

# BUILDING GREAT NEIGHBOURHOODS

Garneau Neighbourhood Newsletter – March 2021

Edmonton

## Construction is starting this spring!

The Building Great Neighbourhoods Project Team will soon be hitting the streets in Garneau to bring the Neighbourhood Renewal final design to life. This includes not only replacing residential road surfaces, street lights, sidewalks, curbs and gutters but also improving how people walk, bike, 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, genders, and mobility levels.

Planning for Garneau's neighbourhood renewal began in November 2018. The planning process included gathering and reviewing resident feedback, balancing design opportunities with technical constraints and incorporating City policies. We first presented the final design to the community in November 2020. The Project Team has provided additional details and incorporated a few modifications since then, and are now ready to start construction!

### Stay engaged and informed

#### Final Design Booklet (updated March 2021)

View the entire neighbourhood renewal design online now!

#### Preparing for Construction Information Events (Online)

Learn what to expect once construction comes to your street and have your questions answered by the Project Team.

Live Online (Registration required)

Tuesday, March 16, 2021 6:30 – 7:30 p.m.

Saturday, March 20, 2021 1:00 – 2:00 p.m.

Please visit us online at [edmonton.ca/BuildingGarneau](https://edmonton.ca/BuildingGarneau)

### No access to online resources? – No Problem!

Please contact Ikenna Uju at 780-508-9412 or email [ikenna.uju@edmonton.ca](mailto:ikenna.uju@edmonton.ca) for a paper copy of the Preparing for Construction and Final Design information to be mailed to you.





## What can I expect to see before construction starts?

You will soon see construction activities on your street that will prepare the area for the road and sidewalk construction. 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.
- + Existing street lights being removed and new street light pole bases installed. The underground cabling system is also replaced at this time.

## Communication during construction

Before sidewalk and roadway construction activities begin, a construction bulletin will be distributed to residents with information about the work being performed, as well as the contact information for the City's Delivery Project Manager.

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





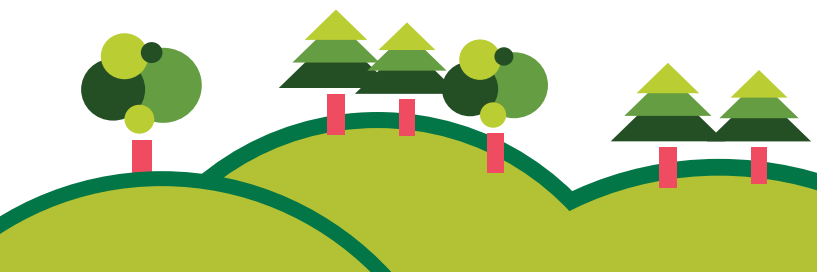
## How are trees protected during construction?

The City of Edmonton places significant importance on the protection and preservation of trees in neighbourhoods and has a dedicated Urban Forester to guide our work. The design and construction of sidewalks and other infrastructure considers the need to protect trees and construction may be adjusted to accommodate this. This may include constructing sidewalks around tree roots to preserve the health of the tree. In the event a tree does need to be removed we will plant a replacement.

## See neighbourhood construction in action!

Children and adults alike are amazed at big trucks and excavators. We invite you to view a great slow lapse video on our project website, [edmonton.ca/BuildingGarneau](http://edmonton.ca/BuildingGarneau) that shows a renewal project during construction.

A friendly reminder that your streets will soon become a construction zone. Only construction workers and City staff should be near active machinery. Please keep your distance to ensure your safety.



## Public engagement

A final design showing what will be constructed in Garneau was presented to the public in November 2020 and feedback was collected to refine the design.



### Live online event

- + Thursday, November 5, 2020  
6:30 – 7:30 p.m.
- + 66 participants



### Survey

- + October 26 – November 12, 2020
- + 64 completed surveys



### Website

- + 1187 unique views

## What we heard

The following highlights some of what we heard from the public and stakeholders during the final design phase. All feedback collected was reviewed and considered as the team made minor refinements to the final design.

### Respondents are most looking forward to:

- + Smooth roadways free of potholes and bumps
- + Sidewalk improvements including the addition of new connections and completing gaps in the network
- + Improved drainage
- + Less speeding and shortcutting through traffic calming
- + Improved bike connections
- + New bike infrastructure
- + Park improvements
- + The 88 Avenue public area improvements just west of 109 Street

### Respondents are most concerned about:

- + How parking reduction along bike lanes and other areas will impact residents, seniors and the mobility challenged
- + Replacing the area's unpaved paths with concrete paths and its impact to the nearby trees
- + Speeding traffic along 110 Street especially between 83 Avenue and 86 Avenue
- + Painted bike lanes not offering "all ages and abilities" protection

### Respondents preferences for character areas:

- + Street name inlays to highlight the sidewalks in Garneau's character area
- + Heritage style benches with back and armrests

## What We Decided report

A detailed What We Decided report is now posted on the [edmonton.ca/BuildingGarneau](https://edmonton.ca/BuildingGarneau) webpage. This report shares how the Project Team arrived at the final design for Garneau's neighbourhood renewal. It describes how the City used policy and program information, public engagement input and technical requirements to make design decisions. The report was posted in December 2020 and will soon be updated to include the minor refinements made to the final design as a result of feedback from recent internal and external stakeholders.

