

# Downtown Redevelopment

## UPDATES

**02/03/20:** Streetlight installation is underway on Main Street this week. Fortis will be onsite from February 3-5 and will occupy multiple parking stalls along the street as they complete installation work. Please watch for crews and proceed through the area safely. Timelines are weather dependent.

**01/29/20:** Night construction will take place January 29 on the west end of 52 Avenue for sanitary line improvements. Work will continue on January 30 at the east end of 52 Avenue and be completed the week of February 3 at the east end of 50 Avenue. All work will take place between the hours of 6:00 p.m. and 7:00 a.m. There will be some noise from the use of a hydro vac truck, however, the road will remain open to traffic during construction. Some lane closures may occur.

**12/12/19:** Beginning December 12 to approximately December 19, night construction will take place on Main Street from 52 Avenue to just north of the 50 Avenue intersection for sanitary line improvements. All work will be completed between the hours of 6:00 p.m. and 7:00 a.m. There will be some noise from the use of a hydro vac truck, however, the road will remain open to traffic during construction.

**11/11/19:** Main Street, from 51 to 52 Avenue will be temporarily closed November 12 and 13 for most of the day to accommodate concrete pouring at the new downtown library/Three Robins construction project. Detours will be in effect. The road will reopen on November 14 to regular traffic.

**11/06/19:** The fence surrounding Phase III of Downtown Redevelopment will be coming down tomorrow morning and Main Street will be fully open to traffic in the afternoon. Street lights and bollards still need to be completed and may require partial road closures for these installations. As well, construction crews for the new downtown library/Three Robins project will occupy the parking stalls on the west side of Main Street to accommodate their continued building. This construction will also require occasional road closures to facilitate concrete pours. Closures will be posted to ensure detours are accessible.

**10/31/19:** Paving is underway today as part of the final stages of Downtown Redevelopment Phase III. All sidewalks have been poured and planters and benches have been completed. There will be coloured concrete poured this week at 52 Avenue as well as decorative sandblasting on Sunday, weather permitting. Final finish work including line painting, site cleanup, electrical work, and fence removal will follow in the next week. The road is set to be open to traffic the week of November 11.

**10/24/19:** Sidewalks on the west side of Main Street should be poured by the end of this week, weather permitting. Paving is set to begin on Sunday and finished within approximately 2 days. Lighting is going in and benches and planters are being completed. The road is set to open to traffic by mid November. All construction is weather dependent.

**10/17/19:** Construction is moving along quickly; benches are being completed, crosswalks are being poured and stamped, curbs are being poured, sidewalks are going in and the last of the paving is happening followed by line painting. Sandblasting (sidewalk concrete design work) of Main Street (east side) is set to take place this Sunday. Starting Monday, the west side of Main Street will only be accessible from the north, near CIBC, to accommodate prepping and pouring the sidewalk. Pedways will be installed in front of each access point to the businesses. The contractor will be working with the businesses to coordinate sandblasting along 50<sup>th</sup> Street. Two concrete crosswalks will be poured within the construction zone. The rest of Main Street will be paved mid to late next week. All construction work is weather permitting.

**10/15/19:** Paving and line painting has been completed to 52 Avenue and the rest of 50 Street will be paved next week. Concrete sandblasting work continues and benches are now being installed. Soil cells have been installed and the east side sidewalk is poured. Next we will see the pouring of concrete planters and prepping the base for the west sidewalk. Trees will be planted in the Spring. All construction is weather dependent.

**10/3/19:** Paving starts today on Downtown Redevelopment! If the weather cooperates, sidewalks are next, and scheduled for this weekend. Crews are working hard to open the road for October 31<sup>st</sup>.

**09/27/19:** All the underground work for the Downtown Redevelopment Phase II and III project is done! Now the exciting above ground work can begin. Up next, is paving. If the weather cooperates, then we should be seeing the paving trucks doing their thing next week. Following that, sidewalks are scheduled. Again, if the weather cooperates, this should happen around Oct 5<sup>th</sup>. At that point, we'll start seeing the concrete work for the planters and benches. It will really start to look like it's all coming together!

