



# Building Great Neighbourhoods

## STRATHEARN





# Public Involvement



- Community League Meeting #1:  
**October 5, 2015**
- Public Meeting #2:  
**March 15, 2016**
- Public Meeting #3:  
**January 17, 2017**



# Building Great Neighbourhoods

Building Great Neighbourhoods (BGN) is a long-term framework that coordinates and integrates the efforts of **three** City of Edmonton programs—

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

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

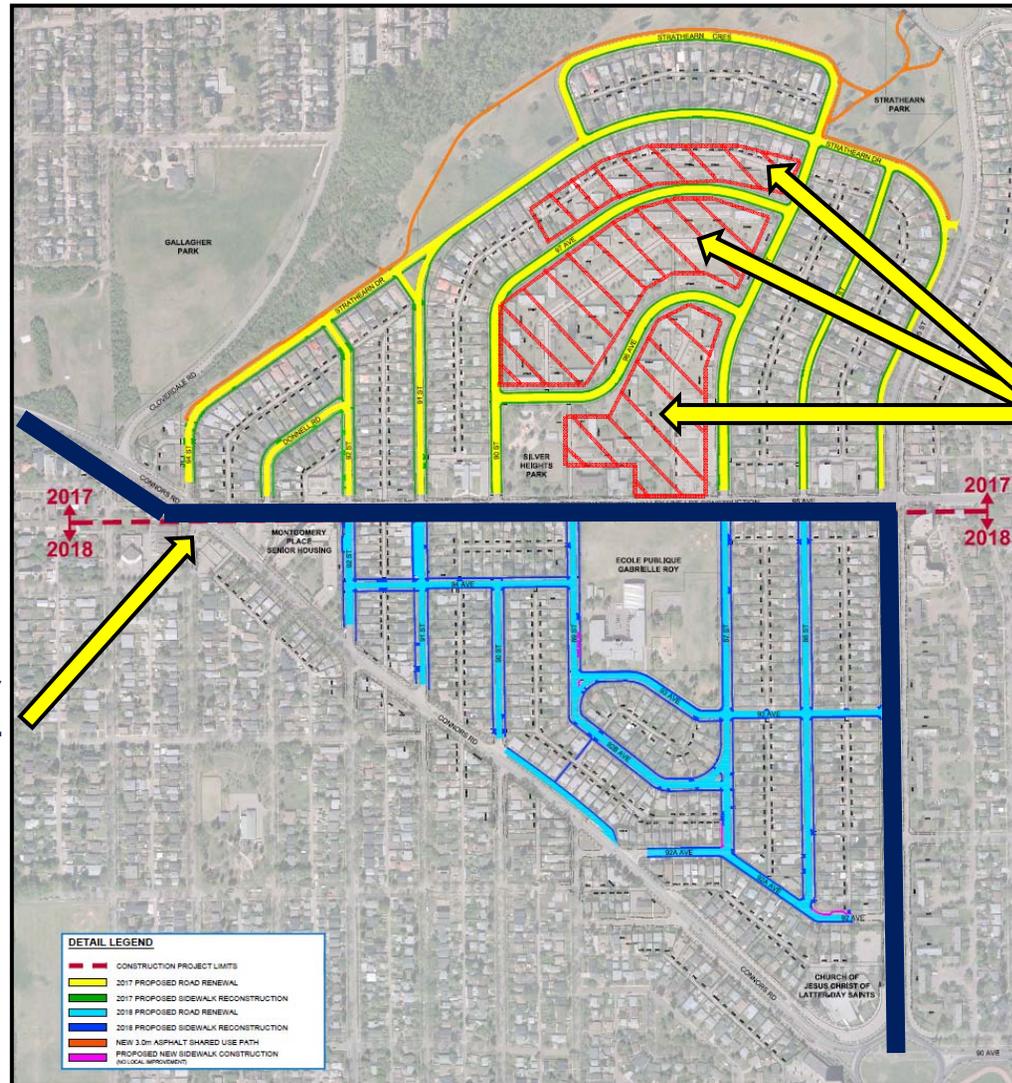


# Strathearn Neighbourhood Reconstruction

- 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: **\$20 million**



# Strathearn Reconstruction Scope



FUTURE VALLEY  
LINE LRT

STRATHEARN  
HEIGHTS  
REDEVELOPMENT



# Strathearn Neighbourhood Reconstruction

Contributes toward:

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



# Strathearn Neighbourhood Design



# Design Considerations

- Intersection improvements
- Active transportation
- Road width



# Typical Curb Types



Various factors are considered for curb type selection:

- Recommended pavement structure design
- Surface drainage along roadways
- Adjacent lot grades
- Frequency of driveways in the neighbourhood
- Size and number of trees in proximity to the sidewalks and curb and gutters

