

THE WAY AHEAD

BUILDING GREAT NEIGHBOURHOODS Neighbourhood Renewal

TRANSFORMING | **EDMONTON**

BRINGING OUR CITY VISION TO LIFE

Neighbourhood Renewal

Local Improvements Overview

THE WAY AHEAD

BUILDING GREAT NEIGHBOURHOODS
Neighbourhood Renewal

THE CITY OF
Edmonton

Reference: BGN NR/Neighbourhood Renewal Local Improvements Overview - February 2012
www.edmonton.ca/neighbourhoodrenewal

Neighbourhood Reconstruction - Local Improvements

- This presentation focuses on Local improvements as it pertains to the neighbourhood reconstruction covering such topics as:
 - Types of Local improvements
 - Property Owner support/protest
 - Cost shares

Local Improvement (LI) - What is it?

- A local improvement is a construction project which is undertaken near or adjacent to your property.
- A project Council considers of greater benefit to an area of the municipality than to the whole municipality.
- A project to be paid for in whole or in part by property owner via a local improvement tax.

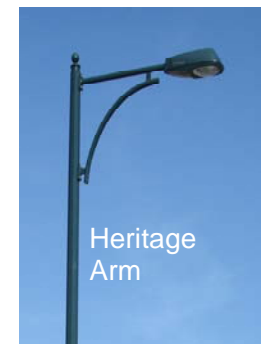
Local Improvement - What is it? How are they Initiated?

- Transportation Services identifies which types of construction are to be assessed as roadway related local improvements
 - Curb Crossing ~ Alley Lighting ~ Streetscaping ~ Paving Gravel Alley ~ Alley Renewal (Reconstruction and Resurfacing) ~ **Decorative Street Lighting ~ *Sidewalk Reconstruction*
- Local Improvements can be initiated:
 - By the City of Edmonton; or
 - By Property Owners via an Expression of Interest (EOI)

Neighbourhood Reconstruction - Decorative Street Lights LI

Decorative Street Lights LI (Optional)

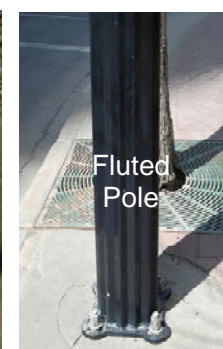
- Property Owner Initiated - requires Expression of Interest (EOI) to prove majority support
- Property Owners pay 100% of incremental cost above standard



Blue - Federal
Standard, 15055

Black - Federal
Standard, 17038

Dark Green - Federal
Standard, 14036



Decorative Street Lighting - EOI Milestones/Deadlines

- City meet with Community to discuss options: **1-3 Years before construction**
- Creation of Decorative Street Light Committee. DSLC select option and request EOI: **Before July 1 of year before construction**
- The City forwards the EOI package: **~3 weeks after receiving DSLC's EOI request**
- EOI with signatures returned to City: **November 1 of year before construction**
- If majority support, start local improvement-Notices/30 Day Protest period/Bylaw Reading: **January - April of year of construction**

EXPRESSION OF INTEREST			
For Support of Local Improvement			
We, the undersigned property owners, want to show our support to the City of Edmonton to initiate a local improvement to construct			
WOODCROFT NEIGHBOURHOOD DECORATIVE STREET LIGHTING			
by way of a Local Improvement Tax Bylaw to be imposed by City Council, in accordance with the provisions of the Municipal Government Act and the Policies of the City of Edmonton.			
Improvement	Cash Rate per Assessable metre	Annual Rate per Assessable metre	Assessment Period Year
*2011 Conceptual Construction Rates *			
DECORATIVE STREET LIGHTING	\$36.85	\$3.31	15
Fluted Street Light Pole/Black/Heritage Arm			
<p>i) Generally, a simple majority of abutting property owners must express interest by signing this form to proceed to the next stage of the process. Note, however, that depending on the project the City may request a higher percentage of support and may also set other conditions of approval.</p> <p>ii) Property owners will receive formal notification by mail from the City of the proposed local improvement which will identify the costs involved.</p> <p>iii) Property owners will have 30 days from the time the formal notifications are mailed to protest against the local improvements. (Signing this expression of interest does not preclude the property owner from protesting against the local improvement).</p> <p>iv) If a majority of the property owners protest the local improvement, the project will be dropped.</p> <p>v) Local improvements which have been successfully protested against will not be advertised again within the current calendar year.</p> <p>IMPORTANT NOTICE</p> <p>-- When property affected by this EXPRESSION OF INTEREST is registered as joint ownership, the signature of both parties is required.</p> <p>-- Please sign opposite address and return to:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Capital Construction Department 7th Floor Century Place 9803-102 A Avenue Edmonton, Alberta T5J 3A3</p> </div> <p>-- This information is being collected under the Authority of Section 33 of the Freedom of Information and Protection of Privacy Act, (F.O.I.P.), as amended, and will be used to process your request. It is protected by the privacy provisions of F.O.I.P. If you have any questions about the collection of this data, contact the Branch's Administrative Assistant, 944-5601.</p> <p>-- An Expression of Interest filed with the City of Edmonton will not be returned.</p>			