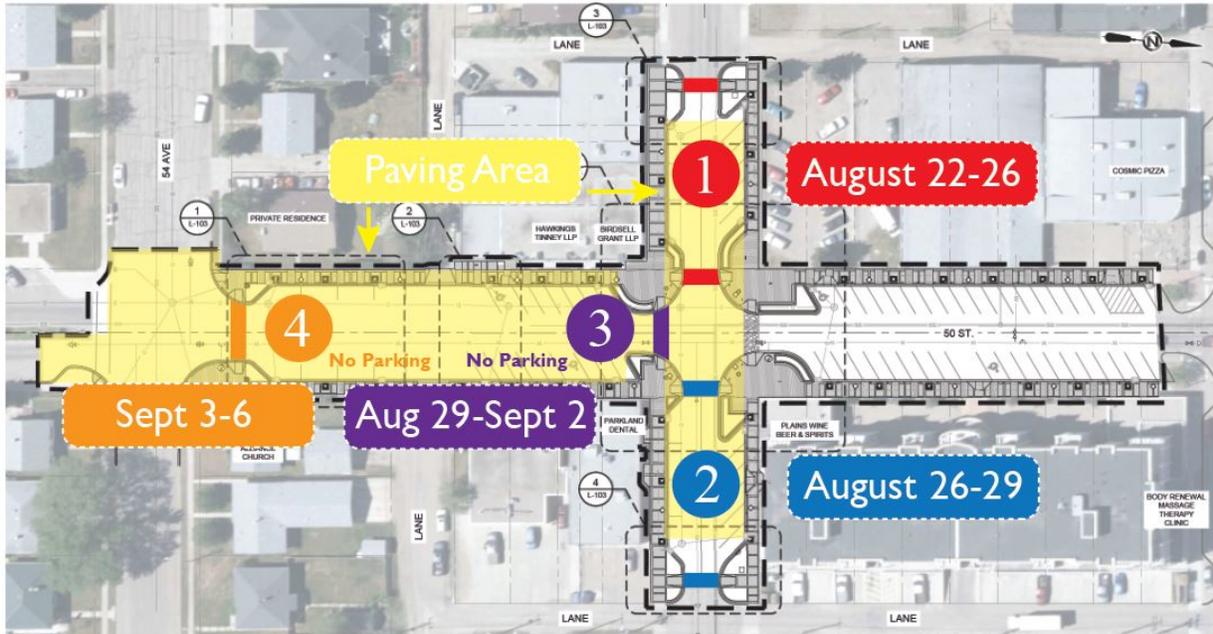
**09/06/19:** Main Street from 53 Avenue to 52 Avenue is now open to pedestrian traffic. Due to continued construction, the street will remain closed to vehicles until the end of the construction season.

**08/29/19:** The east walkway on Main Street directly in front of Dara's Luxury Décor and Coffee Bar will be temporarily closed on Friday, August 30. Pedestrians may still access all businesses to the north of Dara's from 51 Avenue. Businesses to the south, including Dara's, will need to access the walkway from 52 Avenue. Full north/south access will be restored on Saturday, August 31.

**08/16/19:** Main Street, from 54 Avenue to 53 Avenue, will be closed for night paving on Monday, August 19. The closure will begin at 7:00 p.m. and continue until the final lift is complete. The road will reopen on Tuesday morning.

Beginning August 22, there will be temporary road closures surrounding the construction area for the pouring and curing of concrete crosswalks. During each pour, the road will be blocked off to ensure the concrete has sufficient time to dry. Detours will be in effect for approximately 3-4 days for each pour. Construction is weather dependent.

### Temporary Road Closures for Night Paving and Concrete Crosswalk Installation



**08/01/19:** Timelines for the Downtown Redevelopment project have been impacted by the tremendous amount of rain this summer. At present, the project is approximately 20 days behind the originally projected schedule. Phase II (54 to 52 Avenue) is expected to be complete by the end of August. Phase III (52 to 51 Avenue) will be completed to a bottom lift of asphalt by the end of October. All construction is weather dependent.

**07/31/19:** Sidewalk removal on 52 Avenue from Main Street to the back alleys is set to begin on Tuesday, August 6, weather permitting. Plywood pedways will be installed to ensure continued access to downtown businesses.

**07/04/19:** As Downtown Redevelopment construction continues, there are many updates to report.

The Town has been working with Downtown businesses to promote local shopping. One initiative that has come out of these discussions are billboards specially directing residents and visitors to the Downtown. One of three billboards is now in place. You'll notice it as you are exiting highway 16A onto 50<sup>th</sup> Street. The other two will be going up shortly.

Some other exciting news, five of the planned street benches are being installed around the planters at the intersection of 53<sup>rd</sup> Avenue and 50<sup>th</sup> Street.

Crews will be installing temporary lights around the fence for night-time use. These lights will be installed in one to two weeks.

More signage directing customers to businesses, along with hidden driveway caution signs, are being posted around the Downtown construction zone.

While visiting Downtown, please be mindful of where to park. Do not park on temporary water lines, as it will cut off the water supply to businesses. Also, for the safety and respect of downtown residents, parking in front of residential driveways is strictly prohibited and tickets will be issued to those who do so. All free parking can be viewed [here](#).

**06/13/19:** Downtown Redevelopment is now underway on Main Street.

Trees in line with replacement underground infrastructure were recently removed as the roots would have sustained damage eventually killing the tree. New trees will be installed in soil cells containing the roots and ensuring healthier growth.

All businesses are open. Designated timed parking stalls and multiple off-street parking lot maps have been provided to businesses. This allows for easier customer access and long term parking for business owners.

Signs have been installed on fencing directing pedestrians around the construction zone via sidewalks and back alleys. Fencing will be in place for the duration of the construction season.

**05/27/19:** With the next phase of Downtown Redevelopment set to begin this June, the Town has developed a downtown parking map to help outline available on-street and off-street spaces.

Additionally, the Town recently implemented 2 hour parking time limits on Main Street and 3 hour parking time limits on the immediate side streets. This is part of an initiative to help encourage people who intend to use long-term parking to take advantage of the various off street parking lots. This will also allow short-term access on Main street for convenience based customers.

