

BUILDING GREAT NEIGHBOURHOODS

Dunluce Neighbourhood and Alley Renewal
Exploring Options and Tradeoffs | April 2023

Edmonton

Ready to explore design options for the streets, alleys, sidewalks and parks in Dunluce?

Share your thoughts!

Since June 2022, the City has been preparing for your Neighbourhood and Alley Renewal by gathering and reviewing public feedback to learn what is important to those who live, work and gather here. Our Project Team has been studying walking and biking routes, streets, alleys, intersections and parks to understand current usage, technical restraints and opportunities for improvement.

Proposed design ideas and options to improve roads, sidewalks, pedestrian crossings, active modes connections and City-owned parks and open spaces in Dunluce are now ready for your review and feedback.

Please take time to review the renewal ideas and design options being proposed, consider the benefits and tradeoffs of each and how they may affect you. Provide your feedback by May 28.

Construction is scheduled for April 2025.

Stay informed and engaged

Review the Exploring Options and Tradeoffs design booklet online

April 25 – May 28

Visit edmonton.ca/BuildingDunluce



Attend an Online Information Presentation

Thursday, May 4 | 6:30 – 8:00 p.m.

Learn more about the design options and have your questions answered

Register online at edmonton.ca/BuildingDunluce



Attend a Public Engagement Drop-in Event

Thursday, May 11 | 5:30 – 8:30 p.m.

St Lucy's School 11750 162 Ave NW, Edmonton

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



Take the Online Survey:

April 25 – May 28

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

Turn the page for more details on where changes are being proposed in Dunluce.



PROJECT SCHEDULE

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

MARCH – MAY 2023
Exploring Options and 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

In this stage, we began to form ideas to improve the streets and parks in your neighbourhood. A number of options are proposed when there are several design possibilities that could improve a specific area. We are sharing those options along with the benefits and tradeoffs that come with each. Your feedback helps us understand priorities, concerns and issues as we work towards a final design that will shape your neighbourhood.

How does Neighbourhood and Alley Renewal affect you?

There may be one or more changes to roads, sidewalks, bike lanes, parking or open spaces near your residence or property that may affect how you experience walking, rolling, biking, driving and gathering in Dunluce.

You are encouraged to review the Options and Tradeoffs Design Booklet online and tell us what you think.

The **Exploring Options and Tradeoffs Design Booklet** provides details on the options and ideas being presented for:

Walking, rolling and biking

- + East-west connections
- + North-south connection
- + Crossings at local, collector and arterial roads

Parks

- + Dunluce Natural Area
- + Dunluce Park and Dunluce School Park
- + Herb Link Park
- + Orval Allen Park

Roads

- + 121 Street – 153 Avenue to 162 Avenue
- + 162 Avenue – Schools: 115 Street to the AltaLink corridor
- + 161 Avenue – 121 Street to 127 Street
- + 157 Avenue – 121 Street to Castle Downs Road
- + 115 Street – 167 Avenue to 162 Avenue
- + Dunluce Road
- + Warwick Road
- + 161 Avenue and 121 Street / 162 Avenue intersection



Neighbourhood Renewal Roadmap



Starting the Conversation, Creating a Project Vision Together, Exploring Opportunities

June – November 2022

In previous stages, we met with residents and stakeholders, gathered local knowledge, drafted a project Vision and Guiding Principles and began exploring opportunities that would benefit Dunluce.

To review how we engaged and what we heard during our last project phases, 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 a draft Vision and Guiding Principles that will help to guide decision making for the Dunluce Neighbourhood and Alley Renewal.

You can review the draft Vision and Guiding Principles and tell us what you think in the survey on the project web page at edmonton.ca/BuildingDunluce.



City Projects

What other City projects are happening that affect your neighbourhood?

Castle Downs District Park Concept Plan

Dunluce is home to the Castle Downs District Park which has several existing amenities including an arena, the YMCA, play areas, sports fields, and an outdoor skating area and future plans for a high school.

