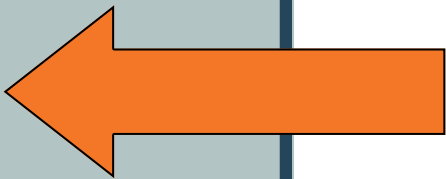




LOCAL IMPROVEMENTS

	City prepares Local Improvement Plan
	Notices sent to owners
	Bylaw prepared
	30-day petition period
	Bylaw voted by City Council
	Construction
	Local Improvement Tax Levy



WE ARE HERE



Local Improvements

Local improvements are construction projects undertaken near or adjacent to your property, which City Council considers of **greater benefit to your area** than to the municipality as a whole. Local improvements are regulated by the Provincial Municipal Government Act.



The cost sharing of a local improvement depends on the type of local improvement. For City-initiated sidewalk reconstruction, the cost is shared 50-50 between the City at large and property owners.

Property owners have two payment options for their local improvement costs:

1. **Lump sum payment:** One-time full cost payment.
2. **Amortized payment:** The cost is paid gradually on your yearly property taxes (includes interest charges). The local improvement tax stays with the property; if you sell, the next owner will continue to pay the balance.

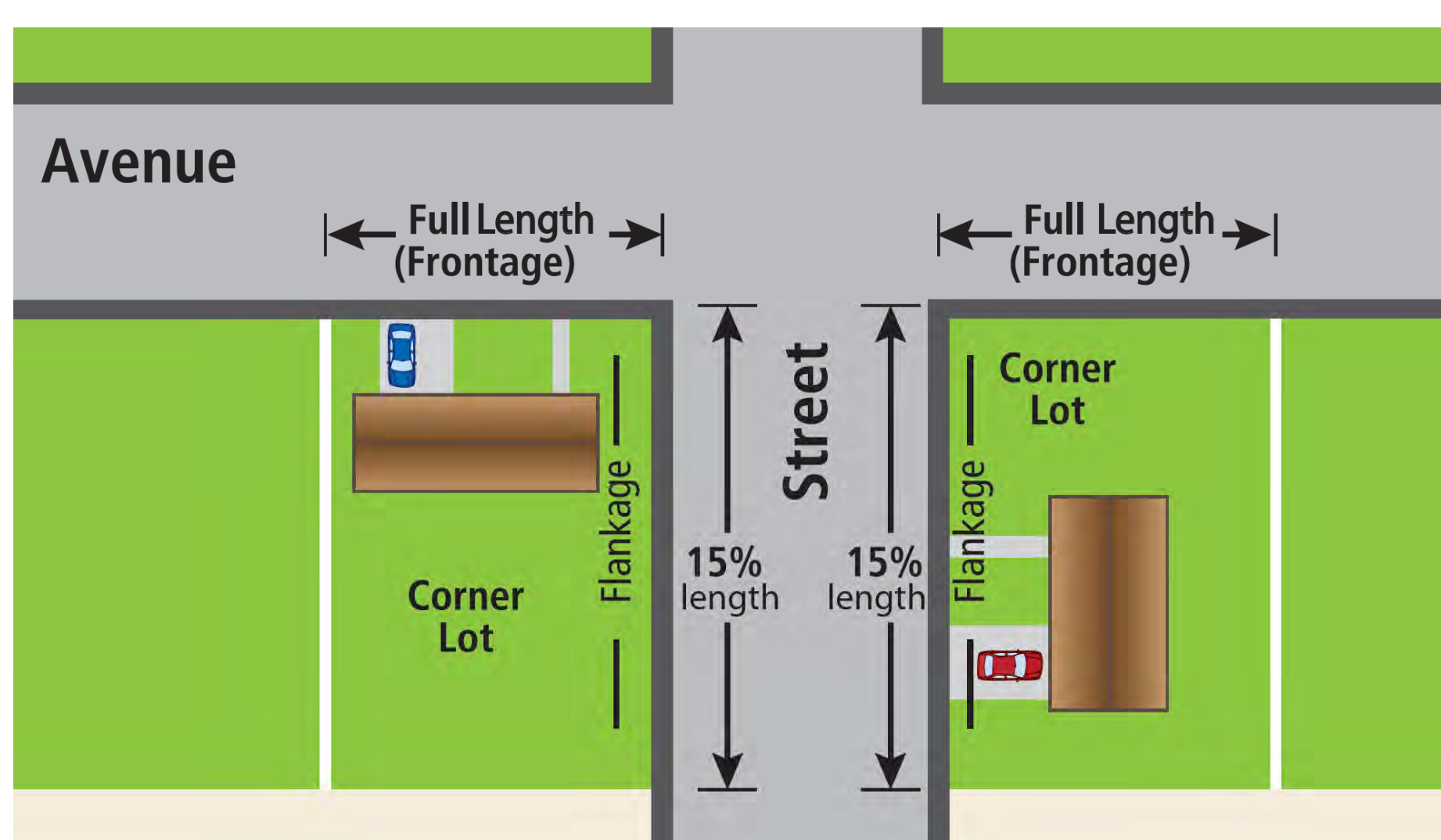
Local Improvements: Cost

Property owners pay 50% of the sidewalk reconstruction based on their lot length assessment. The 2018 rate (50% of the cost) is: **\$203.39 per metre assessed** as a lump sum or **\$14.68 per metre assessed** per year.

