



Local Improvement Process

Presented By: Virgilio Mendoza



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What is a Local Improvement?

- 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 a local improvement tax.



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What are Considered Local Improvement Projects?

- **Transportation Services identifies which types of construction are to be assessed as roadway related local improvements**
 - Curb Crossing
 - Alley Lighting
 - Streetscaping
 - Decorative Street Lighting
 - Alley renewal (reconstruction or resurfacing)
 - **Sidewalk Reconstruction (50/50 Cost Share with City)**



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Local Improvements – Neighbourhood Renewal

Sidewalk Reconstruction:

- City Initiated
- City and Property Owner share costs (50% / 50%)

Other Local Improvements:

- Property Owner Initiated
- Property Owners are required to pay 100%



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50/50 Cost Share Local Improvement for Sidewalks

- 1995
 - Originated as a Pilot Project
- 1998
 - Approved by City Council
- 25 neighbourhoods were reconstructed with the 50/50 cost share local improvement for sidewalks



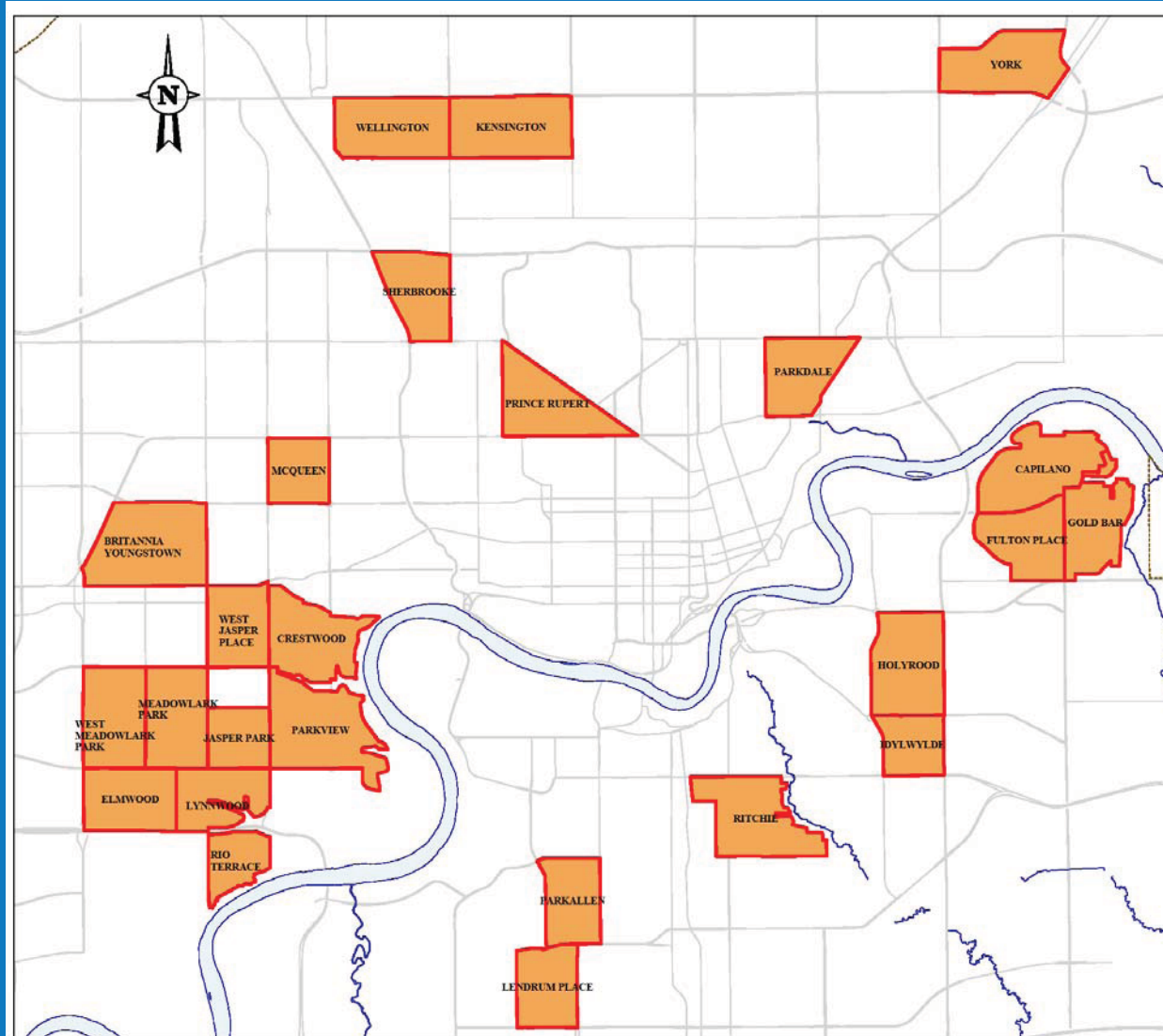
(Photo Courtesy of Dub Architects Ltd.)

