# *Local Improvement Process*

***Presented By: Melinda Durand***

# *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 Levy.

# *What are Considered Local Improvement Projects?*

## *Property Owner Initiated:*

- Curb Crossing
- Alley Lighting
- Streetscaping
- Alley Renewal (Reconstruction or Resurfacing)
- Decorative Street Lighting
- Sidewalk Reconstruction

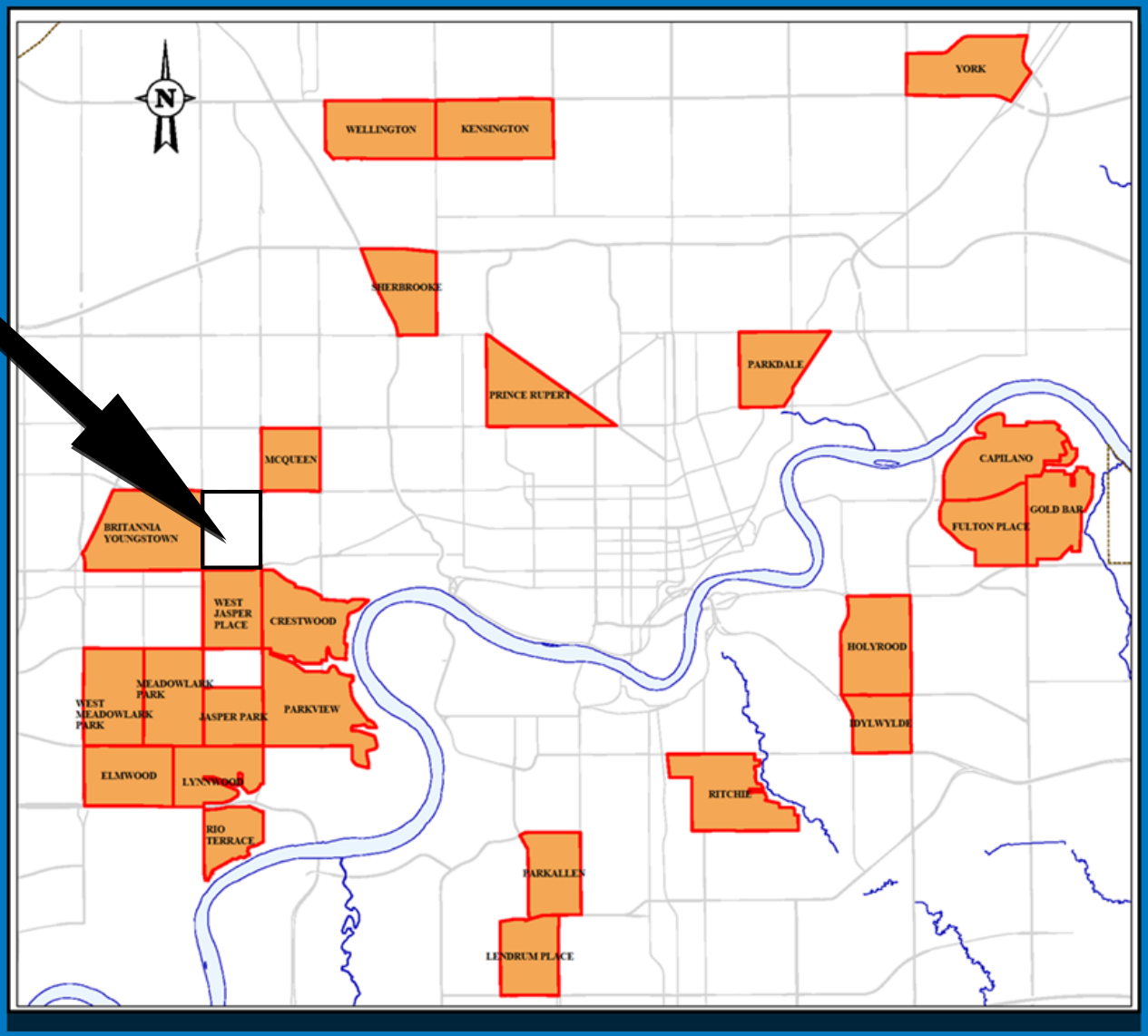
## *City Initiated:*

- **50/50 cost share - Sidewalk Reconstruction**

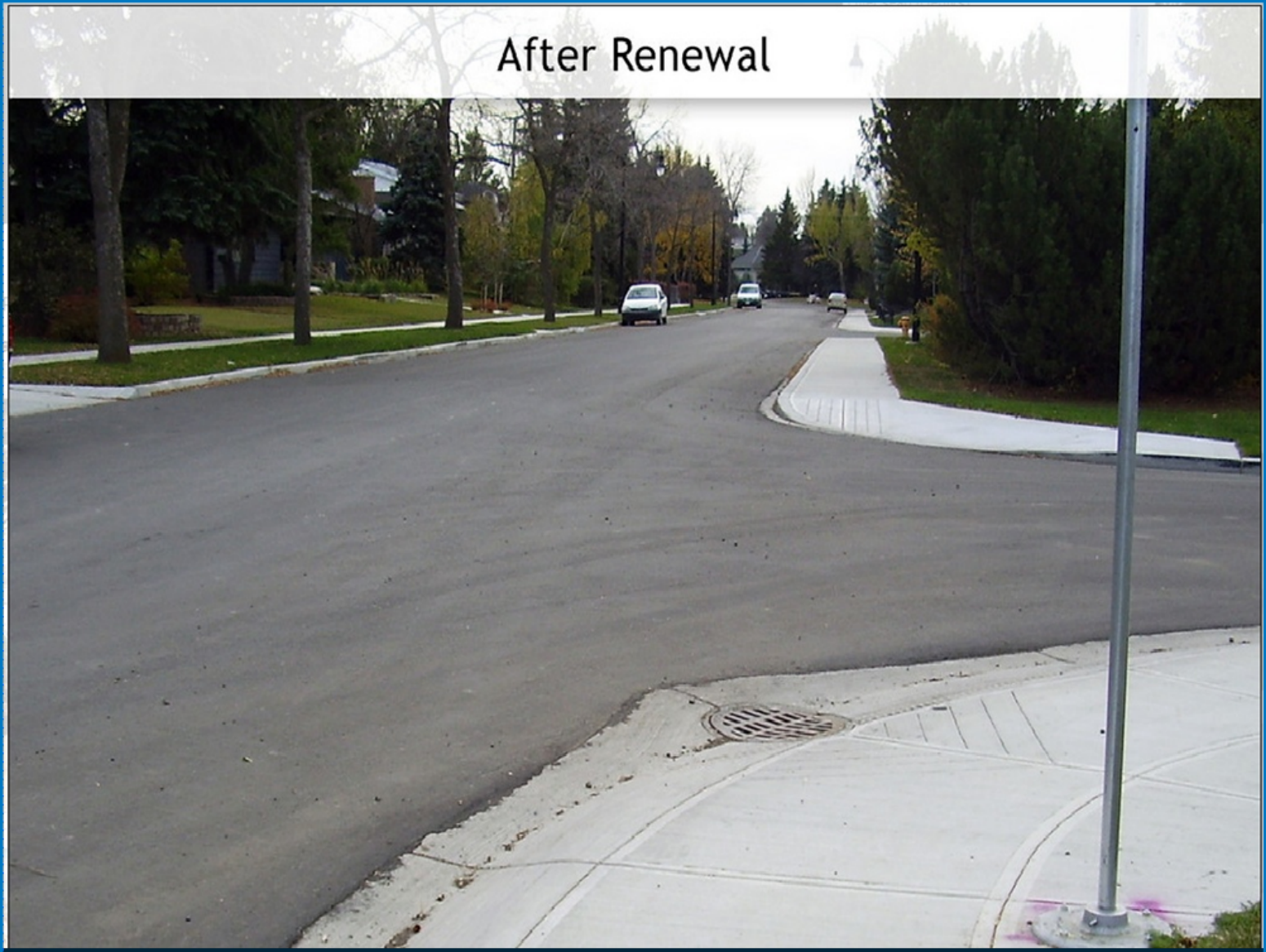
# *Neighbourhoods with Sidewalk Replacement as a Local Improvement*

