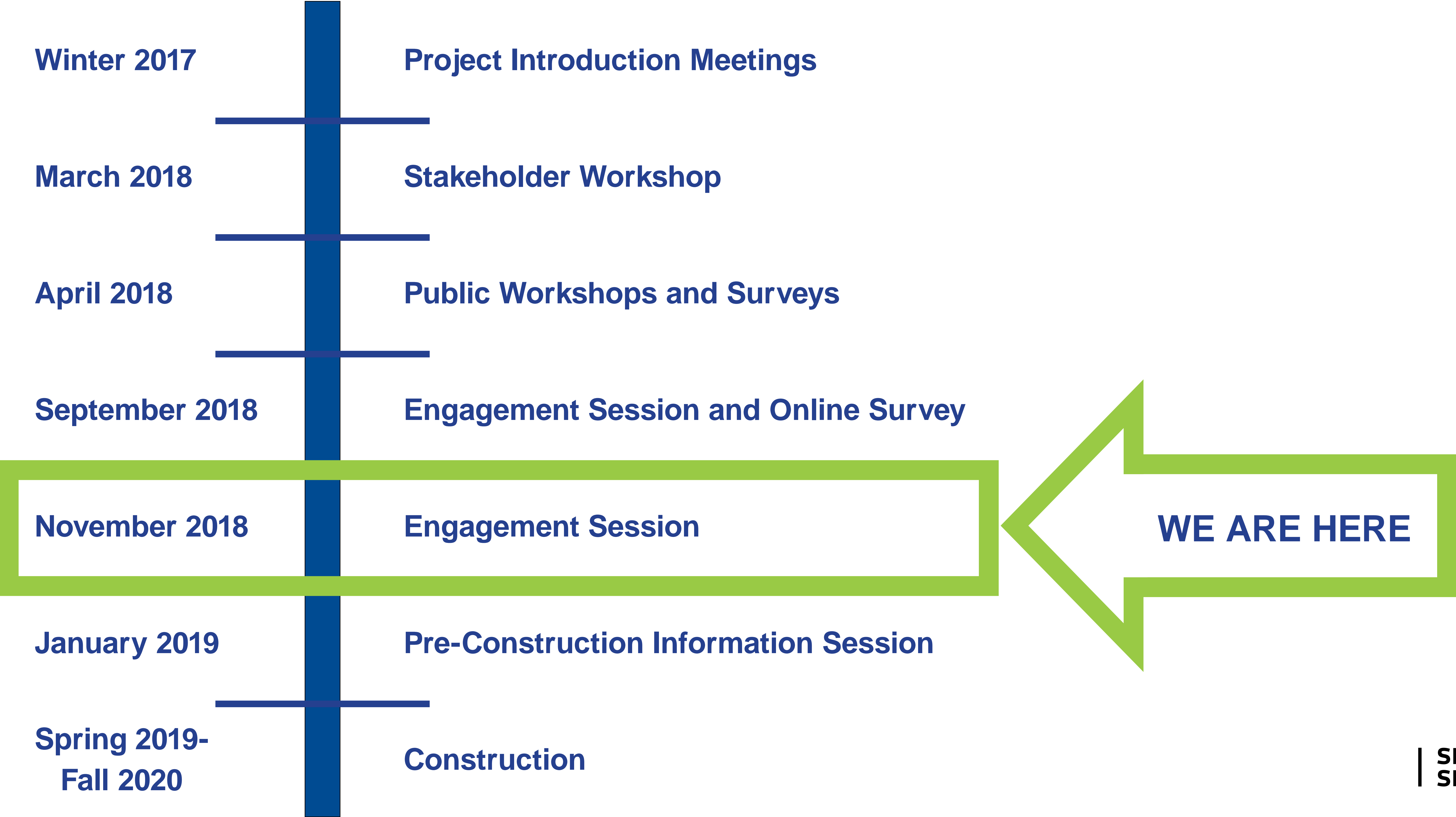
## City Policies and Programs:

- City's Strategic Plans - The "Ways"
- Active Transportation Policy (Sidewalk Strategy; Bicycle Transportation Plan)
- Local Improvement Policy
- Public Engagement Policy
- Breathe - Green Network Strategy
- Winter City Guidelines
- Vision Zero
- Community Traffic Management Policy

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# Central McDougall Neighbourhood Renewal Public Engagement Timeline





# LOCAL IMPROVEMENTS

A local improvement is a project that City Council considers to be of greater benefit to a localized area than to the municipality as a whole. It is typically undertaken near or adjacent to your property and is paid, in whole or in part, by property owners through a local improvement tax.

