



Hillcrest Local Improvement Project

Infrastructure Pre-design: Public Meeting #1 Notes

September 19th, 2016, 7 to 9 pm

Yukon Transportation Museum

Meeting for property owners on Roundel Road, Summit Road, and Sunset Drive North

Approximate attendees: 35

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. Hillcrest is on the “top 10” list of infrastructure renewal projects submitted by the City to Yukon Government (YG) as eligible projects for funding through the Federal **Building Canada Fund**. The Hillcrest application has been reviewed and approved by YG, but is not yet approved by the Federal Government.
2. Of the total ~\$17 million **project cost**, 85% will be covered by the City through external funding. The remainder will be covered through Local Improvement (LI) Charges collected from property owners.
3. The property owner **voting process** is required as per the Municipal Act. For this project, approval is needed by the neighbourhood, not street-by-street.
4. City will submit the proposed charges **bylaw** to City Council with the property list and costs for each. Once the Bylaw has received 1st Reading, the City will send ballots to each property. To defeat the Bylaw, City would need to receive negative votes totalling 50% of properties +1.
5. **Payment** for LI Charge can be spread over 15 years.
6. The **LI Charge** for each property will be in the letter that will be mailed out to owners, and the annual payment amount will also be listed over 15 years at an estimated interest rate.
7. **Total costs** shown on slide are based on typical lot width. Includes average cost of water work within the building, and optional sewer work to install within the property.

8. If the vote indicates support for the project, the City will proceed with **detailed design** work and will also need to proceed with consultation on **potential infill** development at Lot 130 on Sunset Drive North for a potential servicing plan.
9. City and contractor will visit each property and document (camera) the condition of **sewer services**.
10. The proposed **road widths** balance the width road maintenance equipment needs with the narrower width residents want to keep traffic from speeding.
11. The proposed **raised intersections** will help with slowing traffic and are not noticeable to vehicles travelling the proper speed. The raised road surface will also match the crosswalk height at the sidewalk, so it will help with providing accessibility without having a para-ramp curb cut.
12. **Swales and culverts** will form a drainage system that works better than what is currently there but maintains the “feel” of the neighbourhood.
13. The proposed **road network** includes bike indications (logo and chevron), sidewalks, and a median in the middle of Hillcrest Drive.
14. Proposed **drainage** along Park Lane East would be directed to a “dry pond” in the adjacent greenspace.
15. Sewer and water mains along Park Lane and Dalton Trail have been seen to be in **poor condition**.
16. There are sewer and water mains on **private property**. The aim is to decommission these and put the new mains in the right-of-way.
17. In order to **phase construction** effectively, it needs to start east/downhill and be worked uphill/upstream.
18. **Fire protection flows** will be improved.
19. The old **water main connection** will be eliminated near the highway. The new water main connection needs to go in before the highway is rebuilt by YG.
20. The **multiuse path** next to Hillcrest Drive will require some fill cutting in (and sloping into) the greenbelt. Path would be 3m wide, then some sloping/buffer, so 5-6 m into the greenbelt. Atco has already installed some **street lights** on that side.
21. **Drainage and grade** along Hillcrest Drive would be similar to existing and culverts would be maintained so that drainage does not affect properties on north side Hillcrest Drive.
22. Dalton Trail, Hillcrest Drive, and Kluane Crescent **intersection** will be improved for approaches and sight lines.

23. Only **parallel parking** will be allowed on Roundel Road. The **townhouses** will have to use the parking developed at the rear. No more 90 degree parking there, despite the plugins on that side.
24. Some property lines are only a few feet from the road in places. The “fit” of the **road alignments** will be determined when the details are worked out and surveys are done. Ideally centrelines will be placed closest to midway, but with consideration to fairness, trees, sight lines, etc.
25. **Elevations** will have to address drainage issues because some properties are higher than others. The new road alignment cannot jeopardize that.
26. A **3-way yield** is proposed at the Sunset Drive North intersection with Summit Road. The driveway at the northwest end will have to be worked out with the owners on how to best align with the new intersection.
27. Construction is proposed to begin in **2018** and occur every year after that until the 4 phases are complete.

