

Local Improvements

WE ARE HERE

City prepares Local Improvement Plan

Notices sent to owners

Bylaw prepared

30-day petition period

Bylaw voted by City Council

Construction

Local Improvement Tax Levy

edmonton.ca/localimprovements

Edmonton

Local Improvements

Local improvements are construction projects undertaken near or adjacent to your property, which City Council considers of **greater benefit to your area** than to the municipality as a whole. Local improvements are regulated by Alberta's *Municipal Government Act*.



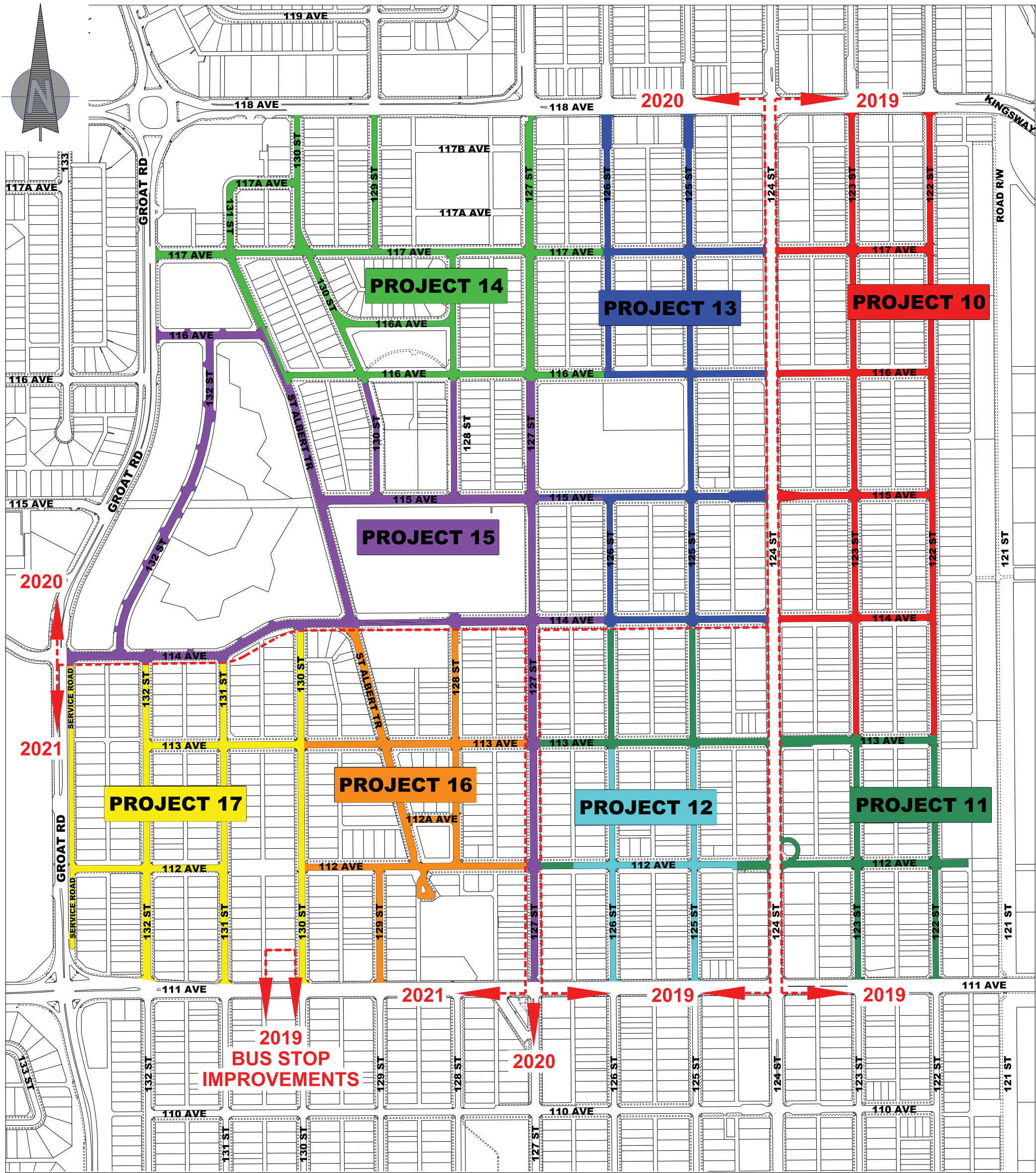
The cost sharing of a local improvement depends on the type of local improvement. For City-initiated sidewalk reconstruction, the cost is shared 50–50 between the City at large and property owners. For the property owner-initiated decorative street light local improvement, property owners pay the full increment cost of the decorative street light poles above the cost of standard poles.

