

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 Alberta's *Municipal Government Act*.



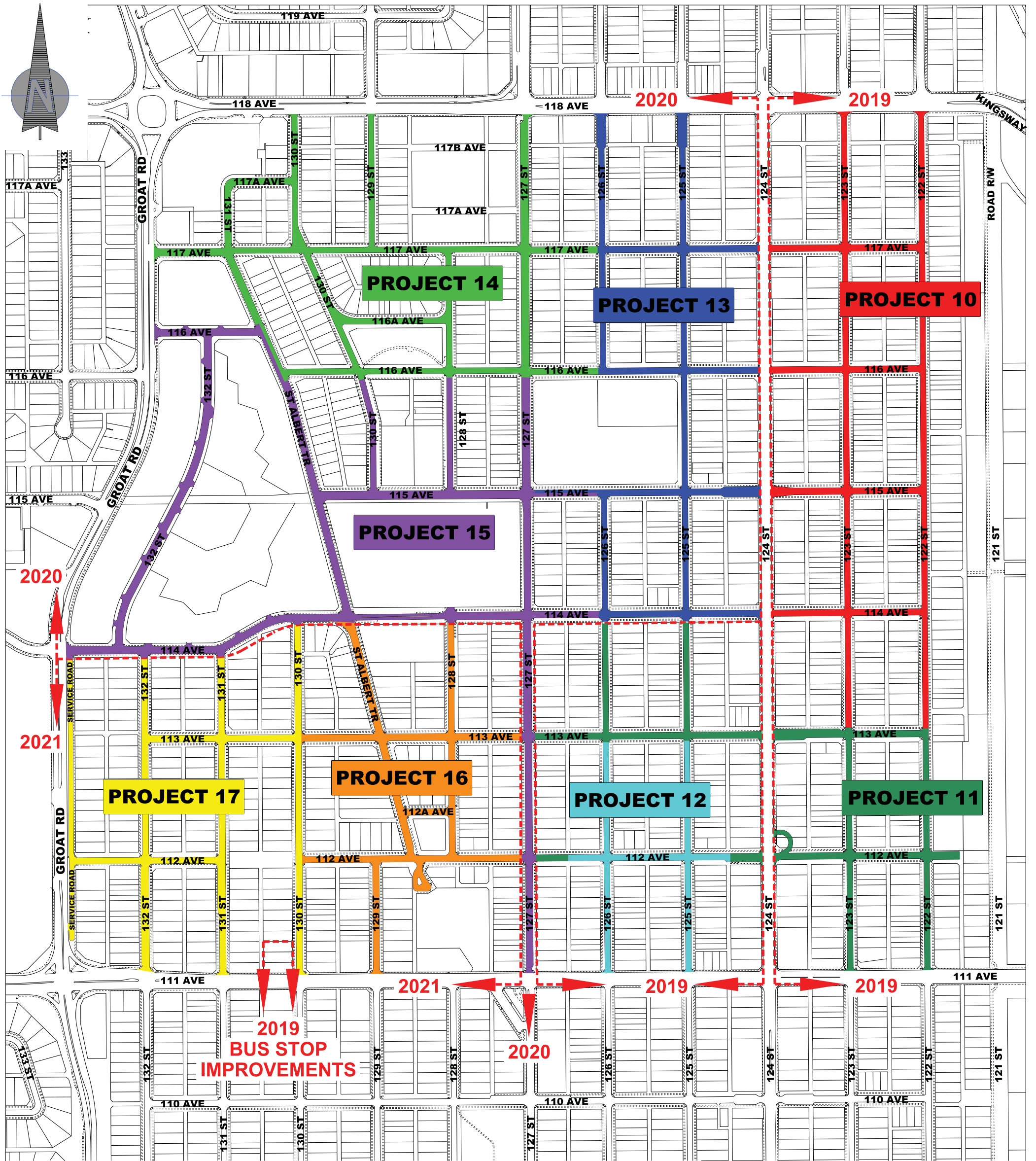
The cost sharing of a local improvement depends on the type of local improvement. For City-initiated sidewalk reconstruction, the cost is shared 50–50 between the City at large and property owners. For the property owner-initiated decorative street light local improvement, property owners pay the full increment cost of the decorative street light poles above the cost of standard poles.

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 Project Areas



Decorative Street Light Local Improvement

Property owner-initiated local improvements, such as decorative street lights, must go through a two-step process where community preference is identified through an Expression of Interest and then decided by a Local Improvement process.

Local Improvement Areas and Selected Designs



Standard galvanized street light



Inglewood (General)-
Heritage arm
decorative street light



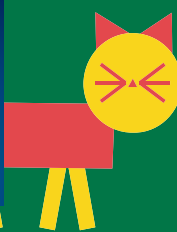
Area of Heritage
Interest - Post top
decorative street
light with shroud

Inglewood (General):

The selected decorative street light option in Inglewood is a black fluted pole with heritage arm.

Area of Heritage Interest:

Due to the historic nature of the area, 125 Street and 126 Street from 111 Avenue to 113 Avenue have been identified as an area of heritage interest in Inglewood neighbourhood. Members of the Inglewood Decorative Street Light Committee expressed interest in a post-top style of lighting for this area of heritage interest, similar to the post-top style of lighting that is in place in the nearby Westmount Architectural Heritage Area. The selected option is a black, fluted post-top pole with a shroud at the base and the metroscape luminaire.



Decorative Street Light Local Improvement

Expression of Interest Process and Results

The Expression of Interest period was held in fall 2018. EOI packages were mailed to all property owners asking them to respond whether or not they are in favour of the decorative street light local improvement.

Inglewood (General):

Requirements to demonstrate community support:

- Minimum 439 valid responses to be considered representative sample
- 50% + 1 of representative sample must be in favour

Results:

- 512 valid responses received:
 - 395 in favour = 77%
 - 117 not in favour = 23%

Area of Heritage Interest:

Requirement to demonstrate community support:

- 50% + 1 of all property owners in area (51 out of 101)

Results:

- 60 valid responses received:
 - 56 in favour = 55% of all property owners
 - 4 not in favour = 4% of all property owners



Decorative Street Light Local Improvement

Process

- The process for decorative street light local improvement is the same as for sidewalk local improvement
- Property owners who do not support the local improvement have 30 days to petition against it
- For the petition against decorative street lights to be successful, the petition must receive support from 50% + 1 of the property owners in the project area
- If the petition against is successful, the City will notify property owners, the decorative street lights will be not installed, and standard galvanized street lights will be installed at no additional cost to property owners
- If a sufficient petition against the local improvement is not received, City Council will pass a Local Improvement Bylaw and the decorative street lights will be installed.

Cost

- The City still contributes the equivalent cost of standard galvanized street lights, and property owners share the incremental cost of decorative lights above the standard street lights
- Assessable metres for a property are determined in the same way as for sidewalk reconstruction
- Estimated rates for decorative street light local improvement:
 - **Inglewood (General):**
 - Lump sum: \$23.59 per metre assessed
 - Amortized over 15 years: \$2.10 per metre assessed per year
 - **Area of Heritage Interest:**
 - Lump sum: \$41.87 per metre assessed
 - Amortized over 15 years: \$3.72 per metre assessed per year