

Garneau's Neighbourhood Renewal

PREPARING FOR CONSTRUCTION

The planning and designs are now complete and beginning in spring 2021, Garneau will be experiencing Neighbourhood Renewal construction.

This means, you will soon be seeing construction activity in your neighbourhood, on your streets and in your parks.

The final neighbourhood designs were developed based on City policies, programs and technical considerations and influenced by feedback received throughout the public engagement process and include:

- + Upgraded residential streets, including traffic calming and intersection improvements
- + Improved connections for people who walk and bike
- + Enhanced park and green spaces

Please refer to the [Neighbourhood Renewal Final Design booklet](#) for details on all of the changes coming to Garneau.

For more information on construction in your neighbourhood contact your Delivery Project Manager:

Ikenna Uju

email: ikenna.uju@edmonton.ca phone: **780.508.9412**

or please visit us online at edmonton.ca/BuildingGarneau

In this document:

Communication	2
Construction Staging and Laydown Areas	2
Access Closures*	4
Pre Road Construction*	6
Tree Safety*	7
Sidewalk Removal and Construction*	8
In Front of Your House	
+ Connector sidewalks*	11
+ Landscaping*	13
Road Reclamation and Paving*	14
Quality Assurance*	16

*Click to go directly to details

Communications – Keeping you Informed

You can expect to receive a bulletin in your mailbox to announce the start of construction in your area. It will include more information of what you can expect and provide the contact information for the Project Manager.

You can also visit the project website edmonton.ca/BuildingGarneau for project updates.

Construction Staging

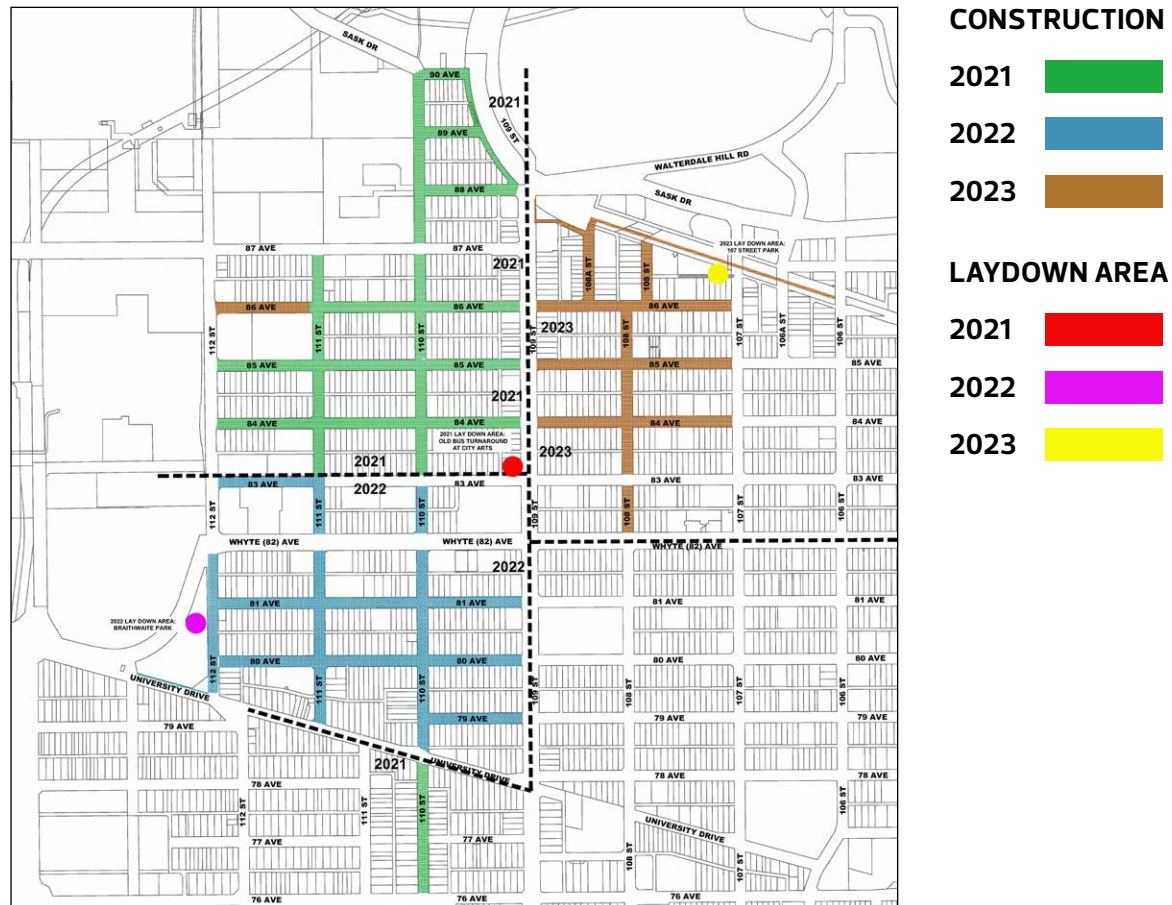
The timing and staging of Neighbourhood Renewal construction is dependent on many things including weather conditions, utilities work, and other sometimes unforeseen design and construction issues.