# Neighbourhoods with Sidewalk Replacement as a Local Improvement

CANORA



# *Neighbourhoods with Sidewalk Replacement as a Local Improvement*



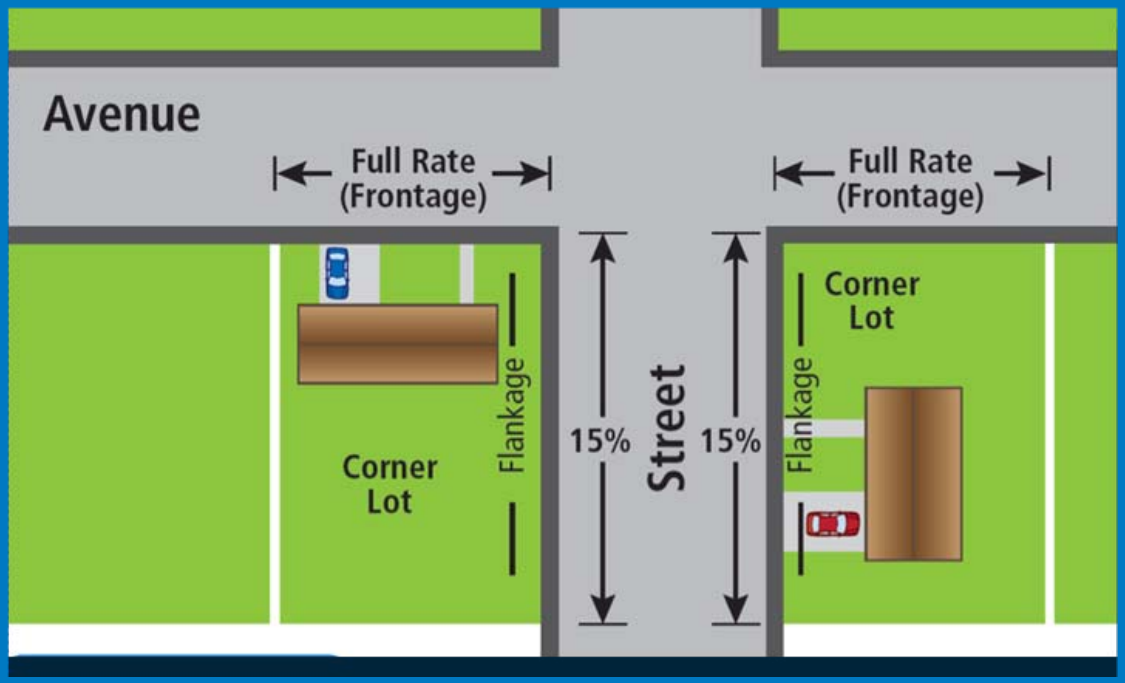
# *Rates - 50/50 Cost Share Local Improvement for Sidewalks*

- Current 2012 Local Improvement rates are as follows:
  - $162.68/m (Cash cost)
  - $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)