Property owners have two payment options for their local improvement costs:

1. Lump sum payment: One-time full cost payment.
2. Amortized payment: The cost is paid gradually on your yearly property taxes (includes interest charges). The local improvement tax stays with the property; if you sell, the next owner will continue to pay the balance.



Local Improvements Project Areas



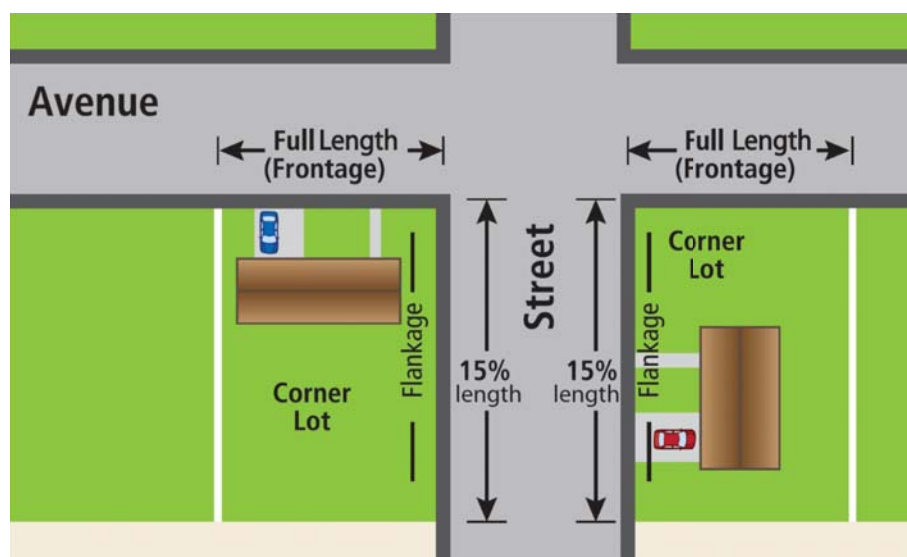
Local Improvements: Cost

Property owners pay 50% of the sidewalk reconstruction based on their lot length assessment. The 2019 rate (50% of the cost) is: **\$205.39 per metre assessed** as a lump sum or **\$15.02 per metre assessed** per year.

A typical 50ft (15.24m) lot would cost about **\$3130** or **\$229 per year** over **20 years**.

Corner Lot Assessment

Corner lots that have proposed local improvement renewal on both the front and the side of the property are assessed the full length of the frontage (short side) and 15% of the flankage (long side). House orientation does not affect frontage/flankage.



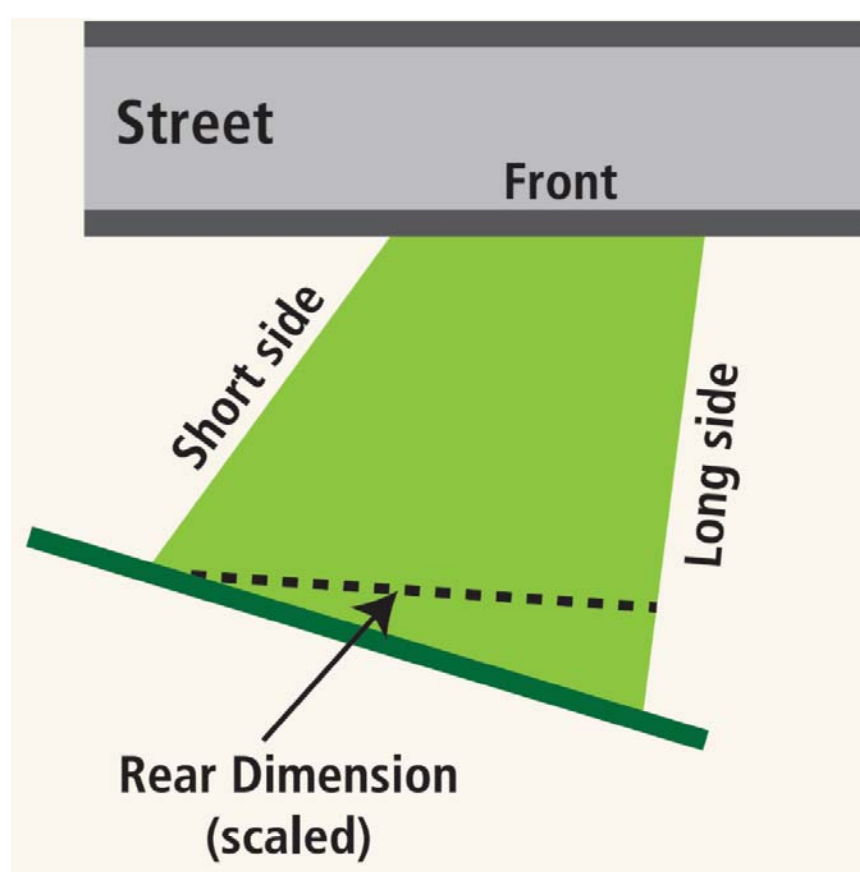
Condo Unit Assessment

The assessed total length of the lot is divided by the amount of units in the condo, including parking and storage spaces if they have tax roll accounts.