Construction activities around schools are scheduled during the summer months to create minimal disturbance for students.

Garneau's Construction Staging

Garneau's neighbourhood renewal construction is scheduled to begin in spring 2021 and is expected to take three years to complete.

Construction will be staged over three years as follows:



Garneau's Construction Laydown Areas

As identified on the map Garneau will have three laydown areas over the construction years. The contractor uses these areas for a site trailer and to store materials and equipment. Typically, the area is surrounded by a fence to maintain aesthetics and safety and will be restored at the end of construction.

Access closures

While the City is renewing the neighbourhood's infrastructure, there is an opportunity to fix accesses and unused curb cuts.



During the field reviews, the project team has identified locations for potential access closures and curb cut repairs and have sent letters out to notify the adjacent property owners.

Access closures



The areas that are identified are where there is an existing front access that no longer leads to a garage.

When an access is closed or a curb cut is repaired, the boulevard is restored between the curb and the sidewalk to grass and allows more space for boulevard trees to grow. It also creates new parking opportunities along the street.



If you have an access or curb cut that is in front of your property that doesn't lead to a garage and is no longer used, please connect with the Project Manager.

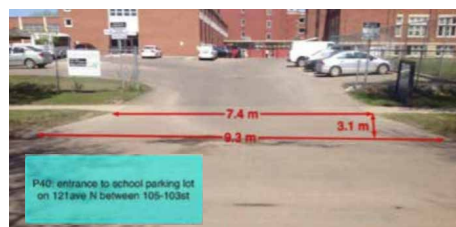
Pre road construction

Underground utility work is coordinated to avoid cutting into the road after it is reconstructed.

Existing trees that may be in the way of equipment are pruned. If a tree on private property requires pruning, the property owner will be notified.

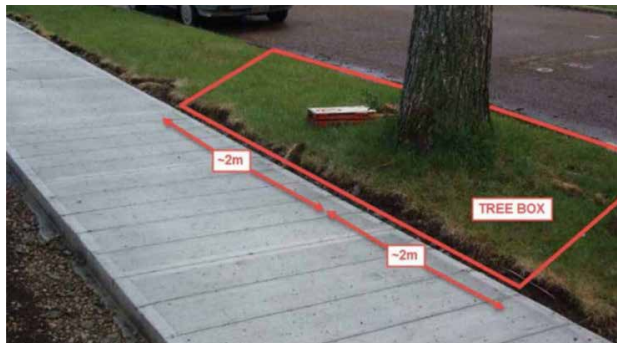
New streetlights are installed, which also includes installation of new pole bases.

A photo record of each driveway and connector walk is taken to ensure we replace what is removed in the same shape and dimensions.



Tree safety

Building Great Neighbourhoods works closely with the City's Urban Foresters to ensure tree health remains a top priority before, during and after the construction process. Whenever possible, the City designs and constructs in ways to make sure trees are protected. In the rare case a tree must be removed, the City will consult with adjacent property owners and invest the dollar value of the tree back into the neighbourhood.



An area around each tree is maintained during construction to protect it and its roots.



Extra deep cuts and rebar are added to the sidewalk to control where the sidewalk will crack and to keep the sidewalk intact as the tree's roots grow.



Sidewalks are sometimes constructed around trees to protect their roots.

Sidewalk removal

One of the first things you will see during road construction is the removal of existing sidewalks.

This is done on one side of the road at a time to maintain pedestrian access on the other side of the road.

Sections of private walkways and driveways are also removed. The extent of removal will depend on design and drainage to the road.



In order to work safely and efficiently, there will be “No Parking” signs placed on one or both sides of the road, depending on the existing road width.