As part of the Central McDougall Neighbourhood Renewal project, sidewalk reconstruction is a local improvement that is cost-shared between the City and local property owners.

*For more information on local improvements, please visit [edmonton.ca/localimprovements](https://edmonton.ca/localimprovements)*



# LOCAL IMPROVEMENTS: Sidewalk Reconstruction

- The cost of the sidewalk reconstruction local improvement is shared 50 - 50 between the City and property owners.
- Property owners will receive a sidewalk reconstruction local improvement notice in the mail 3 - 4 months before construction begins, which will outline your property's estimated cost for sidewalks.



*Please note: there is no cost to property owners for brand new sidewalks that may be added to the neighbourhood as part of the project.*



# LOCAL IMPROVEMENTS: Sidewalk Reconstruction

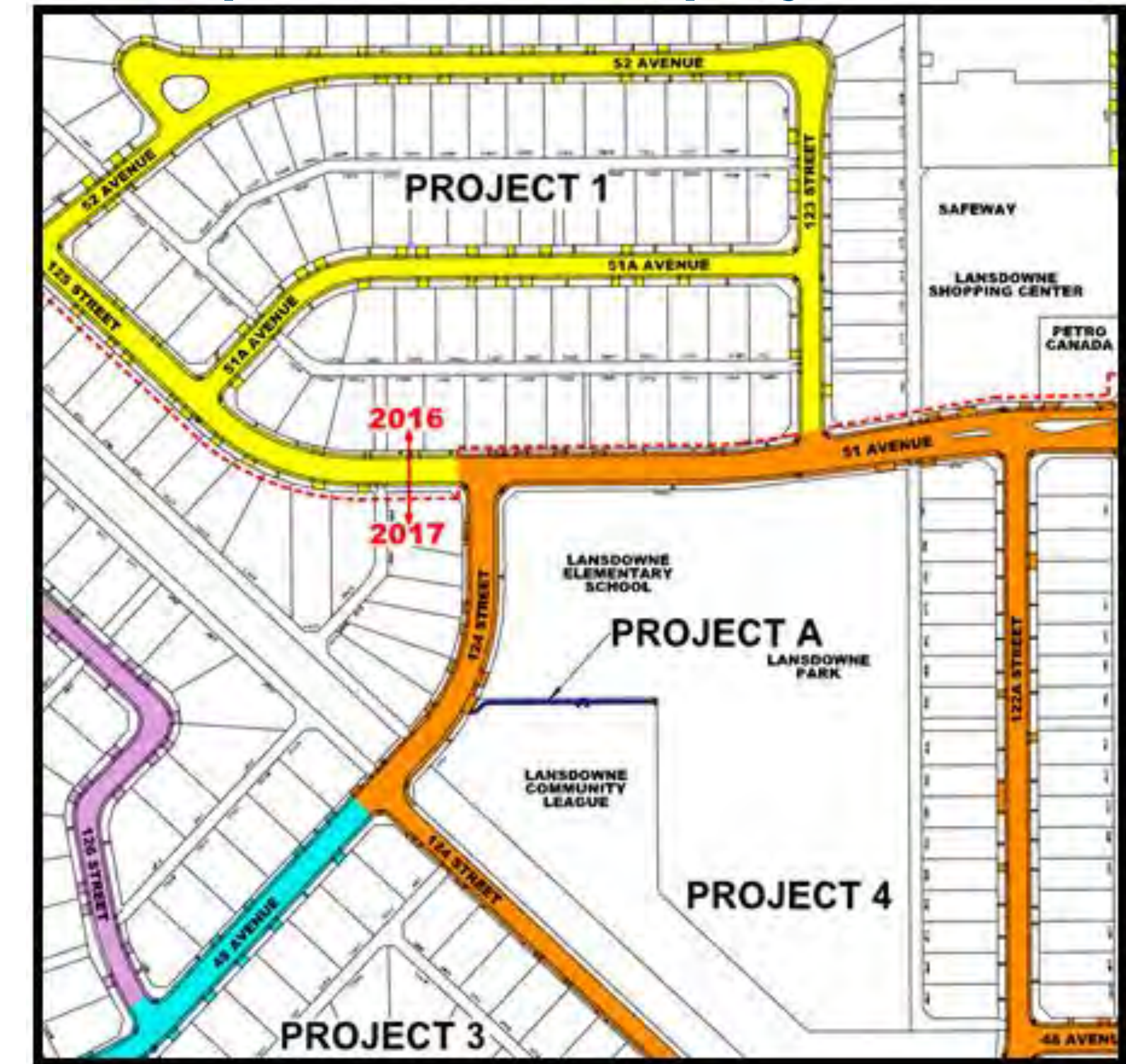
2019 rates will be determined within the next few months. To give you an idea of costs, last years (2018) residential local improvement rates were:

- \$203.39/m for one time payment, or
- \$14.68/m for amortized payment over 20 years.

For example, a typical 15.24m (50 ft.) lot length assessment using last years rates would be:

- \$3100 one time cash payment to the City, or
- \$224/year for 20 years amortized on your property taxes.

Example of sidewalk project areas



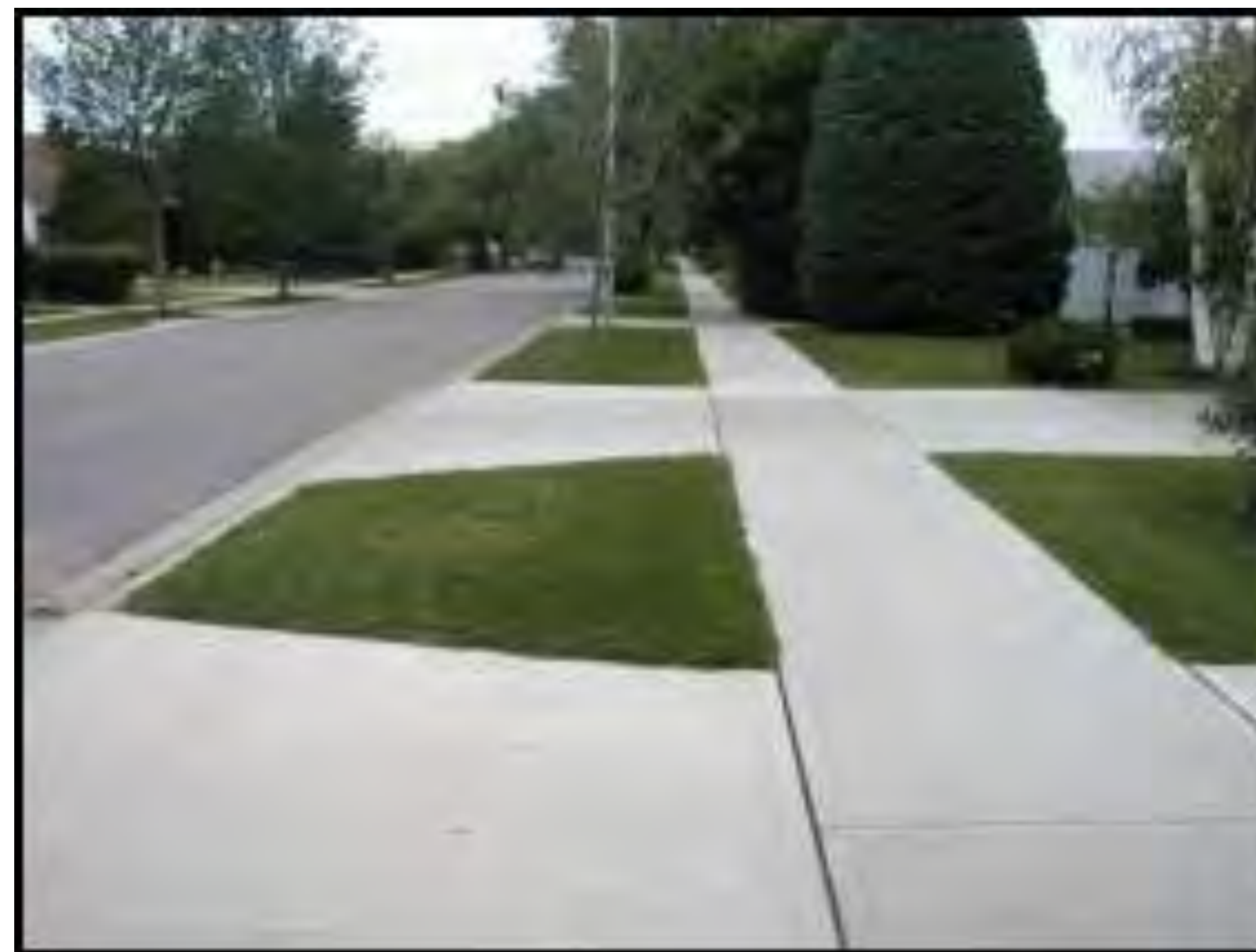
Please note: A map of sidewalk project areas in Central McDougall as well as the 2019 costs and lot length assessment for your property will be provided with your local improvement notice.