During the construction season, the Town is also implementing two temporary 30 minute parking stalls on each of the avenues impacted by Downtown Redevelopment. These will be in place for the duration of the season.

**05/21/19:** Main Street from 53 Avenue to just south of the 51 Avenue intersection will be closed for construction from approximately June 3 to the end of the 2019 construction season.

During this time there will also be modified pedestrian access to the area.

Downtown Redevelopment construction will involve a number of closures of the sidewalks in stages along both sides of Main Street including alley crossings.

Access to businesses will be maintained during construction, but Main Street parking between 53rd and 51 Avenue will not be permitted.

Construction timelines are weather dependent.

**04/09/19:** The Town of Stony Plain is gearing up for another construction season; the largest and most exciting project is the Downtown Redevelopment. Administration presented an update to Council at Monday evening's Regular Council Meeting. There is still work to complete on Phase II this season and simultaneously work will begin on Phase III.

- 2017 Phase I — rear lane improvements
- 2018 Phase II — 50<sup>th</sup> Street between 54<sup>th</sup> and 52<sup>nd</sup> Avenues
- 2019 Phase III — 50<sup>th</sup> Street between 52<sup>nd</sup> and 51<sup>st</sup> Avenues
- 2020 Phase IV — 50<sup>th</sup> Street between 51<sup>th</sup> and 50<sup>th</sup> Avenues

Ian McKay, General Manager of Planning & Infrastructure says, "The tender process is a little different this year. The tender has gone out as one package to construct both Phase III in 2019 and Phase IV in 2020. This should provide construction efficiencies and cost savings to the Town, while also minimizing disruption to downtown businesses."

The budget for the rest of the project was approved at the April 8<sup>th</sup> Council meeting of \$3.8M, bringing the grand total of all four phases to \$15.9M dollars. This is an increase of \$390,976 from the initial budget for all four phases of \$15.5M dollars.

Town Manager Tom Goulden says, "The water and sewer infrastructure on 50<sup>th</sup> Street had to be upgraded as part of our ten-year Capital Improvement Plan. The Downtown Redevelopment Project, however, goes above and beyond fulfilling that commitment to supportive infrastructure. This project will nurture and preserve downtown Stony Plain, which is an essential part of our community." Goulden goes on to say, "With a project of this scale, and spanning over four years, it's not surprising the cost is slightly higher than the original budget forecast for the entire project."

The four-phase project will include replacing aging infrastructure, bettering the pedestrian environment, establishing bicycle route linkages, improving paving and sidewalks, developing traffic-calming features, enhancing spaces for cultural events, and integrating new public art.

Mayor William Choy says, "Downtown is a vital piece of Stony Plain's charm and personality, so this is an incredibly exciting major project. It will drastically enhance the area by increasing efficiency and safety of both vehicle and pedestrian traffic flow. It will also build upon the look of downtown with new décor, greenery, and public art, and create welcoming and attractive gathering spaces. The final result will be a greatly improved and beautified downtown area of which the community will be proud to call our own."

The following aspects are included in the project:

- Bulb-outs at intersections to lessen pedestrian crossing distances. Bulb-outs will also create small pedestrian gathering pockets; will allow for further planting enhancements, seating, and other street furniture; and help animate those spaces to make them enjoyable areas for pedestrians to spend their time. These locations will also serve as focal opportunities for art and sculptures.
- Stamped and coloured asphalt StreetBond crossings will be more noticeable to drivers and make crossings safer for the pedestrians.
- Drop down curb ramps will be incorporated at crossings and handicap parking stalls to support wheelchair accessibility and promote universal accessibility.
- Wide sidewalks will be enhanced with coloured and sandblasted concrete patterns. Well-defined pedestrian and street furniture zones will maximize the pedestrian realm.
- Furniture Zones will include: trees in tree grates; lit bollards; light poles with hanging baskets and banners; concrete planters; seating; traffic and wayfinding signage; garbage receptacles; and bicycle racks.
- To sustain the trees long-term, soil cells will be incorporated into the drainage design to fit within the sidewalk.
- Lit bollards will further help indicate the pedestrian realm and protect from vehicles parking along the road. The illumination will also add interest and aesthetics during the night and winter months.
- An upgrade to LED light bulbs will be incorporated into the electrical design for all proposed street lights and bollards.
- Avenues will be transformed up to the alleyways to tie into bike corridors and differentiate the downtown core from the surrounding residential areas.
- A roundabout has been designed at 50<sup>th</sup> Street and 51<sup>st</sup> Ave to conform to standard vehicle turning radius. This will be the focal point of the downtown, and a designated area for festivals and events.
- The roundabout will support future placement of removable gazebos, art, and/or the Town Christmas tree, which will animate the space.
- Downtown entrance pillar signage at both the North and South entrances.

Construction is expected to begin later this spring, early June as weather permits, and will continue for the entire construction season.

To learn more about the project, go to [www.stonyplain.com/DowntownRedevelopment](http://www.stonyplain.com/DowntownRedevelopment).