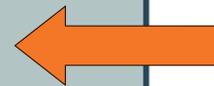




# LOCAL IMPROVEMENTS

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



**WE ARE HERE**

# Local Improvement: Process

Property owners receive a local improvement notice in the mail about 4-6 months before neighbourhood reconstruction begins.

- Property owners have **30 days** to petition against the local improvement
- A valid petition against must include **witnessed signatures of all title owners** and must swear an affidavit before a Commissioner of Oaths

Integrated Infrastructure Services | City of Edmonton  
Transportation Infrastructure  
Neighbourhood Renewal Program

7th floor  
Century Place  
9020-1024 Avenue  
Edmonton, AB T5J 3A3  
Canada  
edmonton.ca

**LOCAL IMPROVEMENT NOTICE** January 25, 2016

Please join us for an **Information Session** at Central Lions Seniors Recreation Centre (11113-113 Street) on February 18, 2016 at 6:30pm.

MR PROPERTY OWNER MRS PROPERTY OWNER  
6969 66A AVENUE NW  
EDMONTON AB S5X 5E9

RE: Proposed Sidewalk Local Improvement

Local Improvements are proposed in Lansdowne Neighbourhood for construction in 2016 and 2017 and includes sidewalk reconstruction. The details of the local improvement assessment for your property are indicated below.

The total cost for all sidewalk local improvements in your neighbourhood is \$3,411,966.00 and the cost is split - 50% paid by the benefiting property owners and 50% is paid by the City at large. Your cost for this improvement is shown below.

Sidewalk Local Improvement Details for Project 1

Tax Roll #	Address	Estimated Length (m)	Payment Options	
			Cost per year*	One Time Cost*
XXXXXXX	6969 66A AVENUE NW	15.24	217.78	3,112.16

\* Costs are determined by multiplying the estimated length by the uniform tax rate described on the back side of this sheet.

You have the option to **petition against the proposed local improvement**. If you choose to petition against, the petition must be received **within 30 days** of this notice, February 18, 2016. The local improvements are being constructed in accordance with provincial legislation\*\*. For more details regarding this assessment or the local improvement process refer to the back of this sheet and the information included.

Please note, condominium owners receive a notice for each condo unit, parking stall and storage unit that have a separate tax roll number. The Address description in the table above for some of these may have no entries.

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 Transportation Services, and do not wish it to proceed.

Owner's Name (Print)	Owner's Address (Where You Live)	Property Address (Improvement Location)	Owner's & Date (Signature)	Witness (Signature)
1				
2				
3				
4				
5				

**PLEASE NOTE:**

- 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.
- 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.
- 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.
- The WITNESS **must** fill in the "Affidavit of Execution of Witness", (attached).

This personal information is being collected under the authority of sections 302 & 306 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 (3) 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 of personal information, please contact the F.O.I.P. office at (780) 496-2907.

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

CANADA ) I, \_\_\_\_\_ (Witness) of the  
PROVINCE OF ALBERTA ) City of Edmonton, in the Province of Alberta,  
TO WIT ) MAKE OATH AND SAY:

- 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.
- That the same was executed at the City of \_\_\_\_\_ in the Province of Alberta, and that I am subscribing witness thereto.
- 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 \_\_\_\_\_ ) (Signature of Witness)  
20\_\_\_\_

A COMMISSIONER FOR OATHS in and for  
the Province of Alberta  
(Print Name & Expiry Date or Affix Stamp)

Neighbourhoods are divided into project areas for the sidewalk reconstruction.

For the petition *against* sidewalk reconstruction to be successful, the petition must receive support from 50% +1 of the property owners within the project area (See Project Map).