# *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

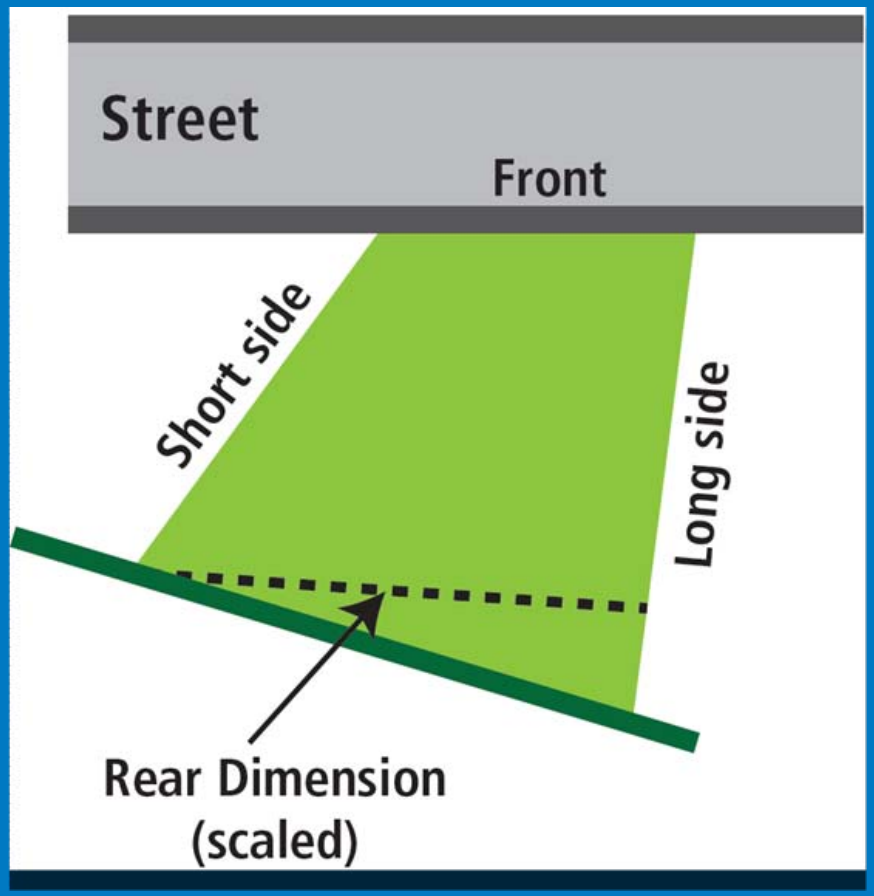


# Assessment Length – For Pie or Odd Shaped Lots?

- 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



# 50/50 "cost share" Sidewalk Reconstruction

## (50% Paid by City / 50% paid by Property owners)

- Canora Neighbourhood Renewal project – planned for: 2012 & 2013
- Canora Sidewalk
  - (City with Property owners) planned for: 2012 & 2013

(Photo Courtesy of Dub Architects Ltd.)

# *Defeated Local Improvement*

# BEFORE

# *Defeated Sidewalk Local Improvement*

## Maintenance Only – ASPHALT PATCHING

# *Defeated Sidewalk Local Improvement*

## Maintenance Only – GRINDING

# *Defeated Sidewalk Local Improvement*

## Maintenance Only – MUD JACKING

# Local Improvement Notices

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

THE WAY AHEAD
TRANSFORMING | EDMONTON
BRINGING OUR CITY VISION TO LIFE

February 2, 2012

Dear Property Owner(s):

RE: 2012/2013 Canora Neighbourhood Renewal - Information Session

As part of the 2012/2013 Construction Program, the Transportation Services Department has proposed that Canora undergo neighbourhood renewal (see reverse for project limits).

Proposed construction activities in Canora include: reclamation of the roadway, an upgrade to street lighting, and reconstruction of sidewalks, curbs, and gutters. Alley renewal is not part of this project. As part of the renewal project, the City is including reconstruction of existing sidewalks through a 50/50 property owner/City cost share Local Improvement tax levy.

The public is invited to an information session where City staff will provide information and answer questions on the proposed construction, Local Improvement process and project timelines.

The Canora Neighbourhood Renewal Information Session will be held:

Thursday, February 2, 2012
6:30 p.m. to 8:30 p.m.
(Formal Presentation to Start at 7:00 p.m.)
Brightview School
15425 106 Avenue

If you have any questions regarding this project, please contact me by phone at 780-423-7473 or via e-mail at darek.dunaj@edmonton.ca.

I look forward to seeing you at the Information Session on February 2, 2012.

Sincerely,

Darek Dunaj, P. Eng.

Senior Project Engineer
Neighbourhood Renewal, Roadways Design
Roads Design and Construction Branch

