

September 2019

LOCAL IMPROVEMENT OPTIONS DURING NEIGHBOURHOOD RENEWAL

The Neighbourhood Renewal Program is paid for through a City-wide property tax reserve fund dedicated to the program. In conjunction with the program, the City offers cost-sharing opportunities between the City and property owners for two **local improvement** options—**decorative street light upgrades** and **sidewalk reconstruction**. Local improvements and the cost-sharing opportunities offered by the City are part of the Neighbourhood Renewal discussion with you and your neighbours.

WHAT IS A LOCAL IMPROVEMENT?

A **local improvement** is a construction project undertaken near or adjacent to residents' properties which is considered more beneficial to the property owner and local area than to the City as a whole. All property owners have the right to petition against any local improvement. The petition process is guided by the provincial Municipal Government Act as well as City policies and procedures.

DECORATIVE STREET LIGHTING LOCAL IMPROVEMENT PROCESS

Standard street lights will be replaced as part of the Neighbourhood Renewal process. However, property owners in each neighbourhood undergoing renewal will have the opportunity to upgrade to their community's choice of decorative street lights through a community-initiated Local Improvement process.

Volunteers in your community take the lead to determine the level of community interest in upgrading to decorative street lighting, and to begin the Local Improvement process. Your Project Manager can help guide you through the steps required to pursue this option.

Step 1: The community must submit their choice of decorative lighting (colour, pole, arm, and luminaire; see photos on side 2) to the City for consideration by **July 2, 2019**. In September 2019, the City will send an Expression of Interest (EOI) package containing estimated costs, asking registered property owners to indicate whether or not they support the local improvement and return the EOI to the City by **November 15, 2019**. The Expression of Interest package includes a form with a "yes" or "no" indication for responses.

To demonstrate community support for the decorative option, a sample size of at least 20% of property owners in a neighbourhood must return their completed form to the City by the deadline. If 50% +1 of the received responses are in support ("yes"), the decorative street light Local Improvement process will proceed. If 50% +1 of the received responses are not in support ("no"), the decorative street light Local Improvement process will not proceed.

If less than 20% of property owners submit an Expression of Interest form to the City by the deadline, initiation of the decorative street lighting Local Improvement process will be at the discretion of the City, based on previous public engagement feedback.

Step 2: In January/February 2020, the City sends out Local Improvement Tax Notices to property owners, who then have **30 days** to petition *against* the local improvement if they so choose. If the petition against the local improvement garners signatures of at least 50% +1 of all registered property owners in the neighbourhood, the local improvement is defeated and standard galvanized street lights will be installed. If the petition against the local improvement is unsuccessful, City Council will pass a Local Improvement Bylaw, and the decorative street light upgrade will proceed.

DECORATIVE STREET LIGHTING OPTIONS

Property owners pay the *difference* to upgrade from standard to decorative street lights. The cost of decorative street lights depends on the lighting options selected, the borrowing finance rate, the number of street lights, and the number of property owners sharing the expense. The exact cost for the local improvement will be included on your tax notice the year following the decorative street light installation.

Pole:



Powder coated galvanized



Octagonal



Fluted

Decorative arm:



Newport

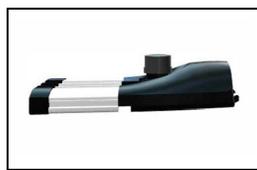


Scroll



Heritage

Luminaire:



Regular



Renaissance

Colour:



	Poles			Luminaires	
	Colour	Octagonal	Fluted	Regular	Renaissance
% Costs of decorative over standard poles	5%	15%	20%	-	-
One-time cash payment per metre of frontage	\$6	\$18	\$24	-	\$3.47
Yearly rate per metre of frontage for 15 years	\$0.56	\$1.68	\$2.24	-	\$0.33
One-time cash payment for typical lot (50 ft)	\$90	\$270	\$360	-	\$52
Yearly Rate for 15 years for typical lot (50 ft)	\$9	\$27	\$36	-	\$5.20

Roadway luminaire estimated costs

SIDEWALK RECONSTRUCTION LOCAL IMPROVEMENT PROCESS

Sidewalk reconstruction is a City-initiated local improvement which is done along with the Neighbourhood Renewal process. About 4-6 months before neighbourhood reconstruction begins, registered property owners in the neighbourhood will receive a Local Improvement package in the mail which contains information needed to decide whether they want to proceed with sidewalk reconstruction or not. Property owners then have 30 days to petition against the local improvement if they so choose, by completing and returning the petition form included in the package.

Neighbourhoods are divided into sidewalk renewal "project areas", which will be defined in the Local Improvement Notice. If at least 50% +1 of all registered property owners in a given project area petition against sidewalk reconstruction, the local improvement is defeated and sidewalk reconstruction will not proceed in that project area. The City will undertake regular sidewalk maintenance to ensure that the sidewalk is safe.

The cost of sidewalk reconstruction is shared equally between property owners and the City at large. The City's cost-sharing program for sidewalk reconstruction is only offered with Neighbourhood Renewal. Reconstructed sidewalks are expected to last 30-40 years. Reconstruction costs are based on lot length assessment, which is calculated differently for corner lots, pie or odd-shaped lots, and multi-unit condos. The 2019 rate (50% of the cost) is \$205.39/m. For example, a 50 foot lot (15.24m) would cost \$3130.14, or \$228.90/year over 20 years.