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Neighbourhoods with Sidewalk Replacement as a Local Improvement



50/50 Cost Share Local Improvement for Sidewalks

- Current 2012 Local Improvement rates are as follows:
 - \$162.68/m (Cash)
 - \$11.75/m (Yearly rate over 20 years)
- Typical 50ft (or 15.24m) of frontage:
 - \$2,479.24 (Cash)
 - \$179.07 (Yearly rate over 20 years)



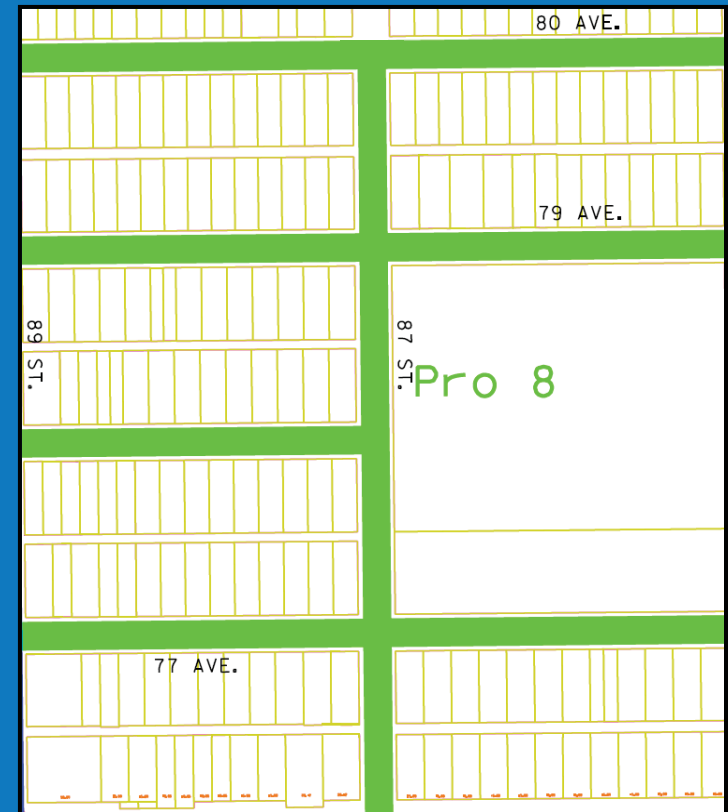
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50/50 Cost Share Local Improvement for Sidewalks

- Ten Sidewalk Projects are Created for King Edward Park
- Each Project May be Petitioned Against
 - Must have the Majority of Property Owners to Defeat the Local Improvement



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What is in the 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



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Local Improvement Notices

➤ Package includes:

- Invitation
- Notice
- Petition Form
- Affidavit of Execution
- Local Improvement Project Map
- Neighbourhood Renewal Brochure

City of Edmonton CAPITAL CONSTRUCTION 17TH FLOOR, CENTURY PLACE, 8603 - 172A AVENUE, EDMONTON, ALBERTA, T5A 3A3

November 1, 2010

Project # 15
Tax Roll # 6667309
Ref:

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

RE: Proposed Local Improvements

Local improvements are proposed for construction in 2011 adjacent to property that is registered under your name, at 1015 60 STREET NW.

The proposed local improvement is the construction of the following:

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 Capital Construction Department, and do not wish it to proceed.