A typical 50ft (15.24m) lot would cost about **\$3100** or **\$224 per year** over **20 years**.

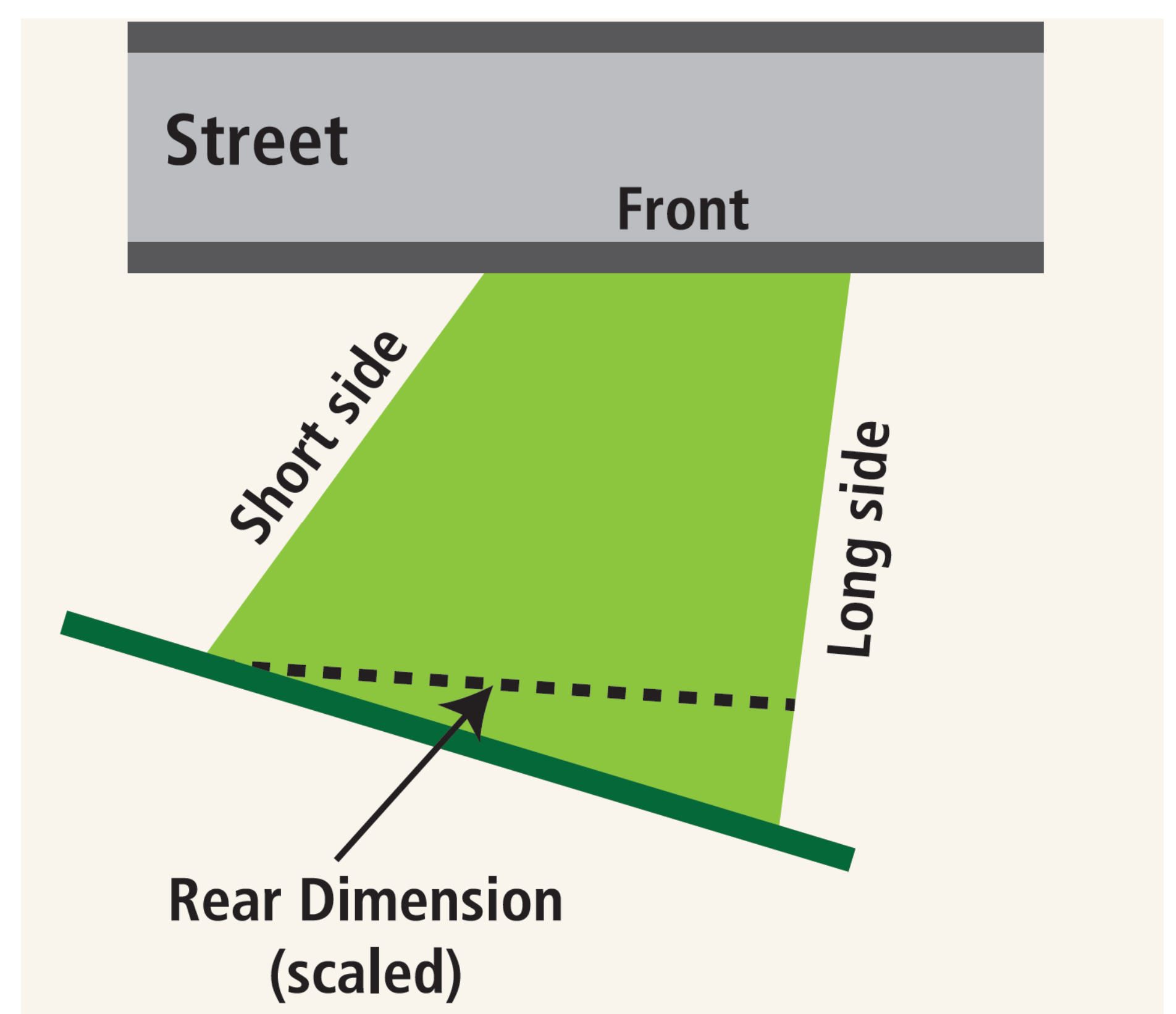
Corner Lot Assessment

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 (long side). House orientation does not affect frontage/flankage.



Pie or Odd-Shaped Lot Assessment

Pie or odd-shaped lot frontage is determined by adding the front and rear lot dimensions and dividing the total in half.



Condo Unit Assessment

The assessed total length of the lot is divided by the amount of units in the condo, including parking and storage spaces if they have tax roll accounts.

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.

The exact cost for the local improvement is included on your local improvement tax notice the year following the completion of the sidewalk reconstruction.