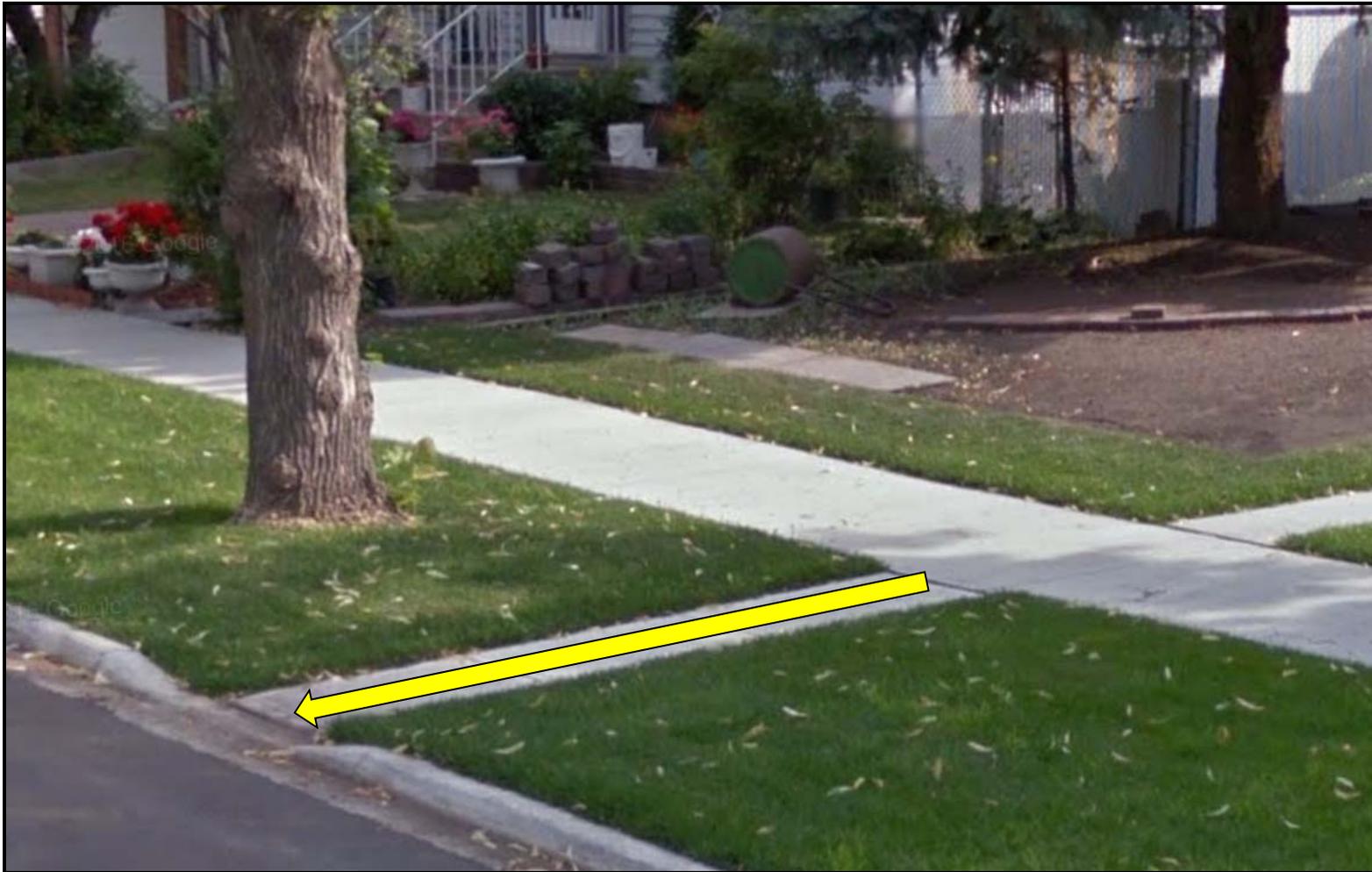
# Curb Types in Strathearn



*Local design constraints may cause curb and gutter type changes during construction to ensure positive surface drainage.*