THE CITY OF Edmonton TRANSPORTATION SERVICES

# *Local Improvement Notices*

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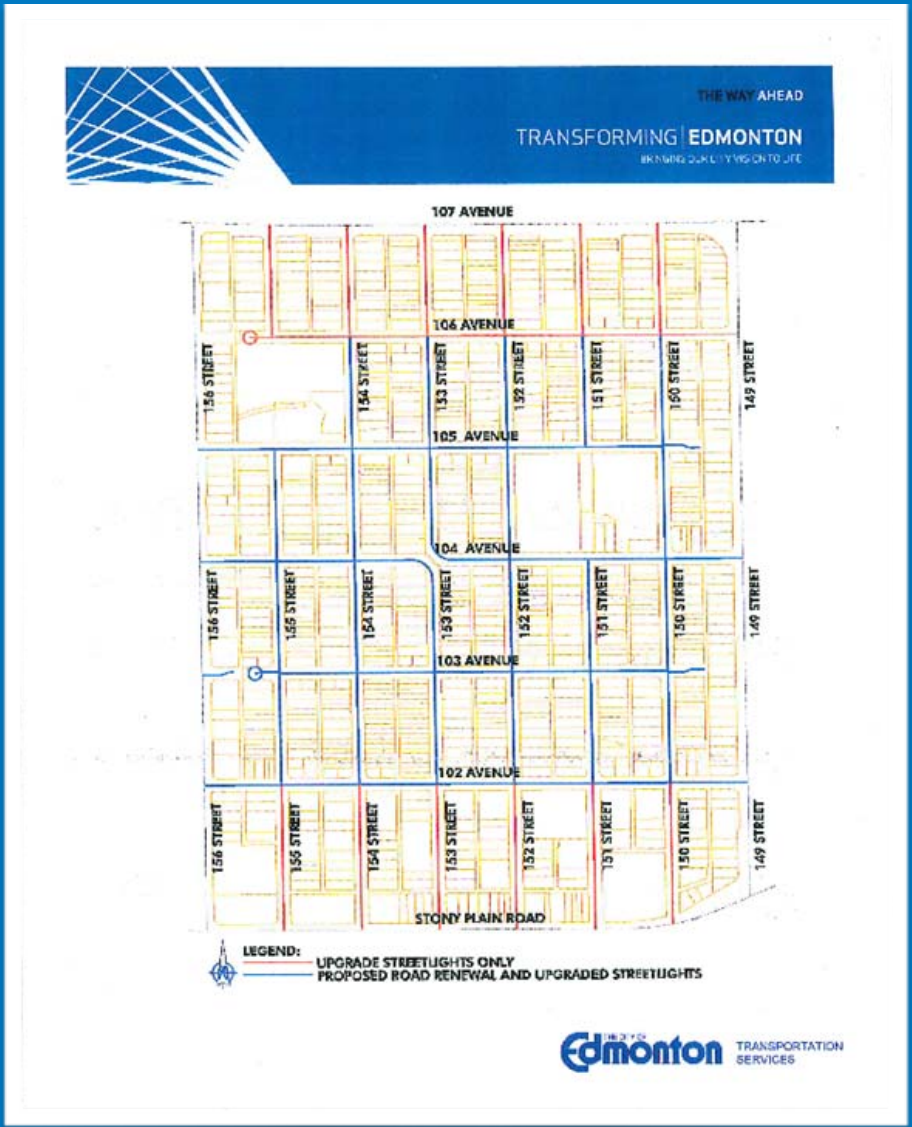

# *Local Improvement Notices*

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  - **NOTICE**
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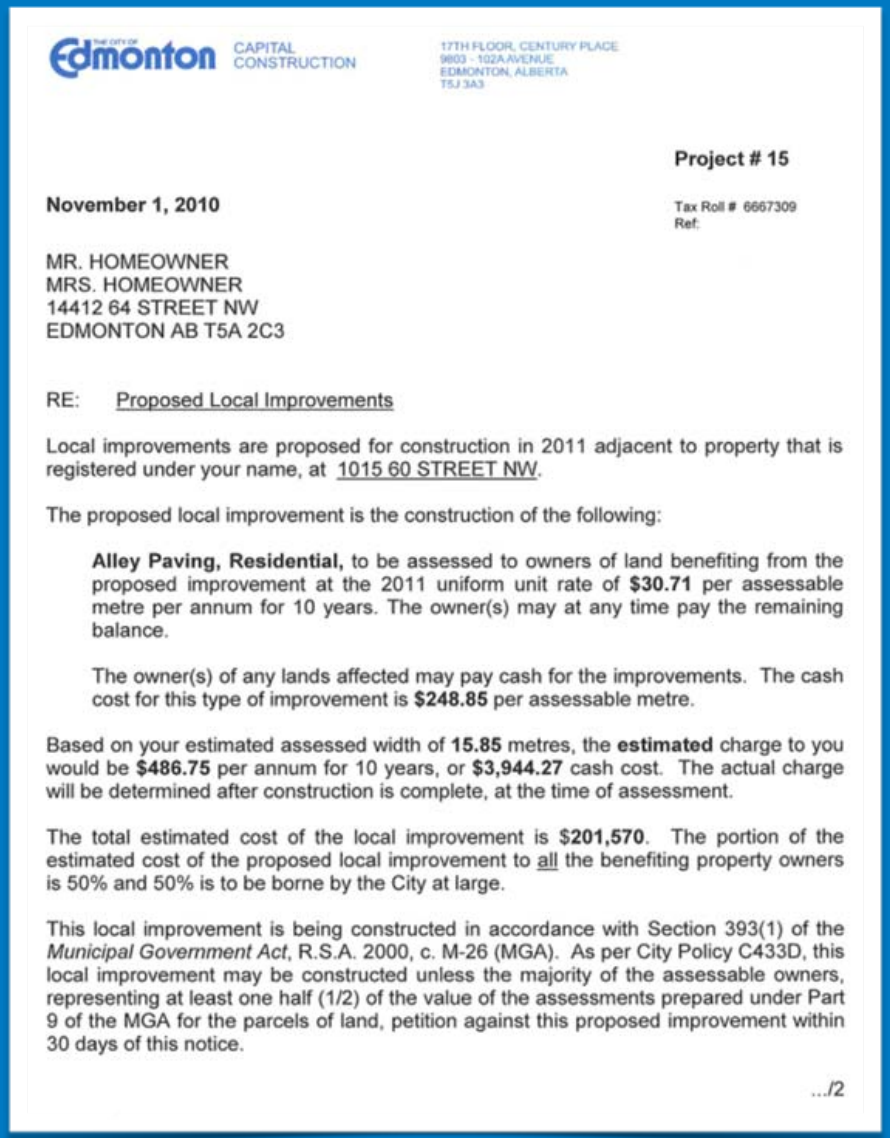
  - Affidavit of Execution
  - Local Improvement Project Map
  - Neighbourhood Renewal Brochure



