



Local Improvement Process

Presented By: Melinda Durand



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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.



What are Considered Local Improvement Projects?

- Curb Crossing
- Alley Lighting
- Streetscaping
- Alley Renewal (Reconstruction or Resurfacing)
- Decorative Street Lighting
- Sidewalk Reconstruction
- **50/50 Cost Share (City with Property Owners)**

50/50 Cost Share (City with Property Owners) Woodcroft - Local Improvement for Sidewalks

- Woodcroft Neighbourhood Renewal project – planned for: **2012 & 2013**
- Sidewalk - **50/50 Cost Share** (City and Property Owners)



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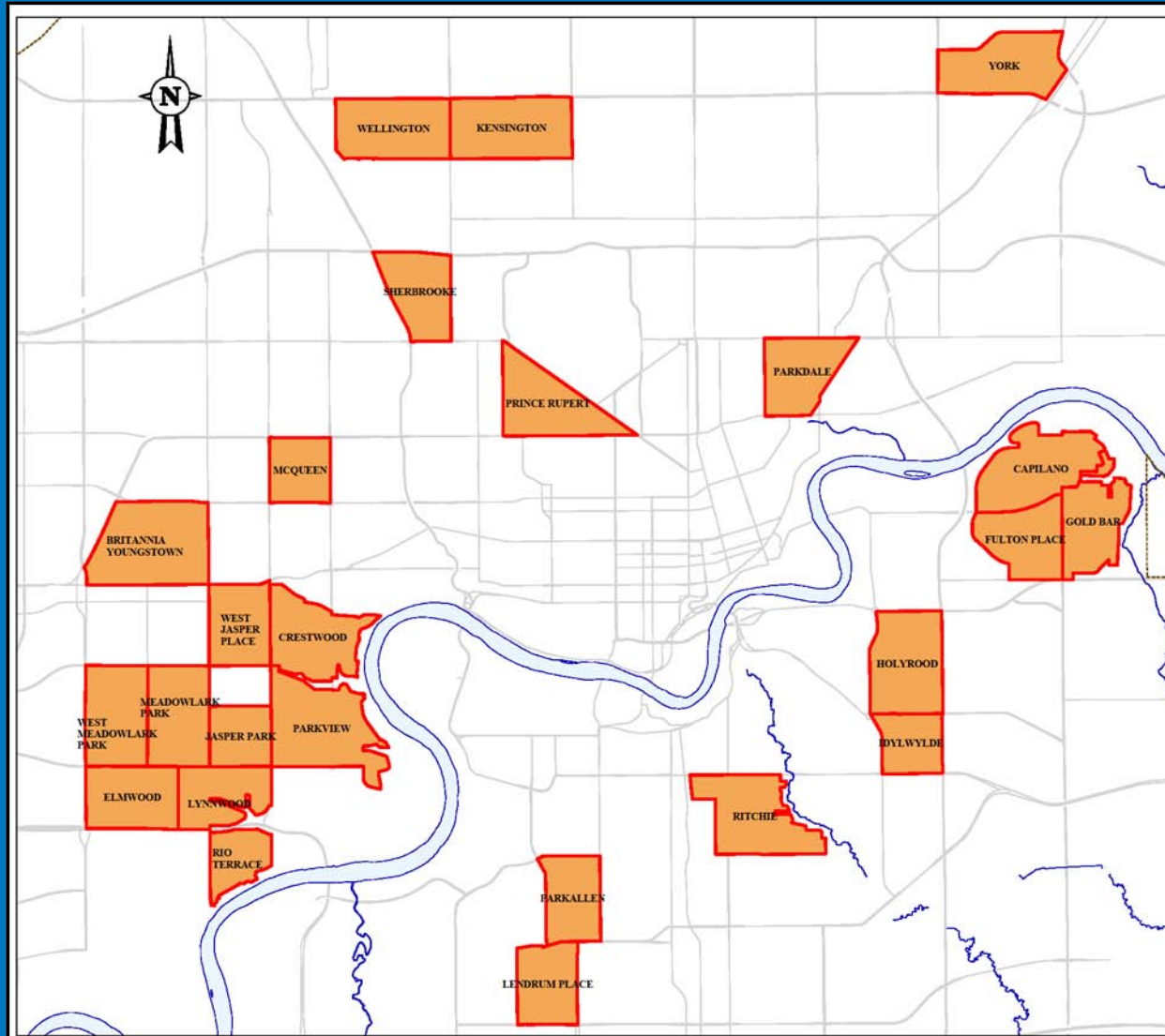
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Neighbourhoods with Sidewalk Replacement as a Local Improvement



Neighbourhoods with Sidewalk Replacement as a Local Improvement



Neighbourhoods with Sidewalk Replacement as a Local Improvement

After Renewal



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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Local Improvement Notices

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

THE CITY OF
Edmonton

CAPITAL
CONSTRUCTION

17TH FLOOR, CENTURY PLACE
9603 - 102A AVENUE
EDMONTON, ALBERTA
T5J 3A3

Project # 15

November 1, 2010

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:

Alley Paving, Residential, to be assessed to owners of land benefiting from the proposed improvement at the 2011 uniform unit rate of **\$30.71** per assessable metre per annum for 10 years. The owner(s) may at any time pay the remaining balance.