Pie or Odd-Shaped Lot Assessment

Pie or odd-shaped lot frontage is determined by adding the front and rear lot dimensions and dividing the total in half.

The rear dimension of a pie shaped lot is scaled off the corner at the shortest side and is projected at a right angle to the longest side.



The exact cost for the local improvement is included on your local improvement tax notice the year following the completion of the sidewalk reconstruction.



Local Improvements: Process

Property owners receive a local improvement notice in the mail about **4–6 months** before neighbourhood reconstruction begins.

- Property owners have **30 days to petition** against the local improvement
- A valid petition against must include **witnessed signatures** of **all title owners** and must swear an affidavit before a Commissioner of Oaths

Integrated Infrastructure Services | City of Edmonton
Transportation Infrastructure
Neighbourhood Renewal Program

2nd floor
Century Place
6022-102nd Avenue
Edmonton, AB T5J 3A3
Canada
edmonton.ca

LOCAL IMPROVEMENT NOTICE

January 25, 2016

Please join us for an **Information Session** at
Central Lions Seniors Recreation Centre
(11113-113 Street) on February 18, 2016 at
6:30pm.

MR PROPERTY OWNER MRS PROPERTY OWNER

9969 66A AVENUE NW
EDMONTON AB S5X 5E9

RE: Proposed Sidewalk Local Improvement

Local Improvements are proposed in Lansdowne Neighbourhood for construction in 2016 and 2017 and includes sidewalk reconstruction. The details of the local improvement assessment for your property are indicated below.

The total cost for all sidewalk local improvements in your neighbourhood is \$3,411,966.00 and the cost is split - 50% paid by the benefiting property owners and 50% is paid by the City at large. Your cost for this improvement is shown below.

Sidewalk Local Improvement Details for Project 1

Tax Roll #	Address	Estimated Length (m)	Payment Options	
			Cost per year*	One Time Cost*
XXXXXX	9969 66A AVENUE NW	15.24	217.78	3,112.16

* Costs are determined by multiplying the estimated length by the uniform tax rate described on the back side of this sheet.

You have the option to petition against the proposed local improvement. If you choose to petition against the petition must be received within 30 days of this notice, February 18, 2016. The local improvements are being constructed in accordance with provincial legislation**. For more details regarding this assessment or the local improvement process refer to the back of this sheet and the information included.

Please note, condominium owners receive a notice for each condo unit, parking stall and storage unit that have a separate tax roll number. The Address description in the table above for some of these may have no entries.

** Provincial Legislation refer to section 393(1) of the *Municipal Government Act, R.S.A 2000, c M-26 (MGA)*

AFFIDAVIT OF EXECUTION of WITNESS

(Must be filled in by the WITNESS and sworn before a Commissioner for Oaths)

CANADA)
PROVINCE OF ALBERTA)
TO WIT)

I, _____ (Witness) of the
City of Edmonton, in the Province of Alberta,
MAKE OATH AND SAY:

1. That I was personally present and did see (Print Owner Name(s))

(1) _____ (4) _____
(2) _____ (5) _____
(3) _____

named in the within instrument who is (are) personally known to me to be the person(s) named therein, duly sign and execute the same for the purpose named therein.

2. That the same was executed at the City of _____ in the Province of Alberta, and that I am subscribing witness thereto.

3. That I know the said (Print Owner Name(s))

(1) _____ (4) _____
(2) _____ (5) _____
(3) _____

and (s/he (they) is (are) in my opinion the full age of eighteen years.

SWORN BEFORE ME at the)
City of _____)
in the Province of Alberta, this)
_____ day of _____)
20____)

(Signature of Witness)

A COMMISSIONER FOR OATHS in and for the Province of Alberta

(Print Name & Expiry Date or Affix Stamp)

Tax Roll No.: _____ **Project** _____

Petition Against the Proposed Local Improvement

We, the registered owners, are opposed to the above local improvement project, as notified by the Transportation Services, and do not wish it to proceed.

Owner's Name (Print)	Owner's Address (Where You Live)	Property Address (Improvement Location)	Owner's & (Signature)	Date	Witness (Signature)
1 _____	_____	_____	_____	_____	_____
2 _____	_____	_____	_____	_____	_____
3 _____	_____	_____	_____	_____	_____
4 _____	_____	_____	_____	_____	_____
5 _____	_____	_____	_____	_____	_____

PLEASE NOTE:

- To cancel this project, two conditions must be met. First, a majority (50% plus 1) of the benefiting owners must submit a petition opposing this local improvement. Second, the value of the petitioners' properties must equal at least one half of the total value of the assessments of all the benefiting properties. This form may be used.
- If a parcel of land is owned by more than one owner, all owners must sign the petition. The owners are considered as one owner for the purpose of counting the number of owners that reply.
- If a corporation, church, organization, estate or other entity is entitled to sign a petition, the petition may be signed on its behalf by a person who is at least 18 years old and who can produce a certificate authorizing the person to sign the petition.
- The WITNESS must fill in the "Affidavit of Execution of Witness", (attached).