Edmonton CAPITAL CONSTRUCTION

17TH FLOOR, CENTURY PLACE
9803 - 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

# *Local Improvement Notices*

- Package includes:
  - Invitation
  - Notice
  - **PETITION FORM**
  - Affidavit of Execution
  - Local Improvement Project Map
  - Neighbourhood Renewal Brochure

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 392 & 396 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-25. If you have any questions about the collection contact the Branch's Administrative Assistant at (780) 944-7667.

# Local Improvement Notices

- Package includes:
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  - Petition Form
  - **AFFIDAVIT OF EXECUTION**
  - Local Improvement Project Map
  - Neighbourhood Renewal Brochure

**AFFIDAVIT OF EXECUTION of WITNESS**

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

CANADA )
PROVINCE OF ALBERTA )
TO WIT )

I, _____ (Witness) of the 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)

# *Local Improvement Notices*

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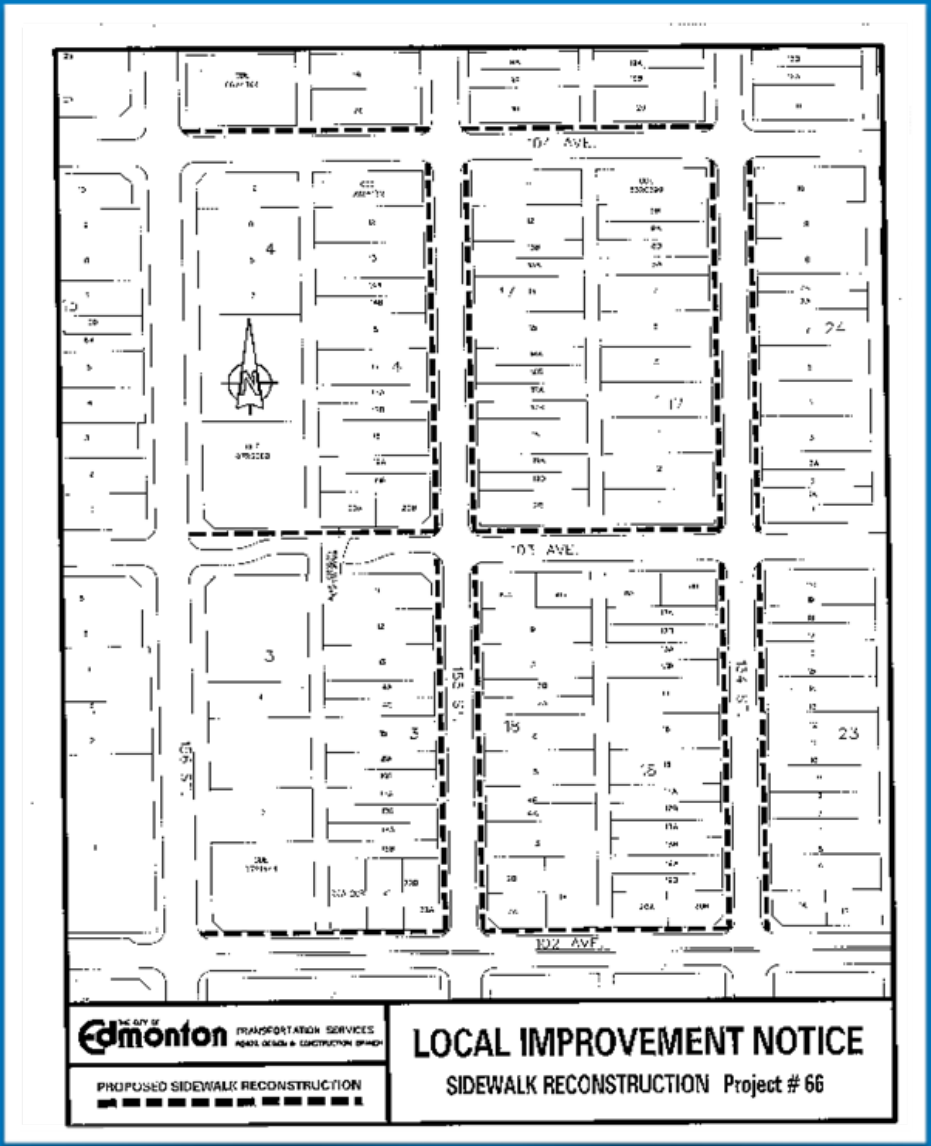
  - **LOCAL IMPROVEMENT PROJECT MAP**
  - Neighbourhood Renewal Brochure