The owner(s) of any lands affected may pay cash for the improvements. The cash cost for this type of improvement is **\$248.85** per assessable metre.

Based on your estimated assessed width of **15.85** metres, the **estimated** charge to you would be **\$486.75** per annum for 10 years, or **\$3,944.27** cash cost. The actual charge will be determined after construction is complete, at the time of assessment.

The total estimated cost of the local improvement is **\$201,570**. The portion of the estimated cost of the proposed local improvement to all the benefiting property owners is 50% and 50% is to be borne by the City at large.

This local improvement is being constructed in accordance with Section 393(1) of the *Municipal Government Act*, R.S.A. 2000, c. M-26 (MGA). As per City Policy C433D, this local improvement may be constructed unless the majority of the assessable owners, representing at least one half (1/2) of the value of the assessments prepared under Part 9 of the MGA for the parcels of land, petition against this proposed improvement within 30 days of this notice.

.../2

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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 & (Signature)	Date	Witness (Signature)
1 _____	_____	_____	_____	_____	_____
2 _____	_____	_____	_____	_____	_____
3 _____	_____	_____	_____	_____	_____
4 _____	_____	_____	_____	_____	_____
5 _____	_____	_____	_____	_____	_____

PLEASE NOTE:

1. 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.
2. **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.
3. 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.
4. The WITNESS must fill in the "Affidavit of Execution of Witness", (attached).

This personal information is being collected under the authority of sections 362 & 360 of the *Municipal Government Act*, R.S.A. 2000, c. M-26 and will be used to process your petition against the Local Improvement project. It is protected by the privacy provisions Section 33 (c) of the *Freedom of Information and Protection of Privacy Act*, R.S.A. 2000, c. F-26. If you have any questions about the collection contact the Branch's Administrative Assistant at: (780) 544-7657.

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AFFIDAVIT OF EXECUTION of WITNESS

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

CANADA)
PROVINCE OF ALBERTA) I, _____ (Witness) of the
TO WIT) 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)

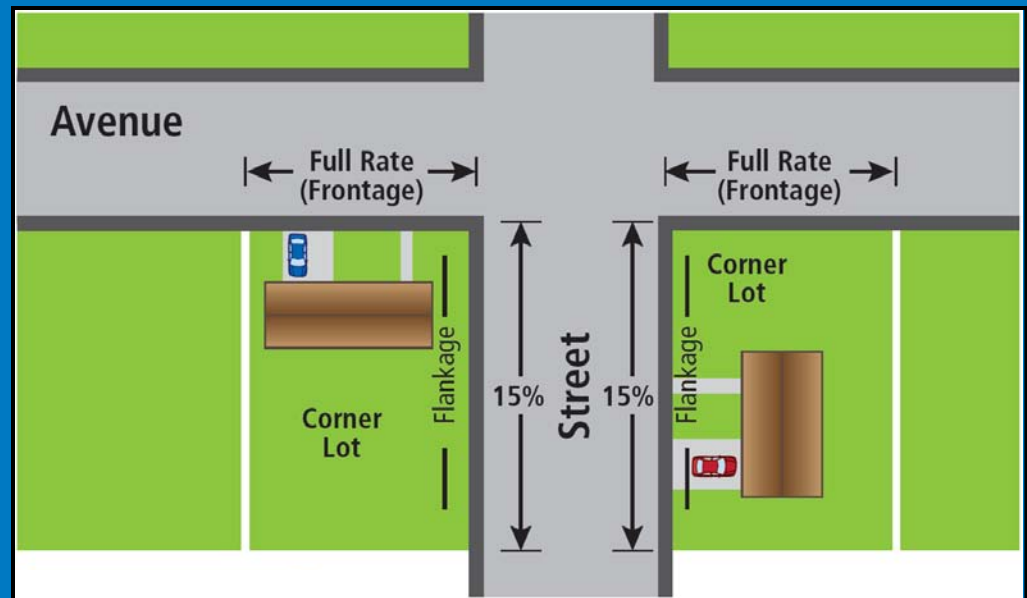
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Assessment Length – Frontage?