## Garneau's Final Design

The final design for the neighbourhood focuses on making your streets and public spaces safe and accessible in all seasons for all ages, genders, and mobility levels. We encourage you to review Garneau's Final Design booklet online to see all changes coming to your streets and parks.

The following highlights just some of the changes you may soon encounter as you walk, bike, drive and play in Garneau.

### Driving / Traffic

The final design includes traffic calming measures throughout Garneau including curb extensions, raised crosswalks and other intersection enhancements to help slow traffic. Some roads will experience a change of traffic flow direction. All residential roads will be replaced with smooth surfaces.

#### Chicanes (84 Avenue between 109–111 Street)

These traffic calming chicanes will be constructed with Low Impact Development (LID) features (see more about LID in this newsletter).



### Walking

The final design includes replacement of all existing sidewalks and the addition of missing connections where possible. Wider sidewalks will be added to primary walking routes along 110 Street (east side) and 84 Avenue, and several pedestrian crossing locations will be improved with curb extensions and enhanced crosswalks. Tactile warning indicators will be placed along key walking routes to support the visually impaired.

#### 110 Street / 84 Avenue – Raised crosswalk



#### 110 Street – Missing link sidewalk connection

Before



After



## Character Area

The sidewalk corners at some intersections within Garneau's character area will be highlighted with name plate inlays similar to those found along Jasper Avenue.



## Biking

Neighbourhood Renewal will be building Garneau's portion of the Southside Bike Network which consists of a protected bike connection north-south along 110 Street from the 76 Avenue bike lane to the Saskatchewan Drive shared-use path. East-west bike lanes and shared-use paths will be added to connect 109 Street and 112 Street to the new 110 bike lane. To complete the 83 Avenue east-west route, a protected bike lane will be built that connects with 112 Street via 111 Avenue and 84 Street.

### 84 Avenue (111 to 112 Street): Raised two-way bike lane



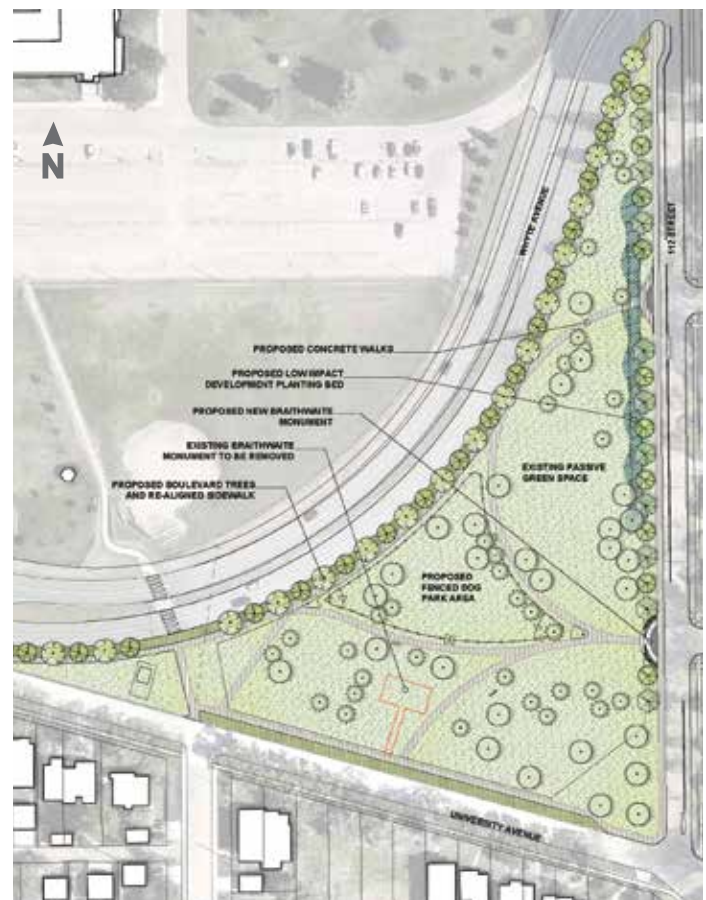
## Parks and Open Spaces

Park spaces throughout Garneau will be refreshed to improve their usability and pedestrian connections. The plans include a new off-leash dog park and paths in Braithwaite Park, new pedestrian connections and a plaza in Adair Park, and space enhancements made to improve the usability of the park space on 107 Street / 86 Avenue.