# LOCAL IMPROVEMENTS: Sidewalk Reconstruction

If 50% +1 of property owners within a project area petition against the sidewalk reconstruction local improvement, it is defeated. This means that sidewalk maintenance is performed instead. The following photos shows examples of each.

## Sidewalk Reconstruction



## Sidewalk Maintenance

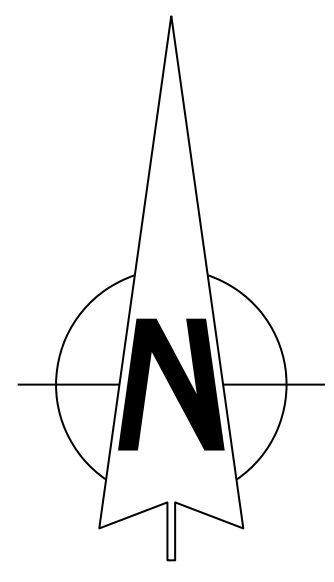


Please note that if property owners change their minds after neighbourhood reconstruction and want their sidewalks reconstructed, they pay 100% of the costs through a new local improvement levy.

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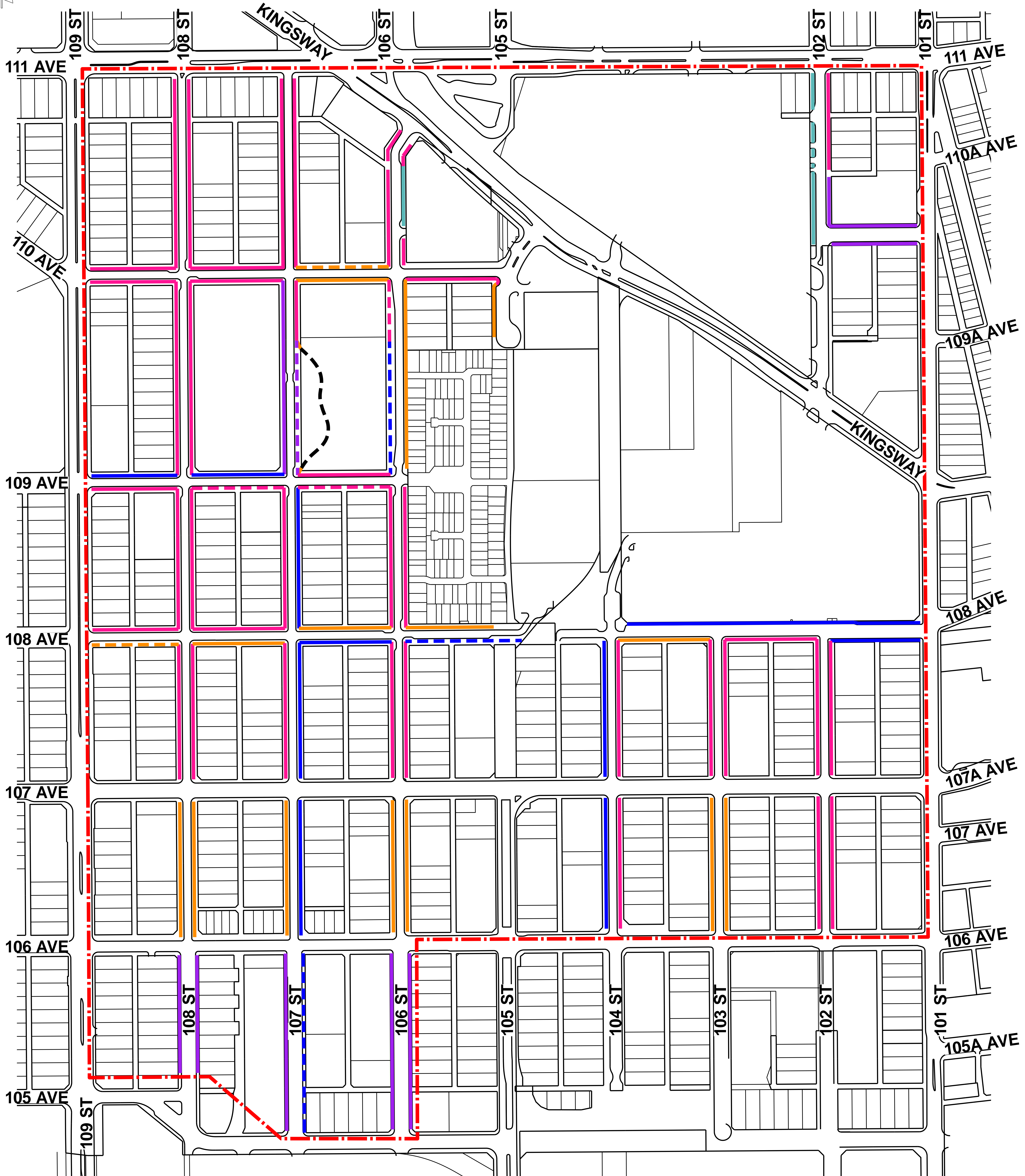
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# Central McDougall

## Sidewalk Location Plan



### LEGEND

- |                    |   |                          |               |
|--------------------|---|--------------------------|---------------|
| Proposed 1.5m Walk | Proposed 2.4m Walk                          | New 1.8m Walk            | Project Limit |
| Proposed 1.8m Walk | Proposed 3.0m Shared Use Path/Concrete Walk | New 2.4m Walk            |               |
| Proposed 2.0m Walk | New 1.5m Walk                               | New 3.0m Shared Use Path |               |

\*Preliminary – subject to funding and approval

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# Streetlight Design