Neighbourhood Reconstruction - Sidewalk Reconstruction LI

Sidewalk Reconstruction LI

- City Initiated - no Expression of Interest (EOI) required
- City and Property Owner share costs (50%/50%)



Local Improvement Process


- City Prepares Local Improvement Plan
- Notices Sent to Owners
- Bylaw Prepared
- 30-Day Petition Period
- Bylaw Passed by City Council
- Construction
- Local Improvement Tax Levy

Local Improvement Notice

- The City is required to send Notices to all property owners benefitting from the proposed local improvement.
- The new improvement will appear as a Local Improvement tax added to the property owner's tax notice.

The LI notice package also includes:

- A Petition Form
- Affidavit of Execution



CAPITAL CONSTRUCTION
17TH FLOOR, CENTURY PLACE
9803 - 100A AVENUE
EDMONTON, ALBERTA
T5J 3A3

Project # 15

Tax Roll # 6667309
Ref:

November 1, 2010

MR. HOMEOWNER
MRS. HOMEOWNER
14412 64 STREET NW
EDMONTON AB T5A 2C3

Tax Roll No.: _____
Project _____

Petition Against the Proposed Local Improvement

We, the registered owners, are opposed to the above local improvement and do not wish it to proceed.

Owner's Name (Print)	Owner's Address (Where You Live)	Project (Improvement)
1 _____	_____	_____
2 _____	_____	_____
3 _____	_____	_____
4 _____	_____	_____
5 _____	_____	_____

PLEASE NOTE:

- To cancel this project, two conditions must be met. First, opposing this local improvement. Second, the value of the assessments of all the benefiting properties. This form may be used to oppose the project.
- If a parcel of land is owned by more than one owner, the owner must fill in the "Affidavit of Execution of Witness" for each owner.
- If a corporation, church, organization, estate or other entity is the owner, a person who is at least 18 years old and who can produce evidence of ownership must fill in the "Affidavit of Execution of Witness" for that owner.
- The WITNESS must fill in the "Affidavit of Execution of Witness" for each owner.

This personal information is being collected under the authority of sections 362 & 363 of the Access to Information Act and the Privacy Act. It is protected by the privacy provisions of the Access to Information Act and the Privacy Act. If you have any questions about the collection contact the Branch's Administrative Assistant.

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

CANADA) I, _____ (Witness) of the
PROVINCE OF ALBERTA) City of Edmonton, in the Province of Alberta,
TO WIT) MAKE OATH AND SAY:

- 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.
- That the same was executed at the City of _____ in the Province of Alberta, and that I am subscribing witness thereto.
- 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 _____, (Signature of Witness)
20____.