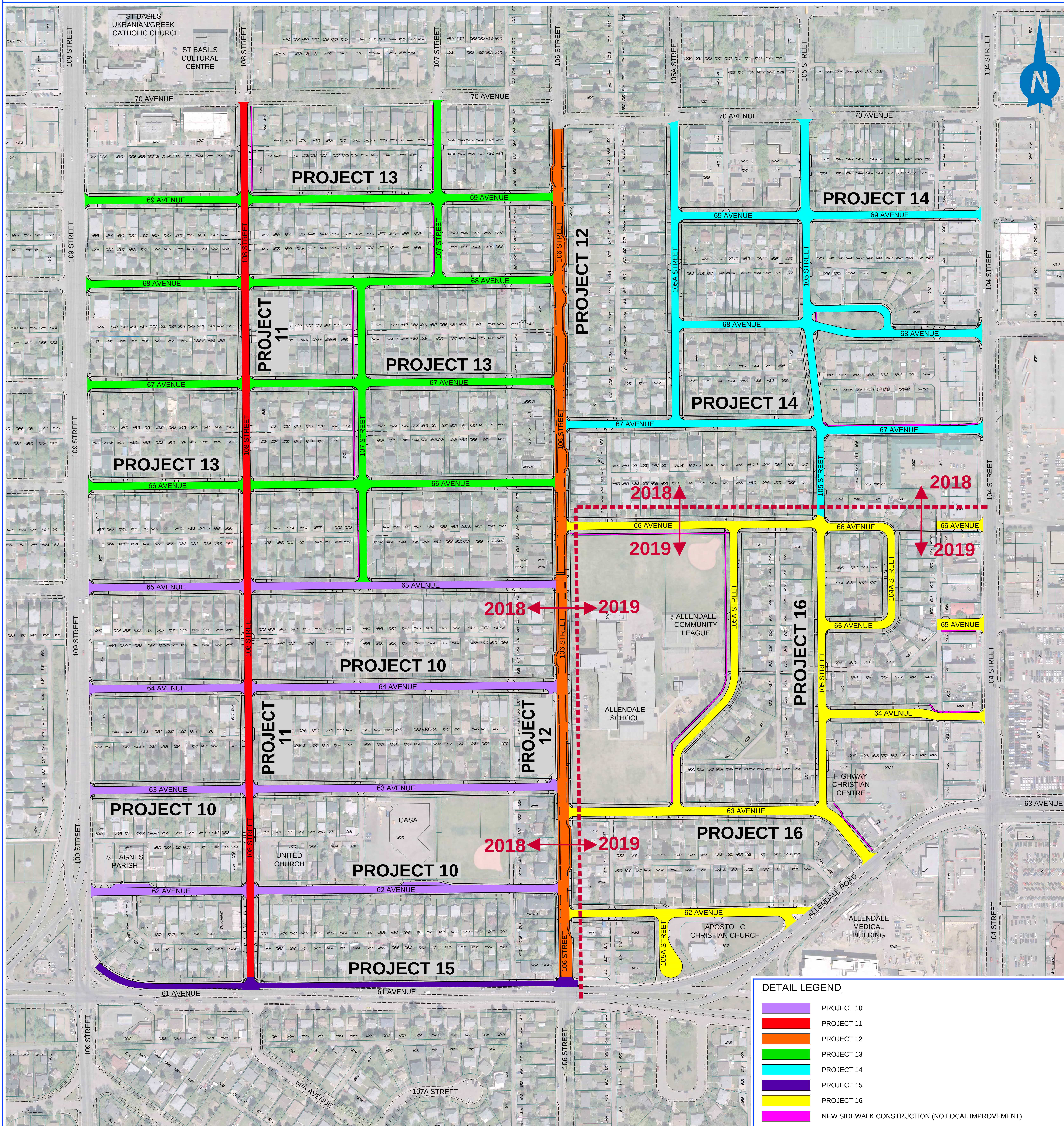
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THE WAY AHEAD

BUILDING GREAT NEIGHBOURHOODS

TRANSFORMING **EDMONTON**
BRINGING OUR CITY TO LIFE



ALLENDALE NEIGHBOURHOOD RENEWAL LOCAL IMPROVEMENT PROJECT AREAS 2018 / 2019

Edmonton



Local Improvements

If the petition against the sidewalk reconstruction local improvement succeeds, the property owners within that project area will be notified and the sidewalk will not be reconstructed. The existing sidewalk will still undergo regular maintenance at the City's cost.

Examples of sidewalk maintenance include: grinding, patching and mud-jacking.



Local Improvements



If the petition against the sidewalk reconstruction local improvement fails, the City will proceed with sidewalk reconstruction as scheduled.

Sidewalk reconstruction local improvement costs include:

- Removal of existing concrete
- Excavation
- Laying of gravel base
- Pouring new concrete with reinforcing steel
- Connecting sidewalk to property owners' sidewalk and driveway
- Re-landscaping disturbed areas to City specifications
- A two-year construction warranty