The commercial area on 88 Avenue will also be revitalized in collaboration with the local businesses. The design will improve the usability and aesthetics of the surrounding public space.

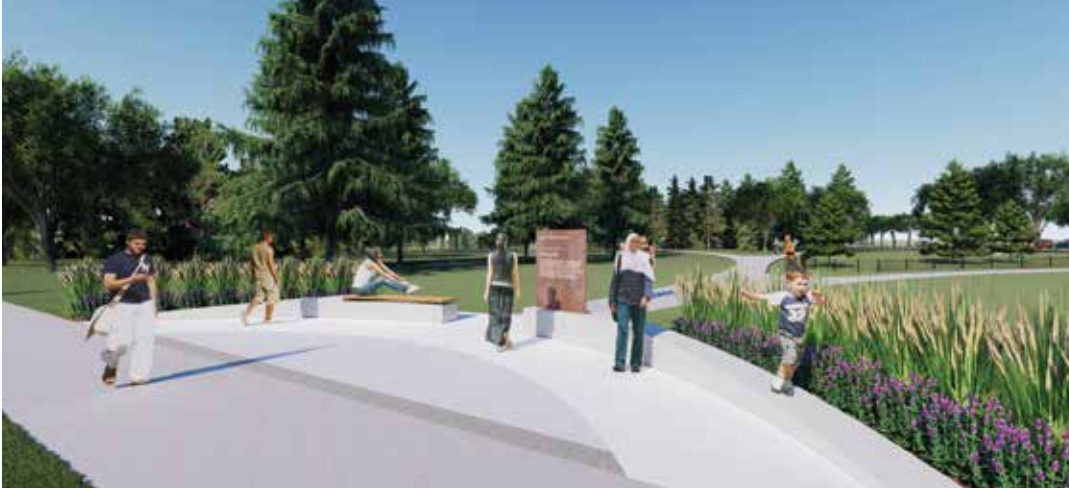
While designs have been developed for City Arts Park, funding is not available to proceed with construction at this time (See Funding in this newsletter).

### Braithwaite Park

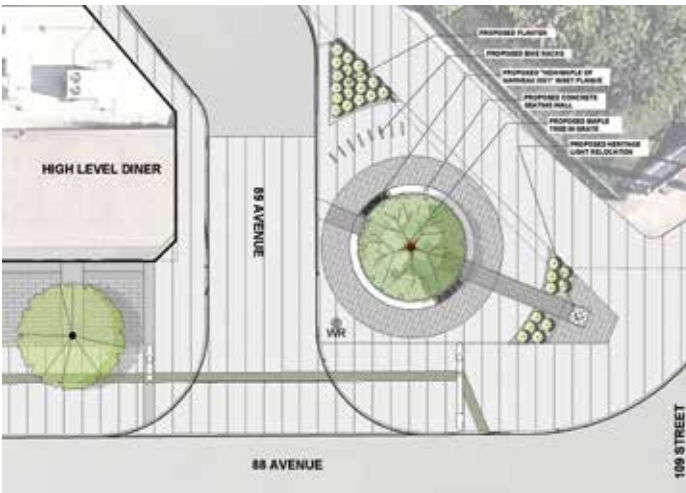


You can view all the details at [edmonton.ca/BuildingGarneau](http://edmonton.ca/BuildingGarneau)

### Braithwaite Park



### 88 Avenue





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

## Funding

The Neighbourhood Renewal Program is funded through the tax-levy, and managed through a Neighbourhood Renewal Reserve.

As outlined in the Neighbourhood Renewal Program City Policy C595, the Neighbourhood Renewal Program provides for infrastructure enhancements where there is a need to adopt current design or functional standards, and is primarily focussed on renewing neighbourhood-level roads.

All proposed enhancements may not be accommodated within the limits set out in City Policy C595. To deliver these enhancements, the Project Team has leveraged other City program funding to deliver better value as part of neighbourhood reconstruction. Improvements such as the designs near the commercial area along 88 Avenue, the Rail Trail and some park enhancements like the off-leash dog area at Braithwaite Park have been confirmed.

At this time, improvements to City Arts Park are not funded and will not be constructed in alignment with neighbourhood renewal. It may be considered in the future as a partnered project with the community and the City. This work would need to be initiated by the community in consultation with the Neighbourhood Resource Coordinator.