Public Input Summary:

1. Concern was raised for **drainage** and to see roads designed to address flooding issues. A home owner at 35 Roundel Road reported flooding in their house, which had to be pumped out.
2. Concern was raised that sunken drainage **swales** might not be visible in winter to visitor parkers who are not used to the narrow roads; they could get stuck.
3. Suggestion was made that the potential infill lot (**Lot 130**) should be developed as a park.
4. Suggestion was made for a **raised intersection** where Summit Road meets Sunset Drive North. It was noted that speeding is an issue in this area. Other suggestion made that a raised intersection at Roundel Road/Sunset Drive North intersection might be a better location to address speeding in this area. *(note amended November 16th)*
5. Suggestion was made for a **raised intersection** where Burns Road meets Roundel Road.
6. Concern was raised for the parking situation in front of the **townhouses** at 20 Roundel Road, and support was indicated for parallel parking in that area.
7. Comment was made that the **sewer** at the rear of lots on Sunset Drive North looked to be in good condition based on comments by City crews during a repair and might be indicative of the condition of the rest of the infrastructure.
8. Interest was expressed for additional opportunities to provide **input** during the detailed design phase.

9. Concern was raised for where the City places **windrows** during snow removal. It was noted that cars park beside the rows which can constrict widths and be a potential issue for emergency vehicles. It was mentioned that in new sections of other neighbourhoods, access is sometimes an issue for this reason. Windrows should be better managed to avoid this in Hillcrest.
10. Concern was raised that some property owners in the neighbourhood will have difficulty paying the **local improvement costs**, even if spread over a 15 year period.
11. Interest was expressed to have **more information** provided to aid in property owners arranging for quotes on the internal plumbing work for their homes.
12. Interest was express to have **more information** on water and energy consumption of bleeders and recirculating systems.

Questions and Answers:

1. **Is the pump electricity-driven?** Yes.
2. **Can the City buy the pumps in bulk to get a better deal?** We will look into it. City normally advises suppliers about the projects and they get pumps into inventory.
3. **Could the payment include the internal plumbing water work?** No, the City does not get involved with the internal work.
4. **If you sell your house during the 15 years, does the LI Charge go with the house?** Yes.
5. **Is the LI Charge for water and sewer or surface works?** LI Charge is for the surface works only. The City pays for utilities.
6. **Will the City replace landscaping that gets ripped up during the work?** Yes, the City will restore most of what is disturbed.
7. **Will the City replace retaining walls?** Yes and no. Some properties on Chalet Crescent have retaining walls. 17 Chalet Crescent, for example has retaining walls that are significant so work within the lot would not be done. Also, if a house structure is not stable enough for the water and sewer work, the City will install just up to property line, and the owner can extend the services later at their own cost when re-developing the lot.
8. **City says bleeders use too much water... how does that compare to what the recirculating pump uses?** Bleeders waste potable water into the sewer system. Recirculating pumps do not discharge unused water; the water is recirculated within the system until drawn from and used in the residence.

9. **Some low-lying properties have flash-flooding issues... if the road stays at the same height, what will happen to those properties?** The aim is to correct these issues, so the design will have storm sewers and improved drainage (e.g. swales) directing water away from lower properties on Sunset Drive North and Roundel Road.
10. **If the infill lot is developed too high, will it flood my lot on Roundel Road?** On-site drainage is required by Bylaw.
11. **When property owners vote, are they voting for this whole plan as-is?** Conceptually, yes, but there will be specifics that need to be worked out at the detailed design phase.
12. **When the new part of Sunset Drive was constructed, was water and sewer in the older section replaced?** Our understanding is no, the street was just extended.
13. **Is the old infrastructure going to be taken out completely?** Water mains will be completely replaced as the cast iron pipe has been seen to be crumbling/failing. For sewer mains, some areas are fine and others are in need of replacement. Pipes will be video-taped to determine condition. Water lines do not have to be buried as deep, but sewer needs to be graded to match elevation so it flows properly. Some sewer mains run on back of private property and those will be decommissioned/re-located.
14. **Is there a warranty on the work? The new stuff is not always as good as the old.** Yes, there will be a 1-year warranty.
15. **If the new water lines can be more shallow, will the old just be left in the ground?** Yes.
16. **Is it 50%+1 negative votes of the eligible ballots, or percentage of the returned ballots?** It is counted as negative votes from the total (eligible) number of properties.
17. **What is the 'old' versus 'new' part of Sunset Drive North? I live on the 'new' part but I have a bleeder.** The 'new' part was built in the 1970s, and is not part of the reconstruction project. Bleeders in this area will be left in place.
18. **Are all the water services installed through the concrete foundations?** Probably, but that is not how we install them now. We would come through the wall, whatever is less onerous for homeowner to install the recirculating system. If it comes through the foundation, we will connect to that.
19. **There will be a median on Hillcrest Drive, but will there also be a sidewalk and a multiuse path on the bus stop side? Is it actually wide enough and feasible for all that and snow removal too?** Yes. We are able to push out the road into the green space a bit on the south side of Hillcrest Drive.
20. **If snow removal pushes all the snow over to the greenbelt side, will they push it onto the path, or will they clear that too?** It will be maintained in some fashion, either by City crews or Klondike Snowmobile Association.