# Drop Curbs



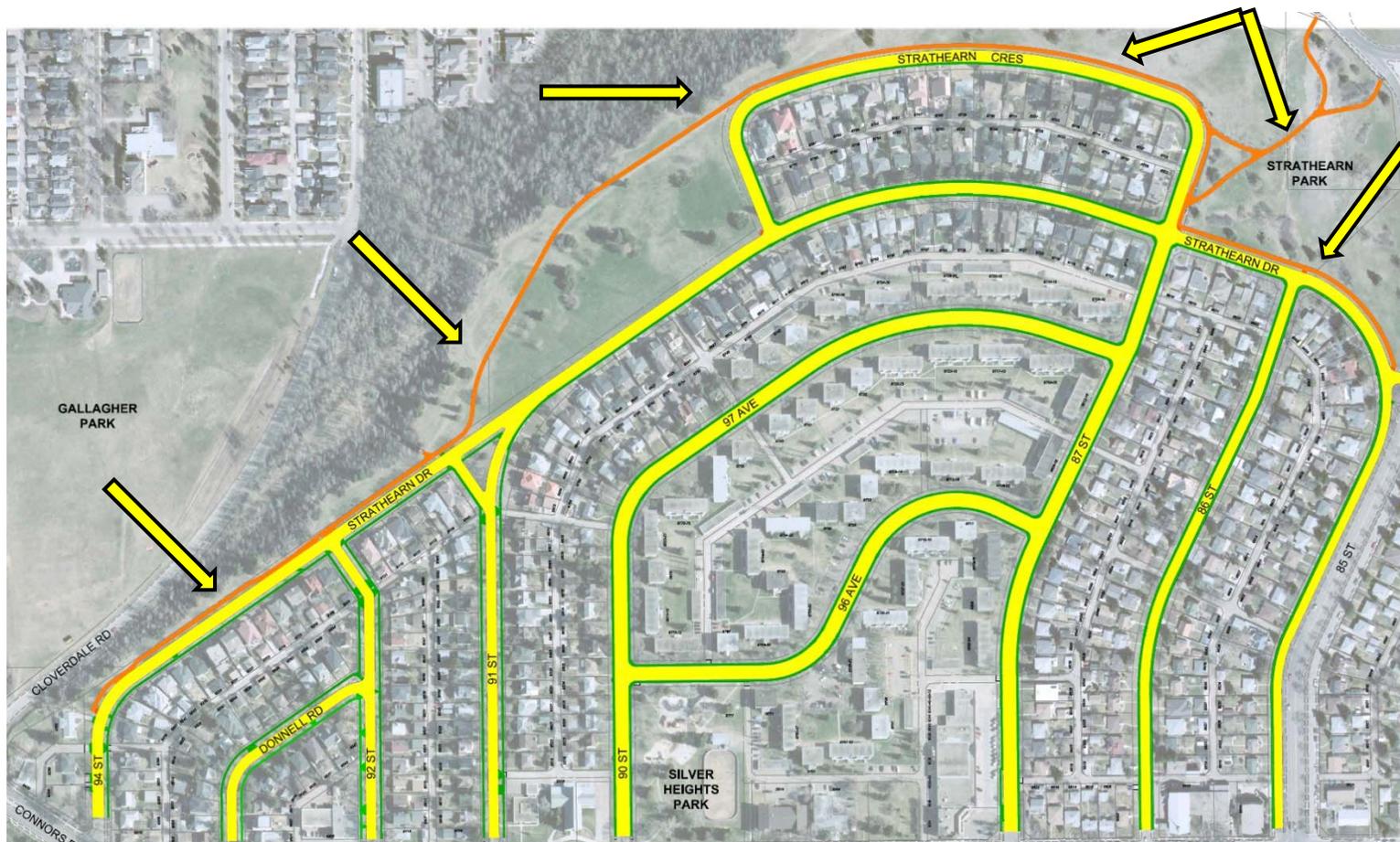


# What We Heard



# What We Heard - New Shared-Use Path

- *Can shared-use path be constructed closer to the trees?*
- *Can existing path in Strathearn Park be upgraded?*



# What We Heard - New Shared-Use Path

## Response:

- New 3.0m asphalt shared-use path along Strathearn Drive
- Reconstruct the existing path in Strathearn Park



# What We Heard - New Sidewalk

- *Can the sidewalk near 89St between 92B Ave and Connors Rd be reconstructed?*

## Response:

- The sidewalk through the public utility lot (PUL) will be reconstructed (not including alley reconstruction)

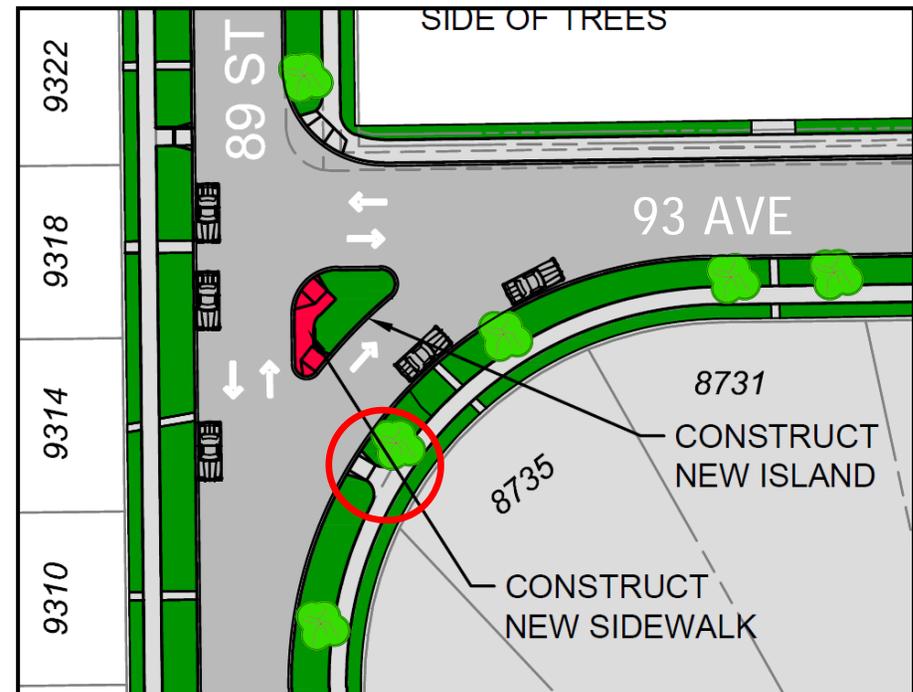


# What We Heard - Intersection Modifications

- *Improve pedestrian crossing safety across new island at 93Ave and 89St*

## Response:

- Relocate southeast curb ramp closer to the existing tree
  - Reduces crossing distance for pedestrians



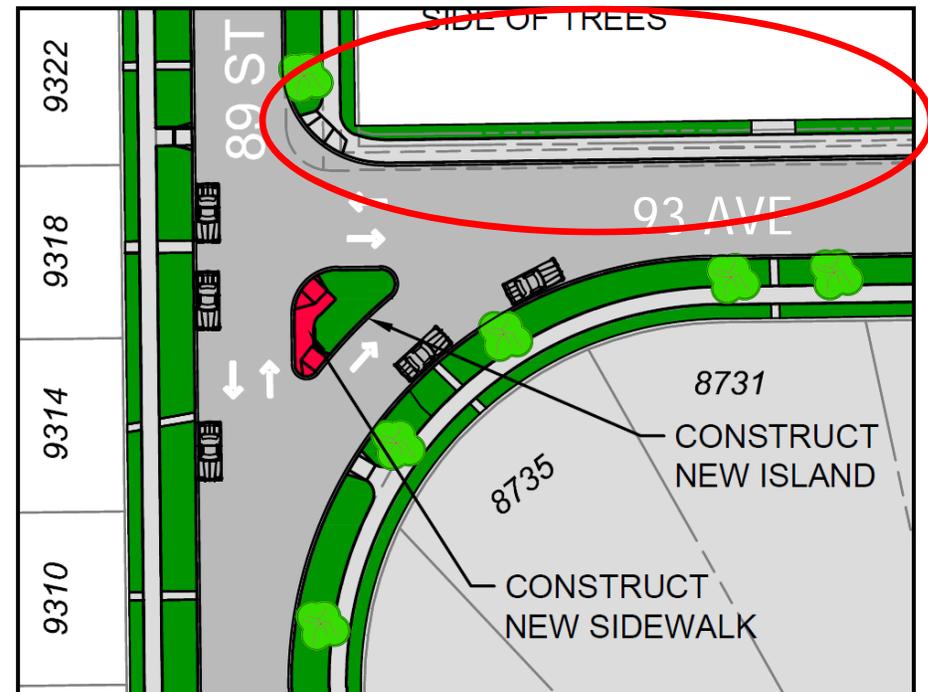


# What We Heard - Intersection Modifications

- *Improve bus movement at 93Ave and 89St*

## Response:

- Widen radius of the NE corner of 93Ave and 89St
  - Improve right-hand turning movement for buses
- Widen 93Ave and widen sidewalk adjacent to the school