## Local Improvements

### What is a Local Improvement?

Road and standard street light renewal are paid for by the City through a tax levy where all property owners in the city contribute.

Sidewalk reconstruction and decorative street lights are cost shared through a **Local Improvement Process** where the City pays 50% and the property owner pays 50%. The City uses the Local Improvement Process to collect the 50% from the property owners.

### Sidewalk Local Improvement notices

In February 2021, 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 the property owners wish to have the sidewalk reconstructed in the future they would be responsible for the full cost.

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

## Decorative street lights

### Expression of Interest results

In July 2020, community members provided the Project Team with a decorative street light option for the Special Character area and another for the rest of Garneau. The City sent an Expression of Interest (EOI) package containing estimated costs to ask registered property owners in each area of Garneau to indicate whether or not they supported this local improvement.

#### Special Character area:

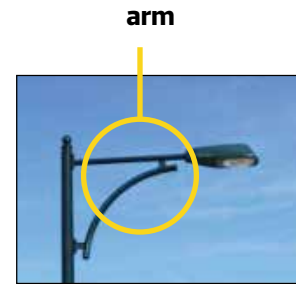
- + 84 property owners submitted their Expression of Interest form. More than 50% +1 of the received responses were in support ("yes").
- + A decorative pole will replace the existing street lights in the Special Character area as shown on the map.



The decorative option selected is a black powder coated fluted pole with a heritage arm and renaissance luminaire.



pole



arm

Heritage

#### Garneau general area:

- + 364 property owners submitted their Expression of Interest form. More than 50% +1 of the received responses were not in support ("no").
- + Upgrades to the existing streetlights will still be made (at the City's cost) and include:
  - + New galvanized poles
  - + New underground wiring
  - + New foundation
  - + Energy efficient LED lights
- + These lights are the same as those currently installed along 83 Avenue in Garneau.



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

## Message from Becky – Planning and Design Project Manager

As the lead for Garneau Renewal shifts from planning to construction, I'd like to take this opportunity to thank you for your participation in public engagement activities. 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 Garneau. The final design will serve residents and visitors to the neighbourhood for the next 30 to 50 years.

We have enjoyed the opportunity to work in your community. It is important for us to stay connected as we move into construction on your streets. I will be working closely with Ikenna, our Delivery Project Manager, as we make this transition.

## Message from Ikenna – Delivery Project Manager

Hi everyone, my name is Ikenna Uju. I am the Delivery Project Manager for Garneau 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 City's design and construction standards. I am available to address any concerns and questions that you may have with construction.

If you have questions, concerns or special access requirements, such as DATS, please reach out to me at [ikenna.uju@edmonton.ca](mailto:ikenna.uju@edmonton.ca) or 780-508-9412. My information is also available at [edmonton.ca/BuildingGarneau](http://edmonton.ca/BuildingGarneau)

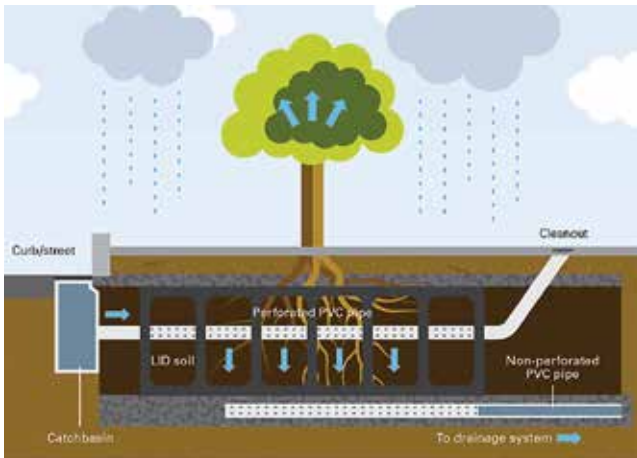
## Thank You to the Garneau Public Engagement and Communications Committee

A special thank you to the 37 residents who volunteered to support the Garneau Neighbourhood Renewal Project Team by providing helpful advice on engagement events and materials. Your special knowledge of Garneau residents helped us refine our engagement to ensure your community could participate in providing feedback on the different stages of the design process.



# Low Impact Development

Throughout Garneau, 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. Garneau's construction will include 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.

## What Are The 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 our 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 will be 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.
- + From the viewpoint of a resident, there is no visible difference between a LID facility and a typical landscaped area.
- + Maintenance of LIDs will be taken care of by EPCOR.

If you have any questions about LID facility construction please contact:

**EPCOR Drainage**  
**780-509-8080**  
**[epcordrainage@epcor.com](mailto:epcordrainage@epcor.com)**

## For more information:

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

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

**Call:** 311

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