The City pays for the upgrades to the standard streetlight system as part of the renewal program in Central McDougall. Upgrades include:

- New standard galvanized poles
- New underground wiring
- New foundation
- Upgrades to energy efficient LED lights





# Streetlight Design

In neighbourhoods with mature trees, we reduce the height of the poles by 4 feet and use a 24 foot pole instead of a 28 foot pole to reduce obstruction from the tree canopy.

This allows the streetlights to better light the roads and sidewalks.





# Streetlight Design

The Central McDougall Community League is exploring options to upgrade the standard lighting to a decorative light pending costs, available funding and Council approval.

They are considering a black powder coated post-top metroscape light that would look similar to the photo on the right.

Impacts and trade offs using the post-top pole include:

- Additional light poles in the neighbourhood
- Pole locations can change
- Lower light levels on the opposite sidewalk

If you have any questions, please connect with the Central McDougall Community League or provide your comments here and we will pass your comments along.



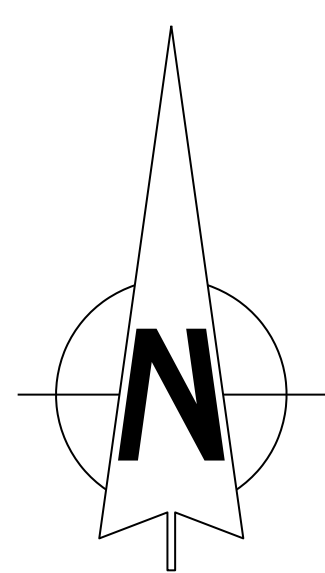
Do you have any comments that should be considered before proceeding with an upgrade from standard lights to decorative lights?