- 21. So the multiuse path would be like the Millennium Trail on the south side of Hillcrest Drive, but nothing on the north side?** Correct.
- 22. The diagrams in the report indicate the new water/sewer will conflict with power poles. Will you be discussing conflicts between overhead power lines and underground utilities?** In some areas Atco has addressed those. In other areas like Chalet Crescent the relocated water lines will take care of those problems. That will be addressed in detailed design.
- 23. Has Northwestel moved their utilities?** Not that we know of. They promised to move their stuff but they just added more. City cannot comment for Atco and Northwestel, but they know this is coming and they will have to remove the conflicts
- 24. Why are the shallow utilities not going underground?** This was considered a few years ago with the community and the cost is very high as each home would have to upgrade their services. Burying is not part of this project as this is water, sewer, and roads and there is no funding available for power.
- 25. Does the City have a say on whether the power poles are upgraded?** We did talk to Atco and the old power lines were not meeting existing needs, so they had to rush in and replace ahead of the LI Project work.
- 26. When will the detailed design phase happen? And when and how will we have meaningful input into the details? We would feel better if we knew we would have future opportunities for this.** If the project passes the vote, then the City will issue a request for proposals to hire a consultant who will need to meet with the neighbourhood, and then with each owner to make arrangements for access and how to plan the work (such as digging, where to store materials, how to ensure access to homes during the work, etc.)
- 27. What is the impact of improvements to property assessments?** Property assessments are done by YG and it seems so far the impact is minimal. Market value we think is positive, but we don't have numbers on that.
- 28. Valleyview was redone and they had to pay fees plus their taxes went up, how does that compare to us?** Valleyview was done in 1992 by the Federal Government and then turned over to the City. There were improvements made to those houses that could have caused assessments to go up.
- 29. For low-lying lots on Sunset Drive North, how will the road slope prevent drainage onto my lot?** It will have curb to direct water and the road would slope eastward which should direct it to the nearby storm drains and not to properties.
- 30. If we don't do this reconstruction project, will the City just have to keep coming back to repair again and again?** Yes.
- 31. Will the potential infill lot improvements be paid for by the neighbourhood?** No, the lot will be assessed at the full government rate of \$1,900, and the owner (YG) will pay.

- 32. With the charge to homeowners (for some \$17,000) even if spread over 15 years, it might be a problem for some owners to pay. Can the payment time be extended?** Works out to about \$1,500 more per year, per property. City depends on the LI Charge to help cover project costs. Payment period has not been extended for other projects, but the City will look into it.
- 33. If project goes to detailed design, would there be fluctuations in construction schedules causing problems with plumbers etc.?** The onus is on the contractor to follow the schedule, weather-permitting, but City does ensure that people are advised with at least a month's notice for plumbing arrangements.
- 34. If we want to get a quote for that private work before the vote, is there enough info for them to do a quote?** Yes, the recirculating pump is well understood, so the unknowns are the piping. The concrete foundation work will be part of the City's contractor work, they will punch through the wall and will seal it up again.
- 35. Where did the \$2,000-3,000 estimate number come from?** The pump is about \$500-1,000, then hookup and piping etc.