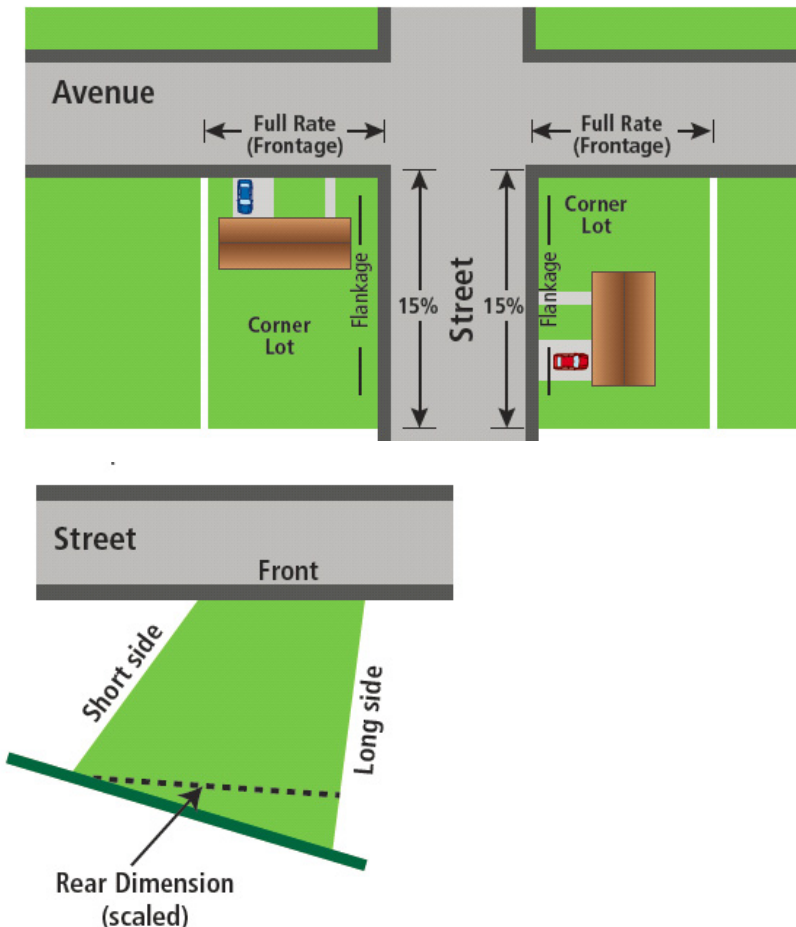
A COMMISSIONER FOR OATHS in and for
the Province of Alberta
(Print Name & Expiry Date or Affix Stamp)

Local Improvement Outcomes - 30 Day Petition Protest

- **Petition Protest Fails (Less than 50%)**
 - If petition protest is not successful, the Local Improvement Bylaw can be approved, and if the Bylaw is approved by Council, the City must proceed with construction within 3 years.
- **Petition Protest Succeeds (More than 50%)**
 - If City receives a sufficient petition against the Local Improvement within the 30-day petition period, the proposed improvement will not proceed.

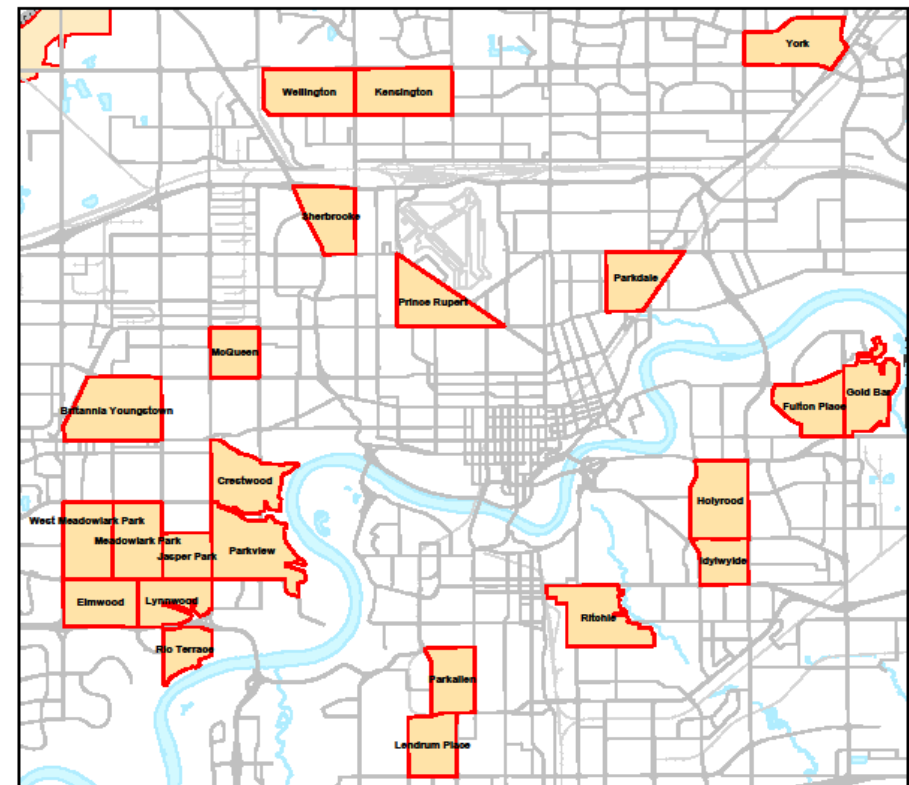
Determination of Local Improvement Costs: Assessable Length

