

Step 1 – Expression of Interest (EOI) Process: July – November

- July – The community league or property owners send one street light selection to the City no later than July 3 of the year prior to construction.
- September/October – The City sends an EOI package containing estimated costs for the upgrades to decorative street lighting to registered property owners.
- November – Property owners must return the EOI to the City by November 20 to inform the City of their preference to upgrade or not.
- November/December – The City validates the signatures. If a representative sampling of property owners sign in support, the City initiates a Decorative Street Light Local Improvement (Step 2).

Step 2 – Local Improvement Process: December – Early Spring

- January/February – The City sends out the local improvement tax notice to property owners.
- 30-days petition period – After mailout, there is a 30 day petition period for property owners to petition against the local improvement if they'd like to do so. A majority of the affected property owners in the neighbourhood need to sign and return the tax notice in order to defeat the local improvement.
 - The petition against must be signed by 50%+1 of property owners within the entire neighbourhood to defeat the local improvement.
 - This process is governed by the Municipal Government Act (MGA) and City Policy
- A valid petition against must include the signature of all titled owners. The titled owners' signatures must be witnessed and the witness must swear an affidavit before a Commissioner of Oaths.
- If the petition against the local improvement succeeds, the City will notify property owners, the decorative street lights will be not installed, and standard galvanized street lights will be installed.
- 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.

How are Local Improvements Paid For?

Local improvement charges will show on your property taxes after completion of the work. Local improvements are paid for in whole (decorative street light upgrade) or in part (sidewalk reconstruction) by property owners in one of two ways:

1. Lump sum payment: One-time full cost payment.

2. Amortized payment: The cost is paid for gradually on your yearly property taxes (includes interest charges). The tax stays with the property and if you sell your property, the next owner will continue to pay the balance. At any time, property owners may choose to pay the remainder of the balance by contacting the City through 311.

Cost of Sidewalk Reconstruction

Property owners pay 50% of the cost of sidewalk reconstruction based on the length of sidewalk in front of your property, different shaped lots have different methods to calculate the cost. For more information see: www.edmonton.ca/LocallImprovements

Property owners can pay a one-time, lump sum payment or yearly payment amortized over 20 years.

The exact cost for the local improvement will be included on your tax notice the year following the sidewalk construction.

Cost of Decorative Street Lights

The cost depends on the option selected, the borrowing finance rate, the number of streetlights, and the number of property owners sharing the expense.

Similar to the sidewalk reconstruction, property owners can pay a one-time, lump sum payment or a property tax levy amortized over 15 years.

The exact cost for the local improvement will be included on your tax notice the year following the installation of the decorative streetlights.

Local Improvements in Alberta Avenue

The Public Engagement activity and outcomes for this phase of the project are:

DECIDE: You are invited to make a decision to participate in local improvements in the neighbourhood.

OUTCOME: Local improvement decisions are added to the final neighbourhood design.

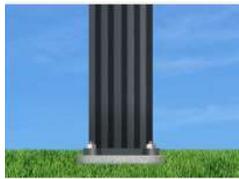
COMMITMENT TO THE PUBLIC: This decision by the public will be incorporated into the final neighbourhood design.

Decorative Street Lights for Alberta Avenue

The Decorative Street Lights selected in the Expression of Interest for the Alberta Avenue neighbourhood include the following:



Decorative Arm:
Heritage



Pole Style:
Fluted



Pole Colour:
Dark Green

If you are a property owner in the community and have not yet completed an Expression of Interest form, please submit the form by November 20.



Standard galvanized street light



Proposed decorative street light