



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 streetlights 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 Bylaw. The neighbourhood application for decorative street lighting must be submitted to the City by November 30 of the year prior to neighbourhood reconstruction.*

Neighbourhood Renewal Frequently Asked Questions

What is a local improvement?

A local improvement is a project that is considered a greater benefit to your part of the neighbourhood rather than to the municipality as a whole. It is typically undertaken near or adjacent to your property. A local improvement might include alley upgrades, the replacement of concrete sidewalks, or the installation of decorative street lighting.

How does the City assess the cost to the property owner?

For neighbourhood reconstruction projects, the cost of sidewalk replacements is split 50/50 between the City and participating property owners. Assessment of costs is determined as follows:

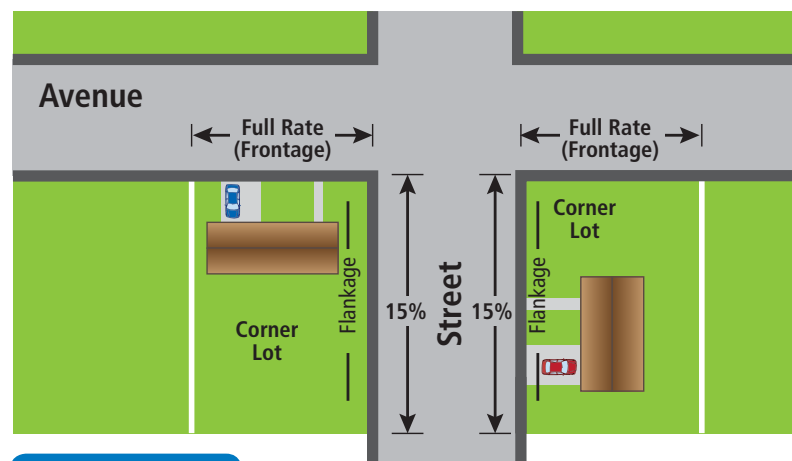
All residential lots with frontage (the sidewalk at the front of your lot) abutting local improvement construction will be assessed the full rate (50/50 cost share).

Corner lots that abut and flank proposed local improvement construction (that is, the lot has sidewalk both in front of and beside the property) will be assessed the full rate on the short side (frontage) and 15 per cent of the rate on the long side (flankage), provided construction is undertaken on both sides of the corner lot. The rest of the cost is covered by funding from the Neighbourhood Renewal Program.

The orientation of the house on the lot does not impact the assessment. Regardless of whether the dwelling faces the short or long side of the property, the shorter side of the lot is still referred to as the 'frontage' while the longer side is considered the 'flankage'. If construction is only undertaken on one side of a corner lot, the applicable portion shall be assessed accordingly.

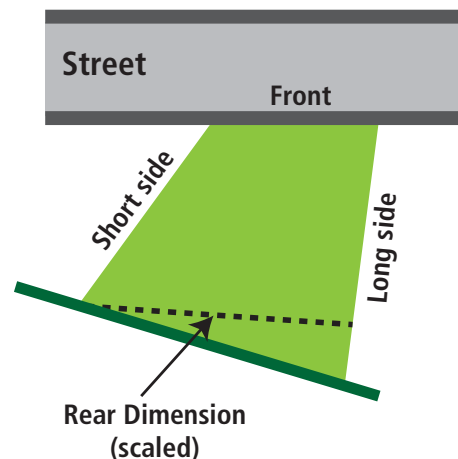
The frontage for odd or pie-shaped lots will be assessed on the basis of adding together the lot dimensions from the front and the rear, and then dividing by two. The average is used for purposes of assessment may not be more than twice the front lot dimension.

Example



Patching of sidewalks in neighbourhoods where petition against complete replacement was successful.

Example



$$\text{Assessment} = \frac{\text{Front Dimension} + \text{Rear Dimension}}{2}$$

Why should I pay for the reconstruction of my sidewalk? Why don't my regular taxes cover it?

Annual taxes cover only general services such as utilities, emergency services, and general maintenance. Although funds from general revenue do cover part of the cost of local improvement projects, property owners of those areas benefiting from neighbourhood renewal are responsible for funding the remainder through a local improvement tax.

I have a corner lot and I have received two letters (local improvement assessments). Which of the two should I petition against?

If you are located at an intersection of two local improvement projects, you can petition against either one or both.

Do I have to pay if I don't support the local improvement project?

If there is no successful petition filed against the proposed local improvement and the bylaw is subsequently passed by City Council, all property owners affected by the improvement are required to contribute.

Is there a chance that my local improvement assessment will increase in cost?

It will not increase; in fact, the total might decrease depending on how much sidewalk is actually replaced adjacent to your property.

When I multiply the annual charge by the years to pay, it's costing me a lot more than if I pay all at once. Why?

The higher cost is due to interest charges. In order to fund projects, the City borrows funds from the provincial government lender and the cost of borrowing is passed on to the owners who choose to extend their payments over the course of local improvement. For example, the maximum length of time to pay for sidewalk reconstruction is 20 years.

What if I decide to move? Do I still have to pay the local improvement tax?

No. The local improvement tax stays with the property and the payments become the responsibility of the new property owner.



Before renewal



After renewal



Building connections to existing driveway/walks

If I want to petition against the local improvement, I have to have the form signed by a Commissioner of Oaths. Where can I have that done?

The City of Edmonton can make a Commission of Oaths available to you in order to petition against the local improvement. This service is free of charge, and is available through the Roads Design and Construction Branch by appointment, or during your community Public Information Session.

What if I have more questions?

Public Information sessions are held in each of the communities slated for Neighbourhood Renewal. We would encourage you to attend the meeting in your area during which presentations are made, and the project managers as well as construction experts can speak to you in more detail. If you have specific questions about your assessment, however, please refer to the contact information on your notice. By doing so, the manager responsible can access your individual file during the discussion and better address your concerns.



Remove old sidewalk



Pour concrete

Light standard replacement