Owner's Name (Print)	Owner's Address (Where You Live)	Property Address (Improvement Location)	Owner's & Date (Signature)	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 opposing this local improvement. Second, the value of the petitioners' properties must be 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 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, person who is at least 18 years old and who can produce a certificate authorizing the person to sign on behalf of the entity must 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 392 & 393 of the Municipal Government Act. It is protected by the privacy provisions Section 33 (3) of the Freedom of Information Act. If you have any questions about the collection contact the Branch's Administrative Assistant at: (780) 544-7057.

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)

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Local Improvement Outcomes

- Petition Against Fails (Less than 50%)
 - The City must proceed with construction within **3 years**
- Petition Against Succeeds (More than 50%)
 - Local Improvement construction will not proceed



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What Happens if a Sidewalk Project is Defeated?

- If a Project is Defeated the City Will Still, at No Cost to the Property Owners:
 - Reconstruct Roads
 - Spot Repair Curbs
 - Replace Street Lights
 - Repair Underground Utilities
 - Perform Maintenance Activities on Sidewalks
 - Asphalt Patching, Grinding, Mud Jacking



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What is Required for a Petition to be Valid?

- Signatures of all the owners of the property
 - Must be witnessed
- Witnessed Affidavit signed by Commissioner for Oath
- Owners signing must represent a majority and at least half of the total value of the property assessment
- Must be received within 30 days
- The City of Edmonton does not count itself in determining the sufficiency of a petition



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Local Improvement Tax Levy

- Must be on the tax roll within three (3) years
- Charges will appear on your Tax Notice in the year following construction



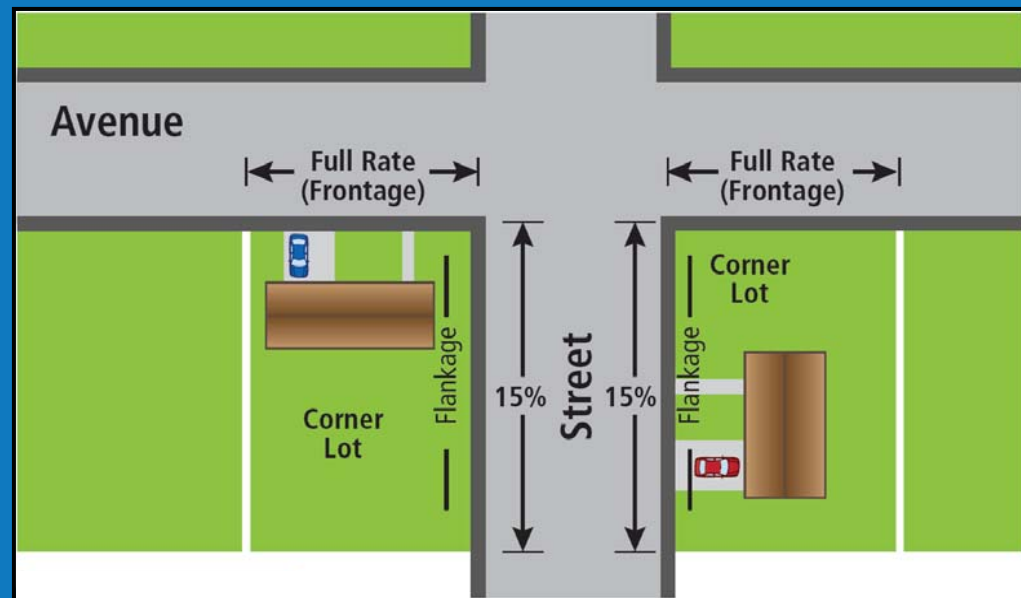
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Assessment Length – Frontage?