*Please note: there is no cost to property owners for brand new sidewalks that may be added to the neighbourhood as part of the neighbourhood reconstruction process.*

\*\* Provincial Legislation refer to section 393(1) of the Municipal Government Act, R.S.A 2000, c M-26 (MGA)

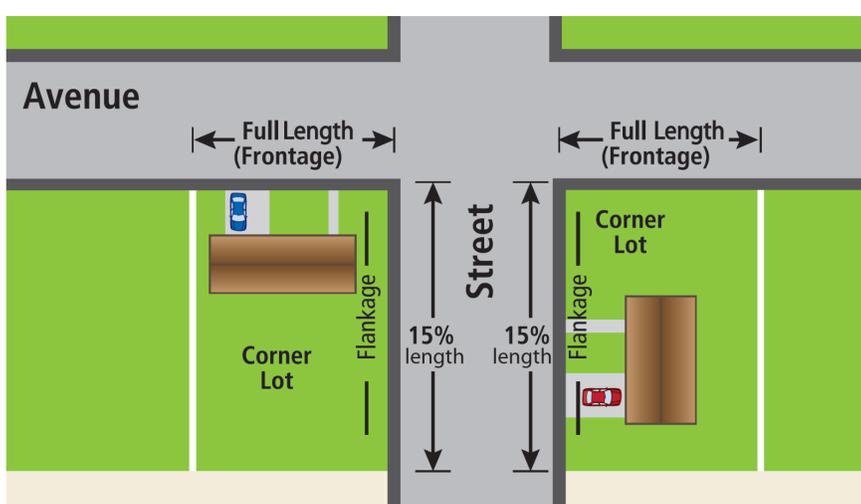
# Local Improvements: Cost

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.

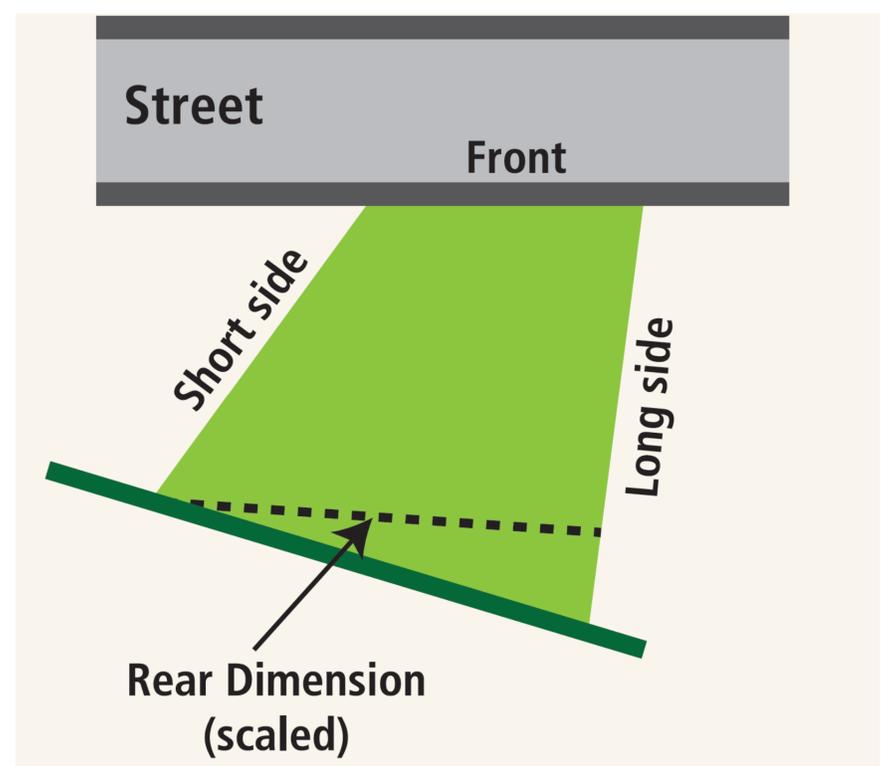
## Corner Lot Assessment

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.**



# 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



If the local improvement petition fails, City Council will pass a Local Improvement Bylaw and the local improvement for sidewalk reconstruction will proceed.

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



# 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.