This personal information is being collected under the authority of sections 302 & 306 of the Municipal Government Act, R.S.A. 2000, c. 54/26 and will be used to process your petition against the Local Improvement project. It is protected by the privacy provisions Section 23 (1) of the Freedom of Information and Protection of Privacy Act, R.S.A. 2000, c. F-25. If you have any questions about the collection of personal information, please contact the P.O.I.F. office at (780) 496-2807.

Neighbourhoods are divided into project areas for the sidewalk reconstruction.

For the petition ***against*** sidewalk reconstruction to be successful, the petition must receive support from 50% +1 of the property owners within the project area (See Project Map).

Please note: there is no cost to property owners for brand new sidewalks that may be added to the neighbourhood as part of the neighbourhood reconstruction process.



Local Improvements



If the petition against the sidewalk reconstruction local improvement succeeds, the property owners within that project area will be notified and the sidewalk will not be reconstructed. The existing sidewalk will still undergo regular maintenance at the City's cost.

Examples of sidewalk maintenance include: grinding, patching and mud-jacking.



Local Improvements



If the petition against the sidewalk reconstruction local improvement fails, the City will proceed with sidewalk reconstruction as scheduled.

Sidewalk reconstruction local improvement costs include:

- Removal of existing concrete
- Excavation
- Laying of gravel base
- Pouring new concrete with reinforcing steel
- Connecting sidewalk to property owners' sidewalk and driveway
- Re-landscaping disturbed areas to City specifications
- A two-year construction warranty



Decorative Street Light Local Improvement

Property owner-initiated local improvements, such as decorative street lights, must go through a two-step process where community preference is identified through an Expression of Interest and then decided by a Local Improvement process.

Local Improvement Areas and Selected Designs



Standard galvanized
street light



Inglewood (General)-
Heritage arm
decorative street light



Area of Heritage
Interest - Post top
decorative street
light with shroud

Inglewood (General):

The selected decorative street light option in Inglewood is a black fluted pole with heritage arm.

Area of Heritage Interest:

Due to the historic nature of the area, 125 Street and 126 Street from 111 Avenue to 113 Avenue have been identified as an area of heritage interest in Inglewood neighbourhood. Members of the Inglewood Decorative Street Light Committee expressed interest in a post-top style of lighting for this area of heritage interest, similar to the post-top style of lighting that is in place in the nearby Westmount Architectural Heritage Area. The selected option is a black, fluted post-top pole with a shroud at the base and the metroscape luminaire.



Decorative Street Light Local Improvement

Expression of Interest Process and Results

The Expression of Interest period was held in fall 2018. EOI packages were mailed to all property owners asking them to respond whether or not they are in favour of the decorative street light local improvement.

Inglewood (General):

Requirements to demonstrate community support:

- Minimum 439 valid responses to be considered representative sample
- 50% + 1 of representative sample must be in favour

Results:

- 512 valid responses received:
 - 395 in favour = 77%
 - 117 not in favour = 23%

Area of Heritage Interest:

Requirement to demonstrate community support:

- 50% + 1 of all property owners in area (51 out of 101)

Results:

- 60 valid responses received:
 - 56 in favour = 55% of all property owners
 - 4 not in favour = 4% of all property owners

Decorative Street Light Local Improvement

Process

- The process for decorative street light local improvement is the same as for sidewalk local improvement
- Property owners who do not support the local improvement have 30 days to petition against it
- For the petition against decorative street lights to be successful, the petition must receive support from 50% + 1 of the property owners in the project area
- If the petition against is successful, the City will notify property owners, the decorative street lights will be not installed, and standard galvanized street lights will be installed at no additional cost to property owners
- If a sufficient petition against the local improvement is not received, City Council will pass a Local Improvement Bylaw and the decorative street lights will be installed.

Cost

- The City still contributes the equivalent cost of standard galvanized street lights, and property owners share the incremental cost of decorative lights above the standard street lights
- Assessable metres for a property are determined in the same way as for sidewalk reconstruction
- Estimated rates for decorative street light local improvement:
 - **Inglewood (General):**
 - Lump sum: \$23.59 per metre assessed
 - Amortized over 15 years: \$2.10 per metre assessed per year
 - **Area of Heritage Interest:**
 - Lump sum: \$41.87 per metre assessed
 - Amortized over 15 years: \$3.72 per metre assessed per year