# What We Heard – Curb Extensions

- *Can curb extensions be added along Strathearn Drive?*
- *Can raised intersections be added along Strathearn Drive?*

## **Response:**

- A speed survey was done on August 12 - 16, 2016
- Results indicate that the vast majority of vehicles are complying with the posted speed limit
- Curb extensions and raised intersections will not be constructed



# What We Changed

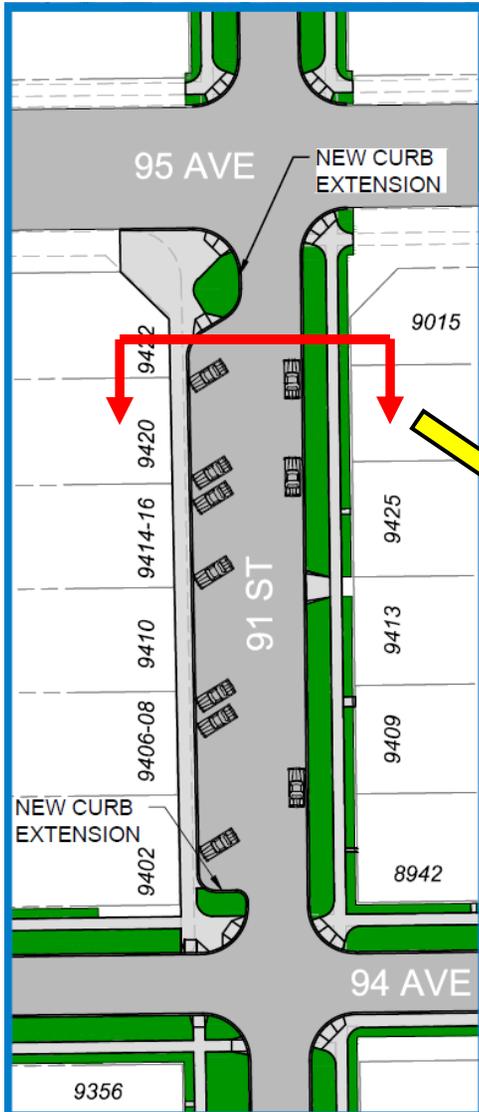


# What We Changed - New Sidewalks

- Changed the type of sidewalk
  - From boulevard walk to monowalk
- Small tree to be relocated



# What We Changed - Intersection Modifications

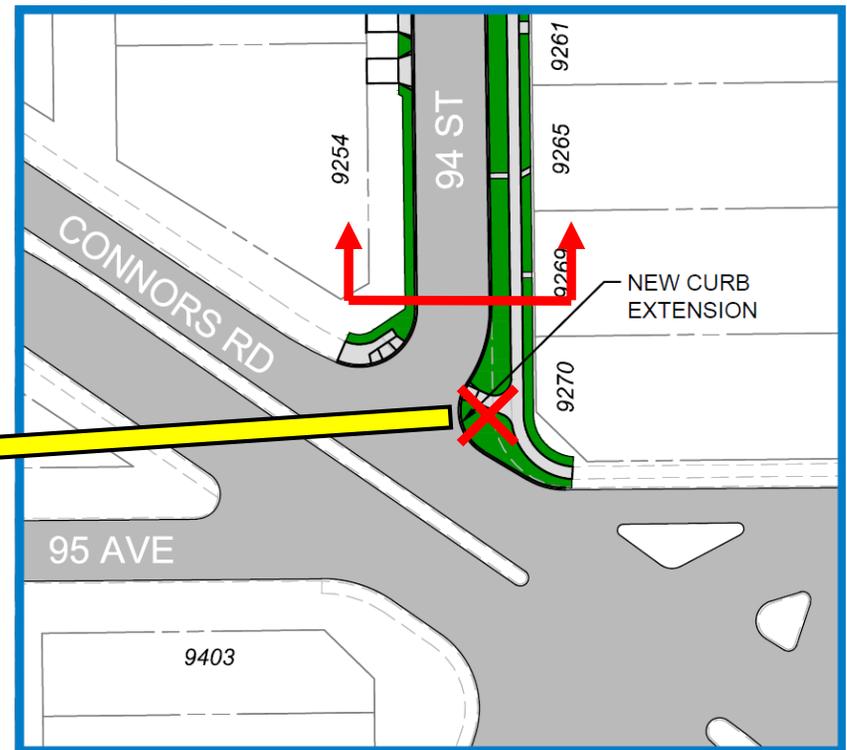


- Proposed intersection alignments along 95Ave will depend on LRT construction
- Notable intersection changes include:
  - 91St and 95Ave
  - 94St and 95Ave



# What We Changed - Intersection Modifications

- Proposed intersection alignments along 95Ave will depend on LRT construction
- Notable intersections include:
  - 91St and 95Ave
  - 94St and Connors Road





# Information & Feedback

## INFO

Call: 311

Email: [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca)