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

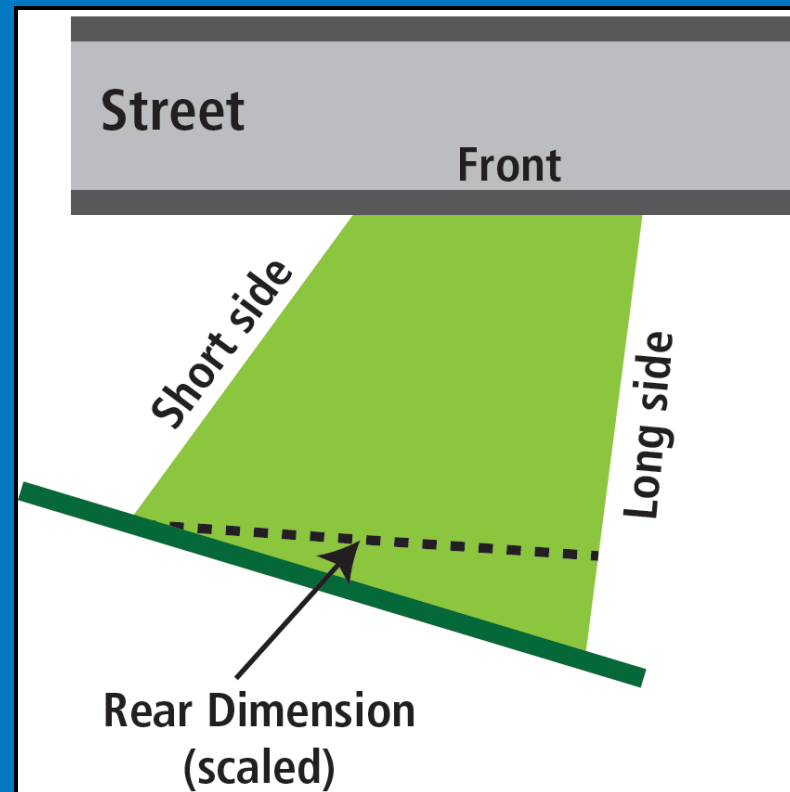


Assessment Length – For Pie or Odd Shaped Lots?

- 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



Support for 50/50 Sidewalk Reconstruction

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Decorative Lighting Cost

- Woodcroft Decorative Pole Selection:
 - Black, Fluted, Heritage Arm
- Current 2012 Decorative Lighting rates are:
 - \$ 36.85 /m (Cash Cost)
 - \$ 3.31/m (Yearly rate over 15 years)
- Typical 50ft (or 15.24m) of frontage:
 - \$ 561.59 (Cash)
 - \$ 50.44 (Yearly rate over 15 years)



Rutherford area: 119 St SW, S of Ellerslie Rd

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Decorative Street Lights Local Improvement Outcomes

- **PROJECT NON-SUPPORTED -**
(Greater than 50% petitions rec'd)
 - City will pay 100% of cost to rebuild lighting to the current standards.
- **PROJECT SUPPORTED –**
(Less than 50% petitions rec'd)
 - Property owners pay 100% of the cost to install Decorative Street lights.



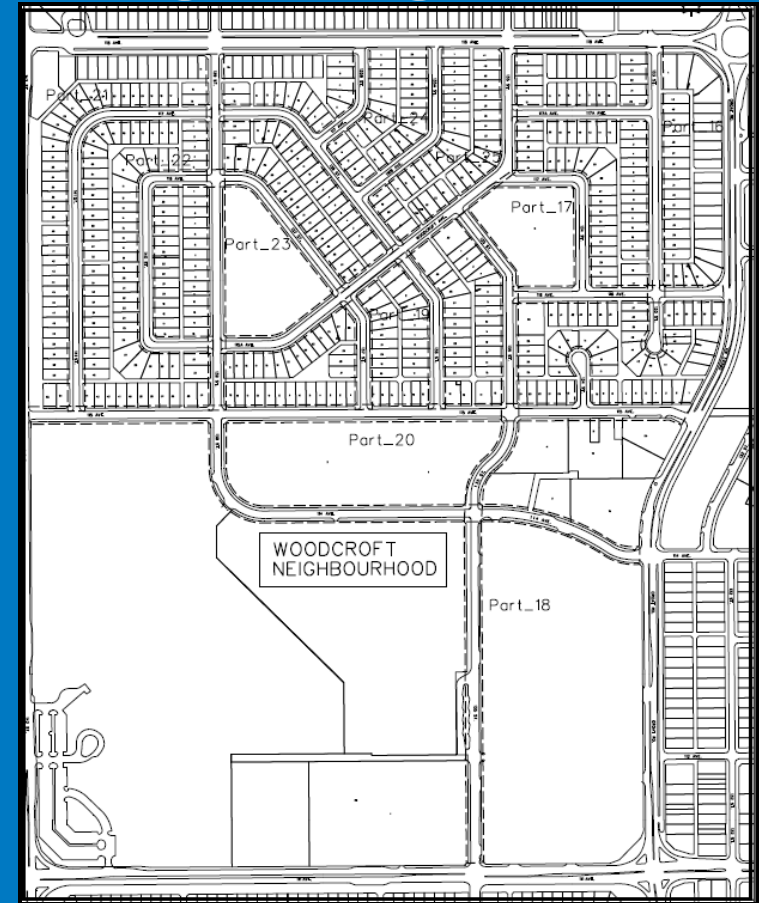
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Local Improvement for Decorative Street Lighting

- Entire neighbourhood is considered one project
 - Must have the Majority of Property Owners to Defeat the Local Improvement for Decorative Street Lighting



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Summary of 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



For More Information Contact:

Melinda Durand

*Neighbourhood Renewal, Roadways Construction
Transportation Services*

Phone: 780-944-7663

E-mail: neighbourhoodrenewal@edmonton.ca

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