- Frontage assessable length is the shorter side of the lot
- The orientation of the house on the lot does not impact the Frontage calculation



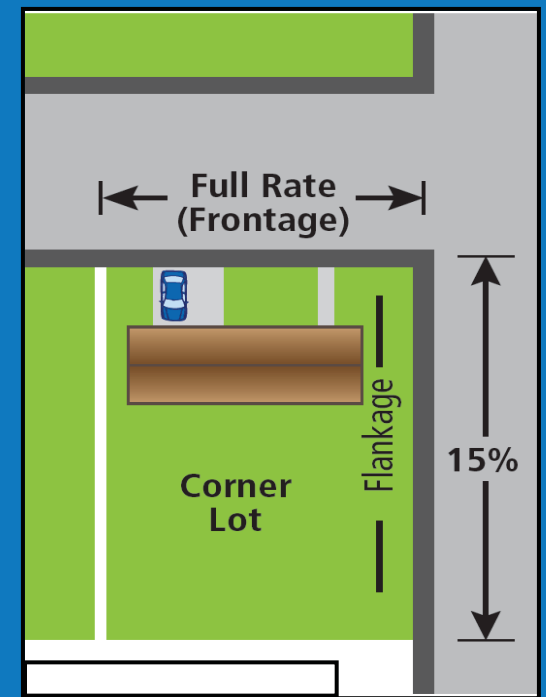
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Assessment Length – For Corner Lots?

- Those property owners on the corner lots should received 2 notices:
 - 1 notice for frontage
 - 1 notice for flankage
- Flankage is the longer side of the lot
 - Assessed at 15% of the total length

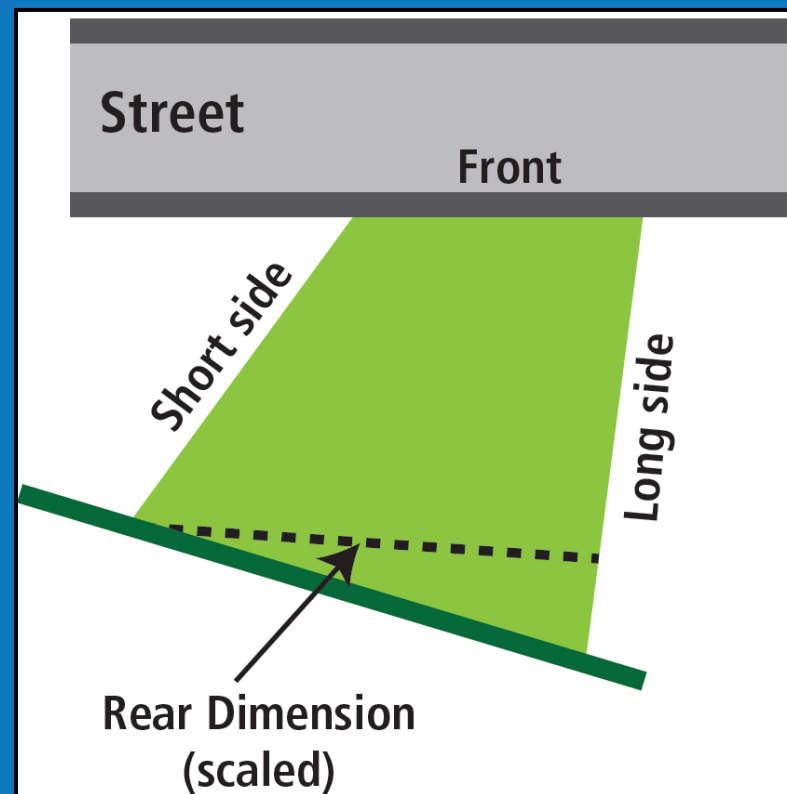


Assessment Length – For Pie or Odd Shaped Lots?

- For Odd Shaped Lots, Local Improvement will be assessed as follow:

$$\text{Assessed Length} = \frac{(\text{Front} + \text{Rear Dimension})}{2}$$

Note: This average may not be more than 2 times the front parcel dimension



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Defeated Local Improvement

Asphalt Patching



Grinding



Mud-Jacking



Before

Maintenance Only



Completed Renewal



No Sidewalk Reconstruction

- Versus -

Support for 50/50 Sidewalk Reconstruction



For More Information Contact:

Virgilio Mendoza

*Neighbourhood Renewal, Roadways Construction
Transportation Services*

Phone: 780-944-7663

E-mail:

neighbourhoodrenewal@edmonton.ca



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KING EDWARD PARK



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