A large, empty, light blue rectangular box intended for user comments.

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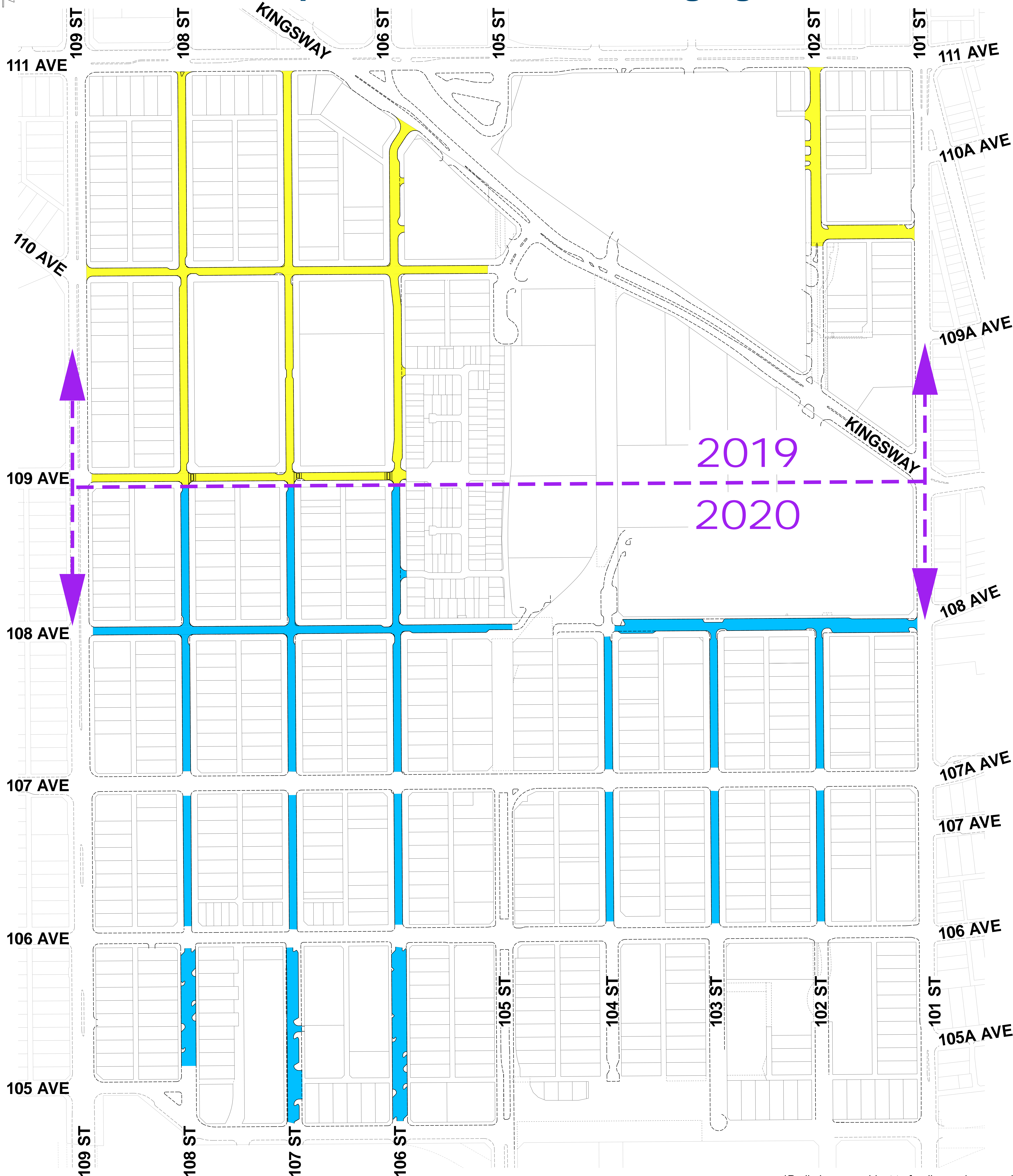
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# Central McDougall

## Proposed Construction Staging



\*Preliminary – subject to funding and approval

### LEGEND



2019 Construction



2020 Construction

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