

Local improvements, which may be made as part of your neighbourhood's renewal, are construction projects undertaken near or adjacent to your property that City Council considers of greater benefit to your area than to the municipality as a whole. Since you and your neighbours receive the most benefit from these local improvements, the City shares the cost with you.

Local improvements are paid for in whole or in part 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; if you sell, the next owner will continue to pay the balance.

LOCAL IMPROVEMENT TYPES

The City includes two kinds of local improvements in Neighbourhood Renewal: sidewalk renewal (which the city initiates) and decorative streetlights (which your community initiates). There are other types of local improvements, such as alley renewal, which are not included as part of the Neighbourhood Renewal Program. These local improvements are initiated by property owners.

Learn more at edmonton.ca/localimprovements.

Local Improvement Tax Notices & Petitions

Property owners receive a local improvement notice in the mail about 4-6 months before neighbourhood reconstruction begins. A petition form is included. Property owners have **30 days** to petition against the local improvement. The petition process is guided by the Provincial *Municipal Government Act* as well as City policies and procedures.

NOTES

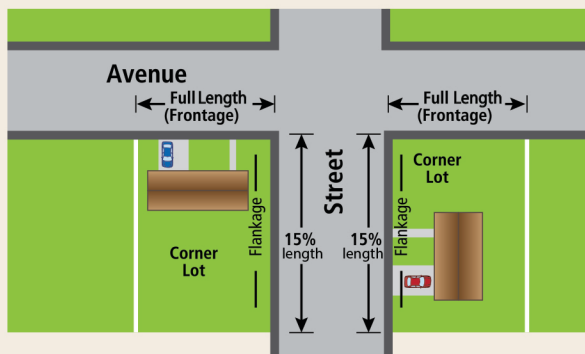


SIDEWALK RENEWAL LOCAL IMPROVEMENT

- City-initiated.
- Cost-shared **50-50** between the City and property owners.
- Neighbourhoods are divided into project areas. You may petition against sidewalks in your project area.
- There is a two-year warranty.
- This process doesn't apply to brand new sidewalks that weren't there before the Neighbourhood Renewal Program began work in your neighbourhood.

Corner Lots Length Assessment

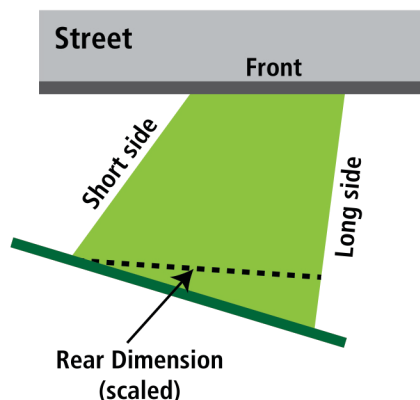
Corner lots that have proposed local improvement renewal on both the front and the side of the property are assessed the full length of the frontage (short side) and 15% of the flankage length (long side). House orientation does not affect frontage/flankage.



Pie or Odd-Shaped Lots Length 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.



What's Included:

- Removal of existing concrete;
- Excavation;
- Laying of gravel base with reinforcing steel;
- Pouring new concrete;
- Connecting sidewalk to property owners' sidewalk; and,
- Re-landscaping disturbed areas to City specifications.



Cost

Property owners pay 50% of the cost of sidewalk renewal based on their lot length assessment.

e.g. a typical 50 ft. (15.24m) lot would cost about \$3,112.16, or \$217.78/year over 20 years.

The 2016 rate is
\$204.21/m

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

Petitioning against sidewalk renewal

- Once property owners receive the local improvement tax notices in the mail they have **30 days to petition** against the local improvement.
- The petition must receive 50% +1 support from property owners within the project area. If the petition succeeds the City will do sidewalk maintenance and reconstruct the road as planned.
- If the petition fails, Council will pass a Local Improvement Bylaw and the local improvement will proceed.