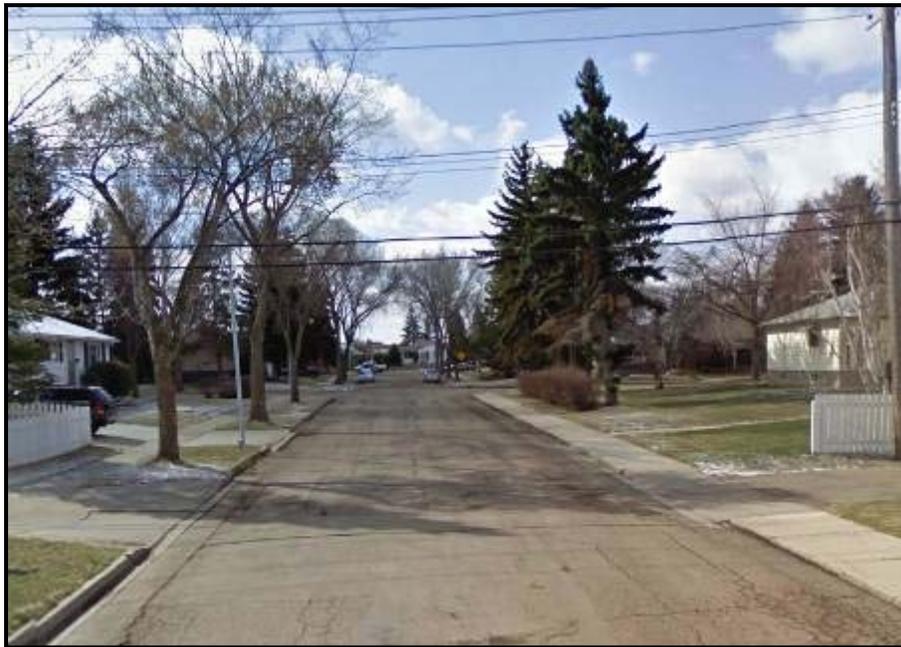
Website: [edmonton.ca/BuildingGreatNeighbourhoods](http://edmonton.ca/BuildingGreatNeighbourhoods)

## FEEDBACK

- Comment forms available at front desk or survey online
- Will accept comments for 2 weeks after tonight's meeting



# Strathearn Construction Process



**BEFORE**



**AFTER**



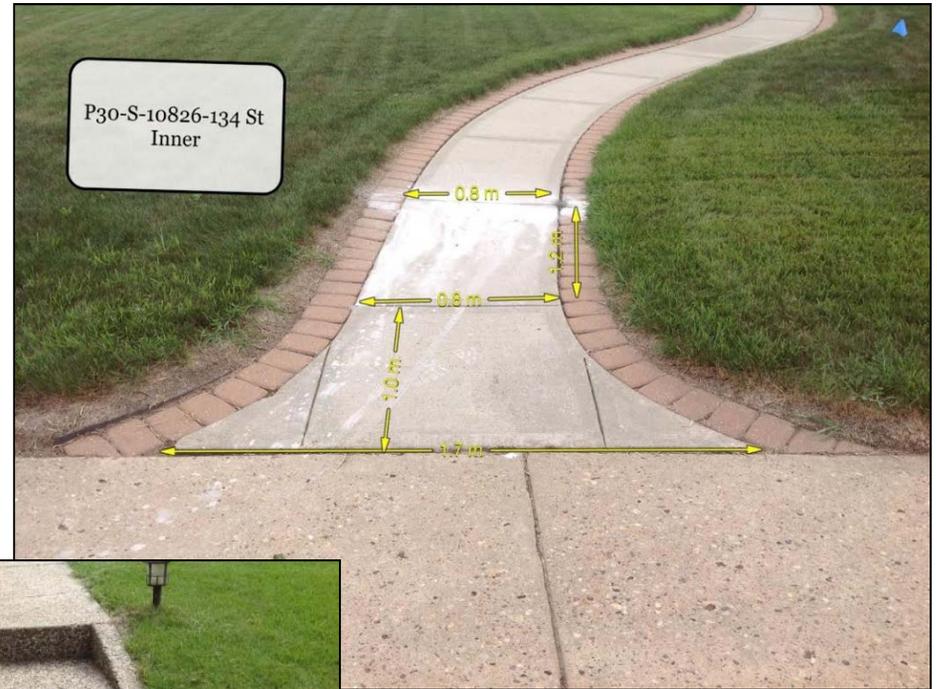


# Preconstruction Activities

- 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: Curblin Sidewalk





# Gravel / Asphalt Driveway Accesses Upgrade

- To upgrade a gravel or asphalt driveway access to concrete, property owner to contact [City Construction Project Manager \(CPM\)](#) or [City On-Site Inspector](#)
- Estimate provided by the City
- Payment from property owner required prior to construction
- Costs paid by:
  - City - Base preparation
  - Property owner - [Cost difference between concrete and replacement of previous structure \(ie asphalt cost\)](#)