# Local Improvement Notices

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  - Local improvement project map
  - **NEIGHBOURHOOD RENEWAL BROCHURE**

## Neighbourhood Renewal

The Transportation Services Department's Neighbourhood Renewal Program outlines a cost effective, long-term strategic approach to address Edmonton's neighbourhood infrastructure needs and the renewal and rebuilding of roads, sidewalks and streetlights in existing neighbourhoods and collector roadways. The Neighbourhood Renewal Program balances the rebuild need in some neighbourhoods with a preventative maintenance approach in others.

The types of neighbourhood renewal work vary depending on the state of infrastructure, and include:

**Preventative Maintenance** — Roads will be resealed to extend their life span
**Overlay** — Roads will be repaved and sidewalk panels treated to eliminate trip hazards
**Reconstruction** — Roads will be repaved, and streetlights and sidewalks replaced*

In the case where reconstruction of a neighbourhood takes place, the cost for replacement of sidewalks is shared on a 50/50 basis between the City and the property owners. In addition, the City also replaces street lights with a standard galvanized streetlight poles, but property owners can also opt for decorative street lighting (with the incremental cost to be paid by property owners)*.

By effectively combining reconstruction, overlay, and preventative maintenance, all Edmonton neighbourhoods can receive improvements within 30 years, where a total reconstruction only program would take many more years to complete, at a higher cost.

Edmonton City Council proactively supported the establishment of a Neighbourhood Renewal Program in 2009. Funds were allocated from Government of Alberta programs (Alberta Municipal Infrastructure Program and Municipal Sustainability Initiative), and a tax levy funding pool was established to cover remaining municipal costs and guarantee an ongoing commitment to renewing neighbourhood infrastructure.

Neighbourhood revitalization initiatives from other City departments, such as Infrastructure Services, Community Services (Office of Great Neighbourhoods), and Sustainable Development, align with Transportation Services program and are coordinated to maximize the City's investments in neighbourhood improvement. The Roads Design and Construction Branch provides the project management and procurement of design and construction services required to administer and complete the renewal work identified in Transportation Services Neighbourhood Renewal Program.

** Subject to the approval of the Local Improvement System. The neighbourhood application for decorative street lighting must be submitted to the City by November 30 of the year prior to neighbourhood reconstruction.*

THE CITY OF Edmonton

# *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**

# *Successful Sidewalk Local Improvement Completed Renewal*

**Support for 50/50 Sidewalk Reconstruction**

# *For More Information Contact:*

***Melinda Durand***
*Neighbourhood Renewal, Roadways Construction*
*Transportation Services*

***Phone: 780-944-7663***
***E-mail: neighbourhoodrenewal@edmonton.ca***

THE CITY OF Edmonton