- Frontage: is the shorter side of the lot
- Flankage: is the long side of the lot
- For residential lots, flankage shall be assessed 15% percent of the total flankage abutting the local improvement project.
- For Odd Shaped Lots, LI will be assessed as follow:
 - *Assessed Length = $(\text{Front} + \text{Rear})/2$
 - *but this average may not be more than 2 times the front parcel dimension



Sidewalk Reconstruction: Local Improvement History

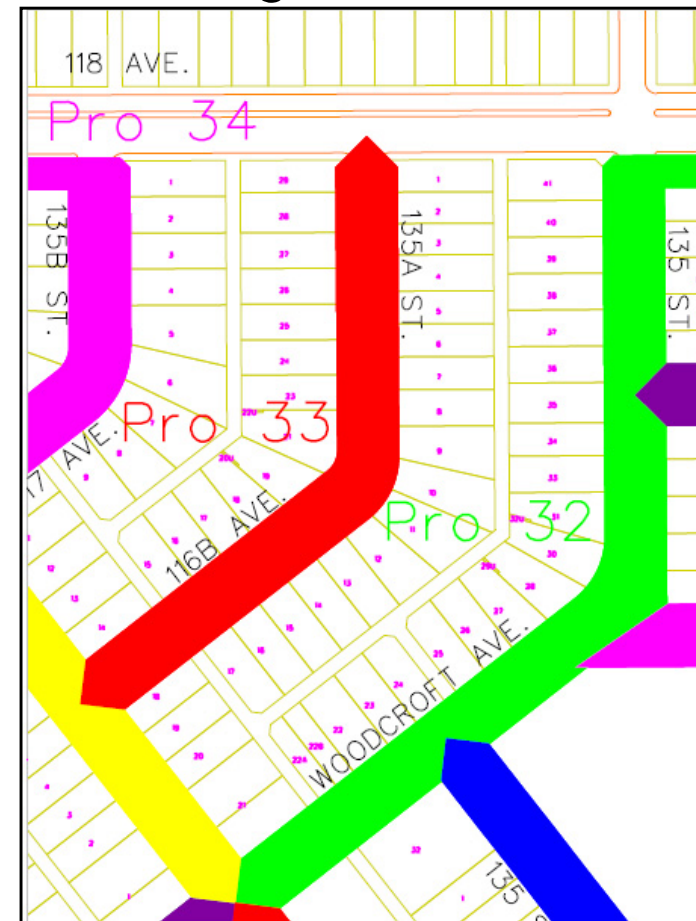
- 1995: Originated as a pilot project (Prince Rupert and Jasper Park)
- 1998: Approved by City Council
- 1995-2011, 23 neighbourhoods were reconstructed with the 50/50 cost share local improvement for sidewalks
- In addition, Capilano and West Jasper Place to be completed in 2012



Sidewalk Reconstruction: Local Improvement Projects

For each neighbourhood:

- Sidewalk LI projects are created
- Each LI project may be petitioned against but must have the majority of Property Owners of that LI project to defeat it
- If one LI project is petitioned against, other projects will still proceed if supported by the majority of the property owners.