# Gravel Driveway Access: Without Upgrade



**BEFORE**



**AFTER**



# Gravel Driveway Access: With Upgrade



**BEFORE**



**AFTER**



# Landscaping





# Landscaping Issues: Curbside Sidewalk



# Road Reclamation



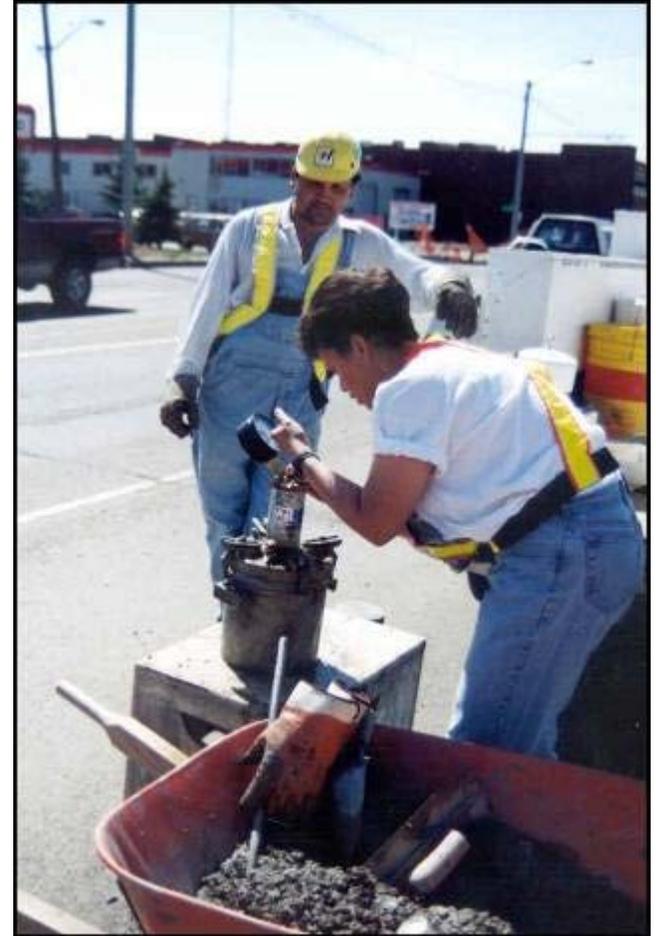
# Ready for Paving



# 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 priced qualified bidder.
- Construction Completion Certificate (CCC) issued at the **end of each construction season.**

➔ Address deficiencies

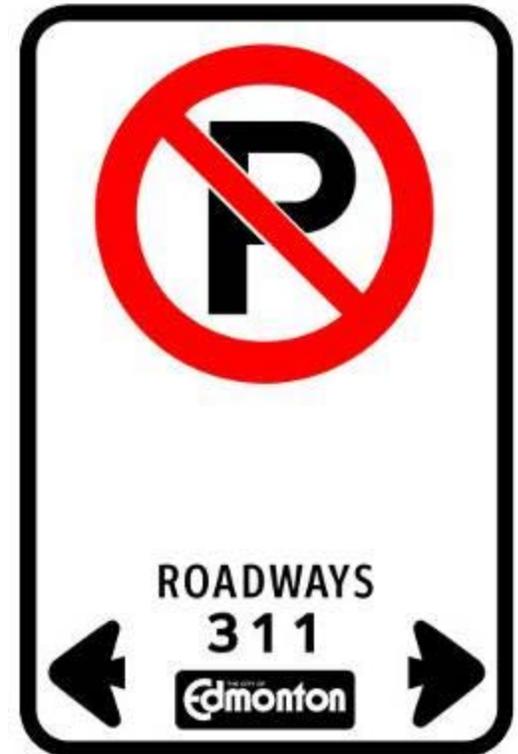
- Final Acceptance Certificate (FAC) issued **two years** after CCC.

➔ 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: Terrence Gosine, P. Eng.

Phone: 780-944-0266

Email: [terrence.gosine@edmonton.ca](mailto:terrence.gosine@edmonton.ca)

Website: [edmonton.ca/neighbourhoodrenewal](http://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

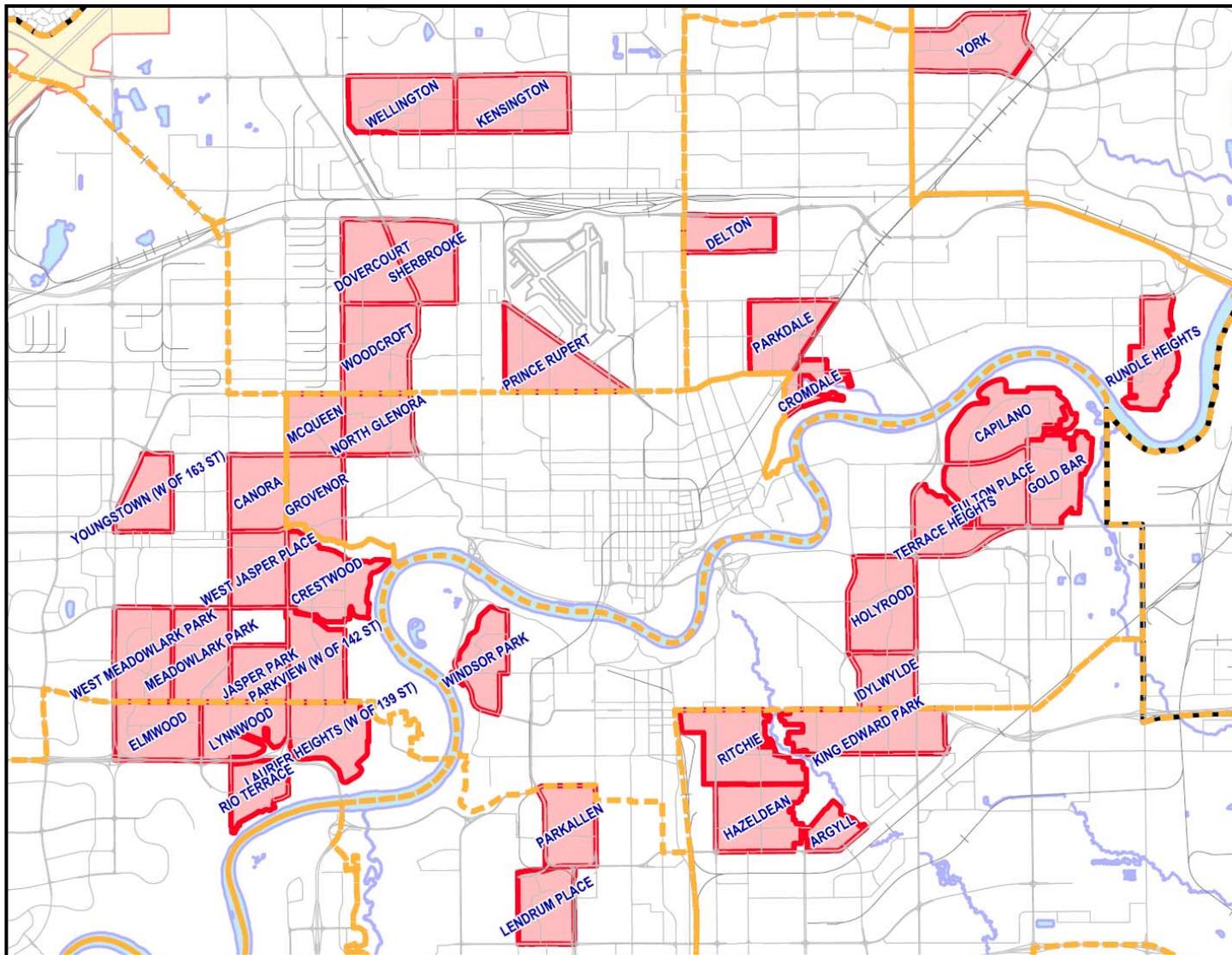
In your neighbourhood:

- Sidewalk reconstruction: 50-50 cost share with City at large
- Decorative Streetlights: 100% incremental cost above the base cost

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





# 2017 Local Improvement Rates - Sidewalks

- 2017 Local Improvement sidewalk rates:
  - **\$200.54/m** (one-time payment)
  - **\$12.82/m** (yearly rate over 20 years)
  
- A typical 50 ft. (15.24 m) frontage would cost:
  - **\$3,056.23** (one-time payment)
  - **\$195.38** (yearly rate over 20 years)





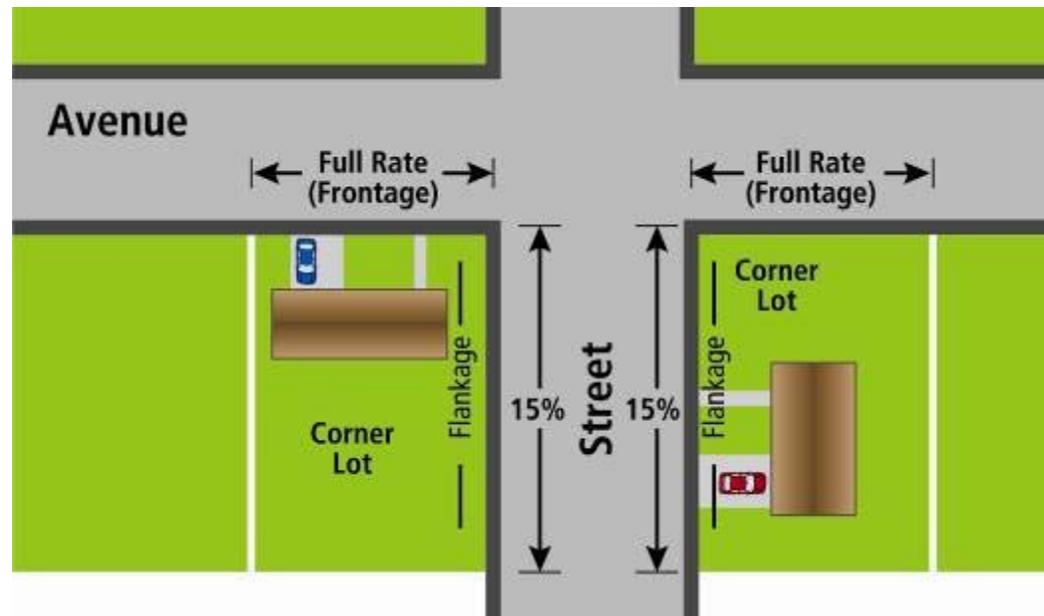
# Strathearn Neighbourhood Decorative Streetlights

- Strathearn decorative streetlight
  - Black fluted pole with newport arm
- 2017 decorative streetlight conceptual rates
  - **\$1.37/m** (yearly rate over 15 years)
  - **\$17.28/m** (one-time payment)
- A typical 50ft (15.24m) frontage cost
  - **\$20.88/year**
  - **\$263.35** (one-time payment)



# 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

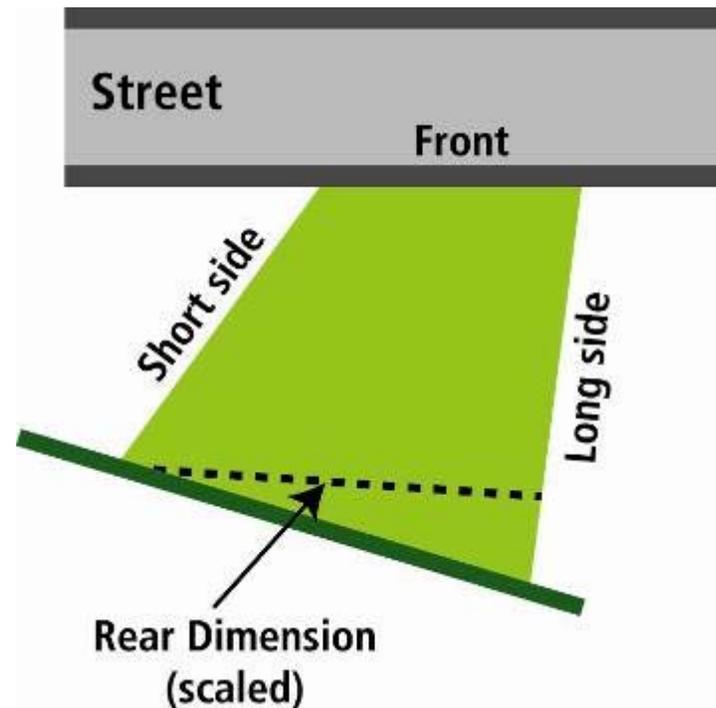


# Assessment Length: Pie-shaped or Odd-shaped Lots

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

$$\frac{(\text{front} + \text{rear dimension})}{2}$$

*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 Edmonton  
 Transportation Infrastructure  
 Neighbourhood Renewal Program

7th floor  
 Century Place  
 9803-102A Avenue  
 Edmonton, AB T5J 3A3  
 Canada  
 edmonton.ca

**LOCAL IMPROVEMENT NOTICE** January 25, 2016

Please join us for an [Information Session](#) 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 S5X 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 benefiting 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)	Payment Options	
			Cost per year*	One Time Cost*
XXXXXXX	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

Tax Roll No.: \_\_\_\_\_ Project \_\_\_\_\_

**Petition Against the Proposed Local Improvement**

We, the registered owners, are opposed to the above local improvement project, as notified by the Transportation Services, and do not wish it to proceed.

