How is payment calculated?

**2019 rates**

**Lump sum payment (example)**

| Width of residential property backing onto the alley (in metres) | 15.00 |
| Construction rate per metre (residential) | $246.25 |

**Total construction costs** $3693.75

**OR**

**2019 rates**

**Yearly cost (example)**

| Width of residential property backing onto the alley (in metres) | 15.00 |
| Amortized construction rate per metre (residential) | $29.87 |
| Annual construction costs (per year for ten years) | $448.05 |

**Total construction costs** $4480.50

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**Alley Renewal Program**

The City of Edmonton has approved the Alley Renewal Program to improve the condition of alleys citywide over the next 25 years. This program will be funded by a citywide Neighbourhood Renewal Property Tax Levy. Scheduling of locations is primarily based on the condition of the neighbourhood alleys. Alley Renewal will begin construction in four neighbourhoods in 2019, and the following projected location schedule is being developed.

Please be advised that although property owners may choose to have their alley reconstructed ahead of the Alley Renewal Program by initiating the Alley Reconstruction Local Improvement process at their cost, this would not exempt owners from property taxes associated with funding the Alley Renewal Program.

For more information visit edmonton.ca/alleyreconstruction or contact localimprovement@edmonton.ca

**Phone: 780-944-7663**

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**Alley Reconstruction**

**Getting started**

Alley Reconstruction is a property owner initiated Local Improvement. Applications must be received by September 1 for construction the following year.

To initiate the Expression of Interest process for alley reconstruction, please contact the City's Local Improvement office at 780-944-7663. Signatures are required from 50% + 1 of the property owners adjacent to the alley, proving majority support to have the work completed and share the construction costs.

The City then mails details to all affected property owners in a Local Improvement Notice. Once the notice is issued, property owners have 30 days to petition against the local improvement. A majority of the affected property owners need to sign the petition in order to defeat the local improvement.

**How are alley reconstruction costs assessed?**

Alley reconstruction must be completed along the entire length of the alley, not just the portion behind an individual property, and properties on both sides of the proposed alley reconstruction will be assessed. This is why the agreement of the majority of property owners whose properties are adjacent to the alley is required. Corner properties that have two abutting alleys (i.e., one at the back and another at the side) will be assessed using the 2019 alley reconstruction rates for the full length of the shorter side of the lot, and 15 percent of the length of the longer side.

**How much does alley reconstruction cost?**

Residential and commercial alley reconstruction rates are set on a yearly basis in consideration of construction market prices and interest rates, however, once the assessment is processed, the rates will not fluctuate throughout the payment period.

The cost of alley reconstruction may either be paid in full (lump sum) or over a period of ten years (amortized). The lump sum payment option is calculated by multiplying the lot length calculation by the 2019 lump sum alley reconstruction rate of $246.25 per metre (residential) or $292.19 per metre (commercial). The amortized option is calculated by multiplying the lot length calculation by the 2019 amortization alley reconstruction rate of $29.87 per metre (residential) or $34.73 per metre (commercial) over a 10 year term.

The Local Improvement assessment/cost will be added to the homeowner’s property taxes the year after installation.