



# Sidewalk Reconstruction Local Improvement

A Local Improvement is a construction project undertaken near or adjacent to residents' properties which is considered more beneficial to the property owner and local area than to the City as a whole. All property owners have the right to petition against any Local Improvement. The petition process is guided by the provincial Municipal Government Act as well as City policies and procedures.

Sidewalk reconstruction is a City-initiated Local Improvement which is done along with the Neighbourhood Renewal. The process for property owners to decide whether they want to proceed with sidewalk reconstruction or not includes:

1. The City sends out Local Improvement Notices to registered property owners in **January/February 2026**
2. Registered property owners will then have **30 days** (based on delivery of the notice) to petition against the Local Improvement if they so choose. Neighbourhoods are divided into sidewalk renewal "project areas", which will be defined in the Local Improvement Notice. If at least 50% +1 of all registered property owners in a given project area petition against sidewalk reconstruction, the Local Improvement is defeated and sidewalk reconstruction will not proceed in that project area. If the petition against the Local Improvement is unsuccessful, City Council will pass a Local Improvement Bylaw, and sidewalk reconstruction will proceed. The City will post the results of the petition process on your neighbourhood's web page.

**If the sidewalk reconstruction Local Improvement is defeated** during the 30-day petition period, then sidewalk reconstruction will not proceed in that project area. The City will undertake sidewalk maintenance to ensure the sidewalk is safe. Examples of sidewalk maintenance include: grinding, mud-jacking and asphalt patching.



Grinding



Mud-jacking



Asphalt patching

## LOCAL IMPROVEMENT SCHEDULE

2026

Local Improvement Notices mailed from City

FEBRUARY/MARCH 2026

30-day petition period **against** the Local Improvement

SPRING - FALL 2026

Year 1 (Start) Construction

Local Improvement charge will appear on property tax notice the year after the sidewalk near your property is constructed.

## Cost of Sidewalk Reconstruction

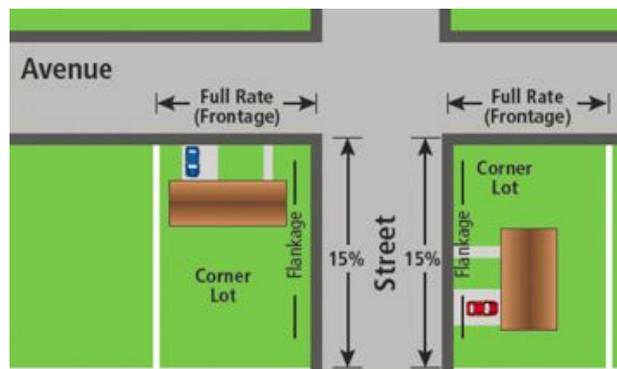
The cost of sidewalk reconstruction is shared equally between property owners and the City at large. Sidewalk reconstruction Local Improvement costs includes some of the following: removal of existing concrete, excavation, new gravel base, new concrete with reinforcing steel and re-landscaping. Property owners pay 50% of the sidewalk reconstruction based on their lot length. Reconstruction costs are calculated differently for **corner lots**, **multi-unit condos** and **pie or odd-shaped lots**.

Property owners have two payment options for the Sidewalk Reconstruction 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 **over 20 years** (includes interest charges). The Local Improvement tax stays with the property and if you sell, the next owner will continue to pay the balance.

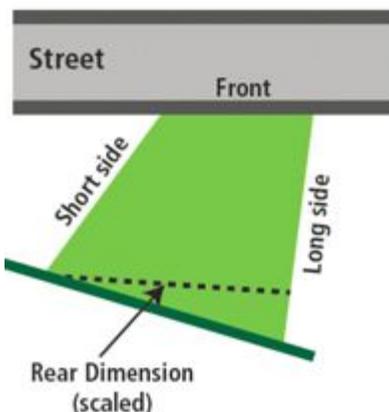
### Corner lot assessment

Corner lots with proposed Local Improvement on both the front and the side of the property are assessed the full length of the frontage (short side) and 15 per cent of the flankage (long side). House orientation does not affect frontage/flankage. Owners will receive a notice for both the long and short side assessment.



### 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. If they do have tax roll accounts, the owner will receive a separate notice for each.



### 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. 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.

### PREVIOUS SIDEWALK RECONSTRUCTION (50/50) LOCAL IMPROVEMENT RATES:

#### 2023:

\$196.55/m - cash rate  
\$16.16/m - amortized for 20 years

#### 2024:

\$198.52/m - cash rate  
\$16.93/m - amortized for 20 years

#### 2025:

\$209.90/m - cash rate  
\$17.25/m - amortized for 20 years

#### 2026:

\$212.03/m - cash rate  
\$16.54/m - amortized for 20 years

For example, a 50 foot lot (15.24m) for the **2026 rate** would cost \$3231.34, or \$252.07/year over 20 years.

The exact cost for the Local Improvement is included on your property tax notice the year following the completion of the sidewalk reconstruction.

*Please note: there is no cost to property owners for brand new sidewalks added to the neighbourhood as part of the Neighbourhood Renewal process.*