Owner's Name (Print)	Owner's Address (Where You Live)	Property Address (Improvement Location)	Owner's & (Signature)	Date	Witness (Signature)
1 _____	_____	_____	_____	_____	_____
2 _____	_____	_____	_____	_____	_____
3 _____	_____	_____	_____	_____	_____
4 _____	_____	_____	_____	_____	_____
5 _____	_____	_____	_____	_____	_____

**PLEASE NOTE:**

1. To cancel this project, two conditions must be met. First, a majority (50% plus 1) of the benefiting owners must submit a petition opposing this local improvement. Second, the value of the petitioners' properties must equal at least one half of the total value of the assessments of all the benefiting properties. This form may be used.
2. If a parcel of land is owned by more than one owner, all owners must sign the petition. The owners are considered as one owner for the purpose of counting the number of owners that reply.
3. If a corporation, church, organization, estate or other entity is entitled to sign a petition, the petition may be signed on its behalf by a person who is at least 18 years old and who can produce a certificate authorizing the person to sign the petition.
4. The WITNESS must fill in the "Affidavit of Execution of Witness", (attached).

This personal information is being collected under the authority of sections 392 & 396 of the Municipal Government Act, R.S.A. 2000, c. M-26 and will be used to process your petition against the Local Improvement project. It is protected by the privacy provisions Section 33 (c) of the Freedom of Information and Protection of Privacy Act, R.S.A. 2000, c. F-29. If you have any questions about the collection of personal information, please contact the F.O.I.P. office at (780) 496-2807.



# Affidavit of Execution

Package includes:

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

**AFFIDAVIT OF EXECUTION of WITNESS**  
*(Must be filled in by the WITNESS and sworn before a Commissioner for Oaths)*

CANADA ) I, \_\_\_\_\_ (Witness) of the  
PROVINCE OF ALBERTA ) City of Edmonton, in the Province of Alberta,  
TO WIT ) MAKE OATH AND SAY:

1. That I was personally present and did see (Print Owner Name(s))  
(1) \_\_\_\_\_, (4) \_\_\_\_\_,  
(2) \_\_\_\_\_, (5) \_\_\_\_\_,  
(3) \_\_\_\_\_,  
named in the within instrument who is (are) personally known to me to be the person(s)  
named therein, duly sign and execute the same for the purpose named therein.

2. That the same was executed at the City of \_\_\_\_\_ in the  
Province of Alberta, and that I am subscribing witness thereto.

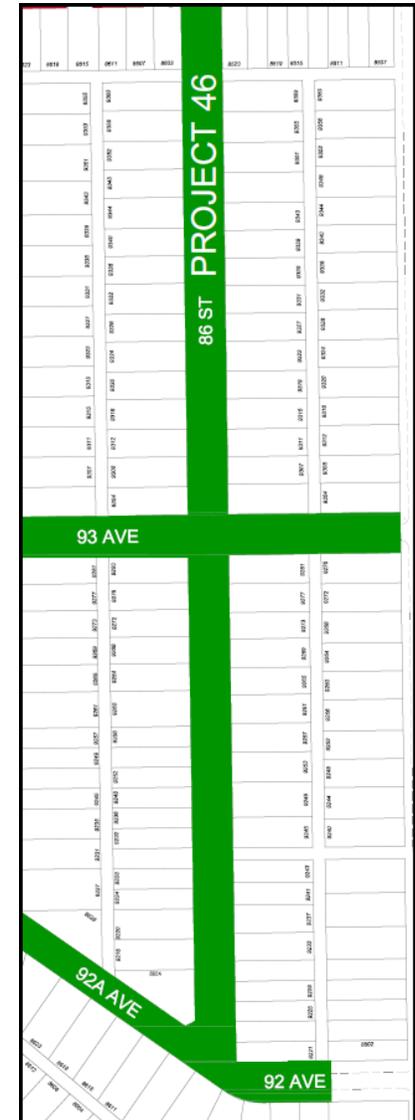
3. That I know the said (Print Owner Name(s))  
(1) \_\_\_\_\_, (4) \_\_\_\_\_,  
(2) \_\_\_\_\_, (5) \_\_\_\_\_,  
(3) \_\_\_\_\_,  
and (s)he (they) is (are) in my opinion the full age of eighteen years.

SWORN BEFORE ME at the )  
City of \_\_\_\_\_ )  
In the Province of Alberta, this )  
\_\_\_\_\_ day of \_\_\_\_\_, (Signature of Witness)  
20\_\_\_\_.

A COMMISSIONER FOR OATHS in and for  
the Province of Alberta  
*(Print Name & Expiry Date or Affix Stamp)*

# 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 50% + 1 of property owners in any given Project Area 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](mailto:NeighbourhoodRenewal@edmonton.ca)

Website: [edmonton.ca/Localimprovements](http://edmonton.ca/Localimprovements)



# Information & Feedback

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## FEEDBACK

- Comment forms available at front desk or survey online
- Will accept comments for **2 weeks** after tonight's meeting
- Construction begins in spring 2017