The Concept Plan for the park is currently being updated, and is planned to be completed in 2024. The update will inform and guide the direction of the park and confirm what amenities are feasible to provide the community with in the park. The future Metro LRT expansion project is still underway, and construction may start in the next 10 years depending on funding.

Surplus School Sites

Dunluce has two surplus school sites between Dunluce Road and 162 Avenue. One site (shown in blue) was approved by the City Council for First Place housing in 2006. The other site (shown in yellow) will be developed as mixed-market affordable housing under the City's Building Housing Choices Program.

First Place Program

The First Place Program teams with banks and builders to develop vacant surplus school building sites into attractive townhomes. The homes are market priced, with a five year deferral on the land portion of the mortgage, making them more accessible to first time home buyers.



Building Housing Choices

Edmonton is facing a critical shortage of affordable housing options. Nearly 1 in 7 households struggle to find housing that is affordable, safe and well-maintained. To address this gap, the City of Edmonton provides capital grants and City-owned land to non-market housing providers. The redevelopment of land no longer needed for schools is one way the City supports the creation of affordable housing for all Edmontonians. Currently, there are no timelines for the development of the Dunluce site.

edmonton.ca/surplusschoolsites



Street Lights and Sidewalks

Local Improvement options

Cost-shared between property owners and City

Local Improvements

A Local Improvement is a construction project that benefits your neighbourhood more than the municipality as a whole. It is typically undertaken near your property and is paid, in whole or in part, by the benefiting property owners through a Local Improvement tax.

As part of the renewal process, there are two Local Improvements that can be initiated by property owners and one initiated by the City based on the need for infrastructure repairs and replacement.

Initiated by property owners:

Decorative street lights and alley lighting

Decorative street light options

Through the Neighbourhood Renewal program, Building Great Neighbourhoods offers an option for neighbourhoods to upgrade from standard galvanized street lights to decorative street lights, with optional features including colour, pole styles and arm types. The community will **DECIDE** on the kind of lighting that will be installed during renewal. Property owners pay the difference to upgrade from standard to decorative street lights.

Volunteers in your community take the lead to determine the level of community interest in updating to decorative lighting, and to begin the Local Improvement process. The City can provide support by sharing the options available for decorative street lighting and help gather feedback at future public engagement opportunities.

Alley lighting

Alley lighting can be added to a back alley with the majority support (50%+1) of all adjacent property owners. The cost of construction, maintenance and energy consumption are shared by all adjacent property owners.

Initiated by City:

Sidewalk reconstruction

Sidewalk reconstruction is a City-initiated Local Improvement which is done along with the Neighbourhood Renewal. The process for property owners to **DECIDE** whether they want to proceed with sidewalk reconstruction includes a Local Improvement notice and a 30-day petition period. The cost is shared 50-50 between the City and property owners. This process is scheduled to begin in early 2025.

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

Neighbourhood and Alley Renewal funding

Funding for the Neighbourhood and Alley Renewal program has come through a combination of City-wide property taxes and provincial funding over the past decade. To be approved for construction, the cost for the design must fall within the renewal budget for the neighbourhood. Some elements proposed may not receive funding, however, efforts will be made to partner with other City programs and initiatives to leverage additional funding opportunities.

The improvements we are currently designing will support Dunluce now and for the next 30-50 years in the future. The Neighbourhood and Alley Renewal program has been recognized as being the most cost effective way to add missing infrastructure into an area since significant construction work will already be underway.



Next steps

Community Feedback on Draft Design

September – November 2023

With City Policy and the foundations and learnings from public engagement as the guide, the Project Team will create a draft design that shows how the proposed changes for walking, rolling, biking, driving and playing in Dunluce will work together to provide the best neighbourhood experience for all users, balancing the needs of today and into the future.

The public will be asked to review the draft design and provide feedback.

Dunluce Community League

Become a member and get involved with the Dunluce Community League – go to dunlucecl.ca

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

Edmonton