Sidewalk construction

After removal of the existing sidewalk, gravel is placed and compacted to prepare for construction.



Forms are set in order to pour new concrete for the sidewalk.



Sidewalk construction

It takes approximately 3–4 weeks from the time concrete is removed to when it is cured and can be walked or driven on again.

If a sidewalk is machine poured, a stringline is used to set grades as it pours the concrete.



If you have any mobility concerns, please let the Project Manager know and they will arrange access.

In front of your house

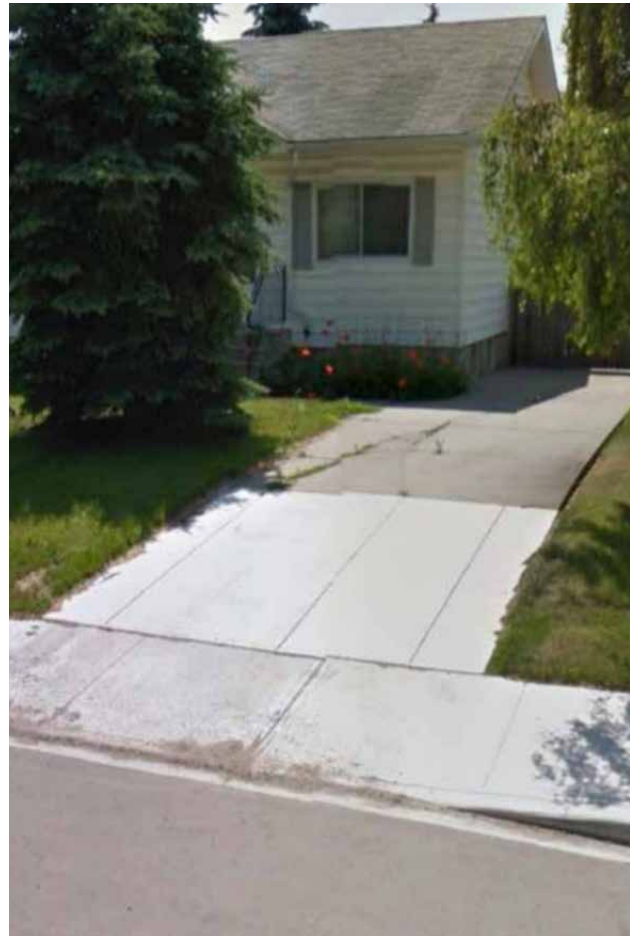
Connector sidewalks

After the main sidewalk is poured, the connector walkways are installed.



In front of your house Connector sidewalks

If the connector walkway grade is over City specifications, the property owner is presented the option of having a step installed. The Project Manager will contact the property owner to discuss options.



The portion of private walkway and driveway that was removed will be replaced with the material that was originally removed.



In front of your house Landscaping

Once the sod has been laid, we encourage you to water it regularly to promote healthy growth.

If you have specialty plants or flowers, we encourage you to remove them before construction. If you have mulch or rocks, we encourage you to contact the Project Manager to coordinate temporary removal options.

If you have underground sprinkler systems, please clearly mark these out, so they do not get damaged during construction.



Sod is laid when there is a large enough area in the neighbourhood to complete. It may not be done immediately following the construction of the sidewalk.

Road reclamation and paving

We use an efficient, cost effective and environmentally friendly process called full depth reclamation. It includes pulverizing the existing gravel and asphalt structure, mixing it with cement and oil to make the new base for the road.



Grading the base takes about 3–5 days with intermittent road closures.

Road reclamation and paving

The road base can be driven on. It needs 2–3 days for it to cure prior to paving.

The road is fully closed during paving operations and opens later on the same day.



Paving is the quickest step. Contractors can usually pave 3–5 blocks per day.

Road Reconstruction

When reclamation cannot occur, a full road reconstruction will be required. This process will take longer than a reclamation. The Project Manager will keep you informed if this needs to happen on your street.

Quality Assurance

Quality assurance testing occurs throughout construction to ensure it is compliant with City specifications. Materials such as gravel, asphalt and concrete are tested. There is a two year warranty period that includes materials and workmanship.

- + Construction Completion Certificate (CCC) issued at the end of each construction season.
- + Deficiencies that are identified are repaired the following season.
- + Two-year contractor warranty period starts after issuing CCC. This includes materials and workmanship only.
- + Deficiencies that are identified at the end of the warranty period are repaired.
- + Final Acceptance Certificate (FAC) issued.

