



# Hillcrest Local Improvement Project

## Infrastructure Pre-design: Public Meeting #3 Notes

September 21<sup>st</sup>, 2016, 7 to 9 pm

Yukon Transportation Museum

Meeting for property owners on Dalton Trail, Park Lane, and Hillcrest Drive

Approximate attendees: 25

Staff: Wayne Tuck (City Engineer), Shauna Murphy (Eng. Admin. Assistant), Erica Beasley (Planner)

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### Presentation:

A Power Point Presentation was delivered by Wayne Tuck, City Engineer, which is available online. The following additional information was provided:

1. The Local Improvement (LI) Charges **bylaw** will ideally be introduced to City Council in mid-October for first reading, which will launch the **voting process**. (Note: this date has been postponed – check project website for most current timeline)
2. **Building Canada Fund** is a possible funding source for the project. An application was submitted and awaiting approval.
3. **Detailed design** would be the next phase. Consultation on **infill development** (Lot 130 on Sunset Drive North) would also need to occur to figure out potential water and sewer servicing.
4. For the vote, all of the benefitting streets in Hillcrest will be treated as **one project**. The newer portion of Sunset Drive North, built in the 1970s, is excluded from the project.
5. Each property will get a **vote**, and for condos each condo will get a vote. City will send a letter identifying the costs to each property and a ballot. Properties only pay for frontage, not flankage for corner lots. Ballot is mailed and describes costs and options for payment.
6. In order **to defeat** the project, 50% plus 1 of properties must return a ballot stating opposition. (e.g. if 100 ballots are mailed, to defeat the City would need 51 property owners to submit a 'no' vote).
7. **Frontage charges** are applied after the construction is complete for each phase.

8. **Frontage charges** will tally to about 15% of the total project cost. The balance is City cost (through external funding), which we are fortunate to be able to access. Yukon Government has given approval and City is awaiting Federal approval.
9. City will come to each property and **videotape sewer services** (where possible). The Steeloxes have proven difficult to camera, the City has tried a number of different services and was unable to get the camera through, so the condition cannot be determined.
10. Because of how the **Steeloxes** were built there is no space to get in and do the plumbing for the recirculation pump and costs to do the work would be significant. So the City is proposing to bring the service to property line and only extend it if the homeowner is prepared to do the necessary plumbing.
11. The City's **detailed design consultant** will visit each property and will document servicing and what needs to be done.
12. If owners choose to **replace sewer lines** during this project it will cost approximately \$100/m.
13. Exact location of the **multiuse path** near Park Lane will be decided with more public input.
14. **Traffic calming** and **accessibility** features are included. Raised intersections for traffic calming and making crosswalks accessible to sidewalks.
15. Plan is to **eliminate sewer main** that goes between Hillcrest Drive and Dalton Trail on easement.
16. All water and sewer **mains on private property** will be eliminated, if possible.
17. **Phasing** is planned to go east to west, upstream and uphill. 4 phases over 4 years.
18. **Trees** will be preserved, wherever possible. Depends on water and sewer servicing.

## Public Input Summary:

1. Suggestion that the **speed reduction to 40km/hr** on Hillcrest Drive has been effective, but more signage is needed, especially going downhill from the crest. There is only one sign at the top and people joining further down don't see it.
2. Interest was expressed by some Steelox property owners to have **separate servicing**. One owner indicated that he has already done the required excavation work to expose the plumbing and is ready for a recirculating system to be installed.
3. One owner indicated that when they replaced their **cast-iron sewer** it was found to be in very bad shape; it corroded down from a 6-inch to a 4-inch pipe. Another developer expressed a similar experience.

4. Clarification was provided that **condo-ized Steelexes** do not share frontage, they only share services, so they own their own lots and each have their own frontage.
5. Hillcrest Drive has **drainage issues** on the north side. After recent big storm, there was a gravel wash out near Dalton Trail. Curb and gutter is needed.
6. City has proposed phasing based on engineering reasons, but has glossed over **electrical issues**. There are high voltage lines that will need hydrovac and there will be power outages. City needs to be up front about these issues and work with Atco to move high voltage lines to the other side, away from the houses, and move the water and sewer closer to the houses.
7. Support was indicated for reducing the proposed **road width** of minor residential roads from 8m to 6m.
8. Suggestion was made for a **reverse crown** in the middle of Dalton Trail to drain east.
9. Suggestion was made that since design elements added or taken away won't affect property owner charges, project might as well include features that improve **curb appeal** and **property value**.
10. Suggestion was made to re-examine road alignment near **135 Dalton Trail**.

## Questions & Answers:

1. **If the project comes in over budget, will that affect our LI charge?** No, the LI Charge gets locked in when it goes to Council.
2. **How much electricity does it use do the recirculating pumps use?** Not much, less than heat trace tape.
3. **The other issue with Steelex is the 2 sides have a shared service. So how will you service them?** Condos could continue to share a service, or choose to separate, but they will need to prepare the needed crawl space.
4. **Some of us are only 'condos' because of the shared service, we wish we could have our own!** If property owners are prepared to create a crawl space, City will provide the recirculating lines to the house.
5. **So, if we let you know during this work that we will want the service in the future, then the City will install the lines to the property line?** Correct.
6. **It said in the report that if we want a second service, it will cost extra?** If the lot wants to subdivide in the near future, we would treat it as a separate lot and it is considered the first service installed to that separate lot.