Sidewalk Reconstruction: Local Improvement Outcomes

Petition Against Fails (less than 50%):

- Support for sidewalk reconstruction proceeds

Petition Against Successful (more than 50%):

- No sidewalk reconstruction
- Only sidewalk maintenance-patching, grinding, and mudjacking



Sidewalk Reconstruction: Local Improvement Costs

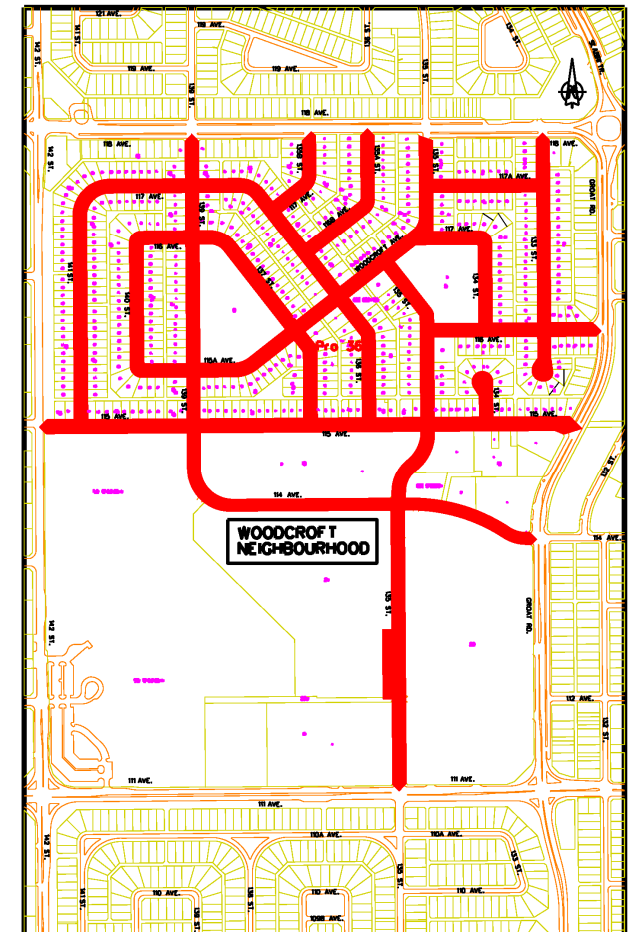
Current 2012 Residential LI rates are as follows:

- One time cash payment (\$162.68/metre of frontage).
- Yearly rate (\$11.75/metre per year amortized over 20 years).
- The cost includes the existing concrete removal and excavation, a gravel base, reinforcing steel, concrete placement, tying into private walkway connectors, and re-landscaping of disturbed areas all to City of Edmonton specifications.
- For typical 50 ft (or 15.24m) frontage, based on 2012 rates, Cash rate would be \$2,479.24, or \$179.07 per year for 20 years.



Decorative Street Light: Local Improvement Project

- Require majority vote (i.e. more than 50%) of Property owners in support of the Expression of Interest (EOI) for the process of the Decorative Street Local improvement to proceed.
- Entire neighbourhood is considered one Local Improvement project
- Must have the majority of Property Owners to petitioning against the Local Improvement (during the 30 day protest period) to defeat the Decorative Street Light project



Decorative Street Light: Local Improvement Outcomes

- **Petition Successful (more than 50% against):**
City pays the cost (100%) for the full rebuild of the Street lights to current standard
- **Petition Fails (less than 50% against project):**
Property Owners pays 100% the incremental cost above standard to install decorative street lights



Decorative Street Light: Local Improvement Cost

- Cost of Decorative Street lights varies based on the option(s) selected (color, pole, arm), and the assessable length and # of property owners in a neighbourhood
- Example: Dovercourt's Decorative Street Lights, 2012 EOI estimates for **black, fluted, heritage arm**:
 - One Time Cash Payment (\$18.22/m of frontage)
 - Yearly Rate (\$1.61/m of frontage/yr for 15 yrs)

For typical 50 ft (or 15.24m) frontage, costs would be:

- One Time Cash Payment of \$277.67
- Yearly Rate of \$24.15 for 15 years



Rutherford area: 119 St SW, S of Ellerslie Rd

Neighbourhood Renewal Local Improvements: Contacts

For more information, regarding neighbourhood renewal local improvements:

www.edmonton.ca/neighbourhoodrenewal

Neighbourhood Renewal Construction

Telephone 780-944-7663

Email: neighbourhoodrenewal@edmonton.ca