- 7. In the documents, you said you would consider leaving the heat traces if they are still effective?** Yes, for the properties where we cannot get in to replace the services, they can keep a working heat trace. We will stub a return line at property in case you want to connect up in the future and do the needed plumbing work.
- 8. So the City will pay to put in the water, but not the sewer?** Yes.
- 9. We don't have to replace the sewer, and you won't pay for it?** Correct.
- 10. If you do this work, what condition will my yard, grass, driveway, trees be left in?** We will restore it, and try to avoid structures or features that may cause difficulties.
- 11. Frontage is measured 45 feet (15m) back from front property line?** Yes, the LI Charge policy seeks to make it more fair for unusually shaped (e.g. pie-shaped) lots by calculating frontage 15m back from the property line.
- 12. For the SteeloX water lines (that are staying as-is), how close will you come up to the building with the new line?** Beyond property line, maybe midway. And the new line can be successfully joined to the old line and sealed. The joints are actually stronger than the line.
- 13. If a problem is discovered with the existing water line when you come up to it with the new one, then what?** If we encounter that we will deal with it then.
- 14. What if the condition is so bad you can't in good conscience connect to it?** You won't be left stranded.
- 15. Is the sidewalk needed on the south side of this end of Hillcrest Drive, west of Park Lane? It is so narrow and there is a path proposed across the road.** It was proposed and there would be room, but there is no bus stop in this area and so many new driveways, so we can remove it.
- 16. Will there be curb and gutter on Hillcrest Drive?** There will be curb and gutter, and commercial crossing where the back of the apron will be brought up level with the curb so water doesn't drain over into the property.
- 17. The frontage costs are meant to cover surface improvements, but the owners on Sunset Drive North (newer section) aren't sharing the cost, even though the entrances to the community are being upgraded for them too... Why not?** Costs are not higher because they aren't paying. Owners pay based on frontage. On sections where no one fronts the road the City pays, that's why the LI Charge covers only 15% of the total project cost.
- 18. Will the grade of Hillcrest Drive be levelled out at all?** Some adjustments will need to be made when the road gets widened for the path on the north side, but drainage will need to be maintained.
- 19. Is there legislation saying the homeowners have to share in these (LI Charge) costs?** Yes, it is covered by Bylaw, which is why we will be going to Council, and why you would have to defeat it if you don't want the project to move forward.

- 20. Are there going to be bike lanes?** Comments during community consultation were that people didn't like the white line separating the bike lane. There would be width for bikes to share the driving lane, and logos and chevrons would be painted on the road.
- 21. Will the landscaped median look like the one in Riverdale?** Similar, but it won't be one long median, it would be broken up by intersections. Landscaping would be up to public input during detailed design.
- 22. On Park Lane East, one side of the road is right up to property line (east), so it is proposed to move the driving lanes closer to the middle?** Treed park lot looks like path could go nicely there but Wayne is not designing it, that will be for the detail phase.
- 23. On Park Lane East, will you shift the road over a bit to keep the ditch on the west side?** Yes. You can see the sewer line on private property there, so that will also be moved. (Photo shows manhole inside a fenced yard).
- 24. Lots of people in this phase have properties lower than the road and they fill up in spring melt with water from the street. You're not proposing curb and gutter, so what's your plan for drainage?** The new roads will have a centre crown so it will drain evenly from both sides. Most water won't come from the road, but from roofs and driveways. Aim is to improve drainage, so we need to know those problem areas so we can deal with them. Some areas used to have culverts, those could be looked at. In some areas the road could be dropped so people will drive up into their properties.
- 25. Will driveways not have culverts under them and swales?** The City may put culverts in some cases, but City standards for culverts require a deep ditch and we don't want those.
- 26. What is the difference between a swale and culvert?** Swale is a grassy ditch like what you currently have. Culvert is a tunnel that goes under the road or driveway. There will need to be some culverts, and some of the swales that have been filled-in will need to be corrected.
- 27. Can we remove parts of this project to make it less expensive to property owners?** No, the rate is standardized for improvement projects across the city.
- 28. Is the 40 km/h speed limit remaining?** Yes.
- 29. So if we vote the project down, does that mean none of this work happens? Can't just some parts be done?** No, all of Hillcrest needs to be done as one project.
- 30. If voted down, what will happen to that funding?** The City could use the funding for another project elsewhere or the Territory might give it to someone else.
- 31. If you pay in instalments you start after the project is completed, is that after your phase is completed or do you have to wait for the whole project to be done?** It will be applied to each phase after the work is done – if it is done in October it will appear on the following year's taxes.

**32. Why are the powerlines not being buried?** Atco couldn't wait for this project to occur and had to upgrade their infrastructure over the past couple of years. All new installations have to be buried so that's why you will see it going in, but if you want that done you the homeowner would have to pay for that cost. Some of their infrastructure will need to be moved for water and sewer.