Local Improvement Process

Presented By: Melinda Durand

THE WAY AHEAD

TRANSFORMING EDMONTON



- A local improvement is a construction project which is undertaken near or adjacent to your property.
- A project Council considers of greater benefit to an area within the municipality than to the whole municipality.
- A project to be paid for IN WHOLE or IN PART by a Local Improvement Tax Levy.



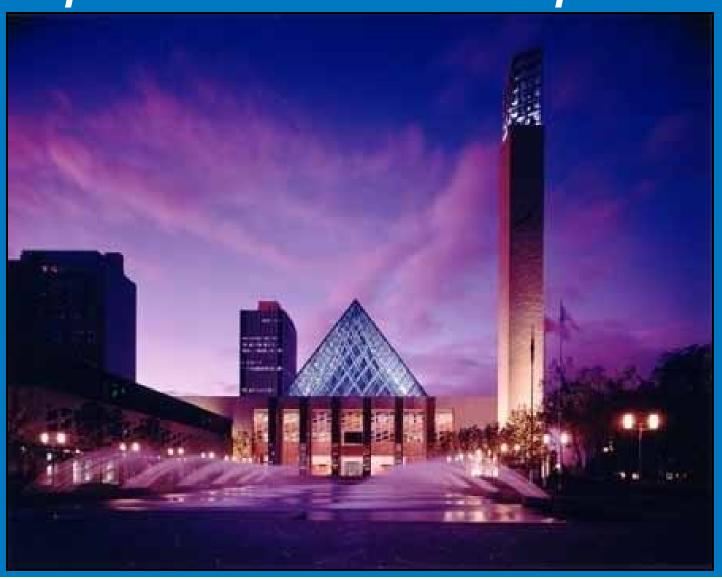
Property Owner Initiated:

- Curb Crossing
- Alley Lighting
- Streetscaping
- Alley Renewal (Reconstruction or Resurfacing)
- Decorative Street Lighting
- Sidewalk Reconstruction

City Initiated:

50/50 cost share - Sidewalk Reconstruction

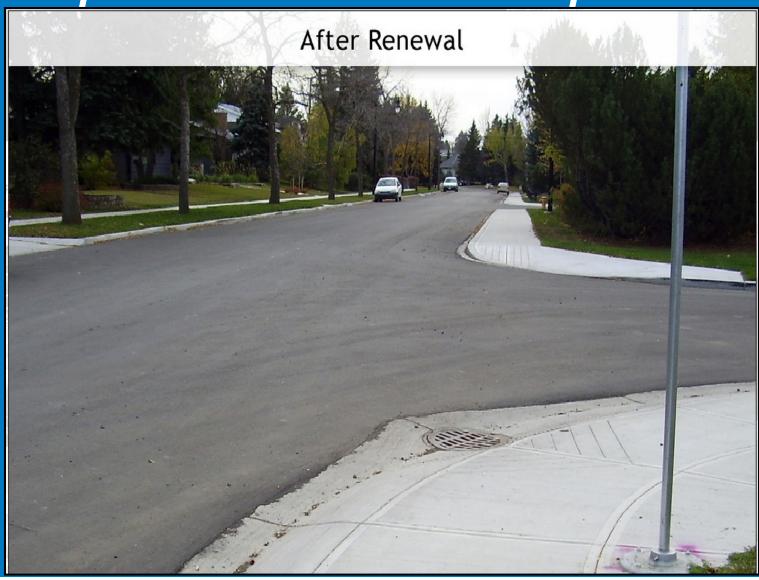
Neighbourhoods with Sidewalk Replacement as a Local Improvement







Neighbourhoods with Sidewalk Replacement as a Local Improvement



50/50 "cost share" Sidewalk Reconstruction

(50% Paid by City / 50% paid by Property owners)

- Dovercourt Neighbourhood
 neighbourhood renewal
 planned for: 2012 & 2013
- Dovercourt Neighbourhood
 (City with property owners)
 sidewalk reconstruction
 also planned for: 2012 &
 2013



Decorative Lighting Local Improvement

Proposed for:

Dovercourt Nhbd.

(Property owner initiated)

- upgrade planned for: 2012



Decorative Lighting Local Improvement

via:

Expression of Interest.

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	Local Improvement		Pros Durn:	P.O	PNo:
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	* 2012 Construction Rates *	metre	motre	Year	
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	COMMERCIAL RATES "ZONE"				1
	COMMENCIAL RATES 2014E				1
ì	Generally, a nimple empority of abulting proporty own	oro must express	interest by signi	ny Jris Rom to	proceed to the
	need stage of the process. Note however that depe	nding on the pro	sject, the City m	ay request a	
	higher percentage of support and may also set of				
)	Property ewners will receive notification by mail from	the City of the pr	cnoses incelling	governers whi	dh
	will identify the cools involved.			maniput the least	- al
9	Property owners will have 30 days four the time \$10 innersuments. (Signing this expression of interest				
	against the local improvements.	and the proces	ac are properly		
o	If a majority of the property owners protest the local is	retivensit, the	project will be dr	opped.	
ģ	Local improvements which have been successfully po	rctested against :	will not be advert	there aga boo	in the
	current calender year				
	IMPORTANT NOTICE				
	When property affected by this EXPRESSION OF IN	TEREST is regist	torod as jorn; nur	waship, the alg	produte
_	of both parties is required.	Transportation			
-	Pleases sign oppositis address and exturn to:	7 th Floor Cent	ury Place 9893-	102 A Avenue	,
-		l	orta TSJ 3A3		
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Decorative Lighting Local Improvement

Expression of Interest support for the Local Improvement for Dovercourt Nhbd.

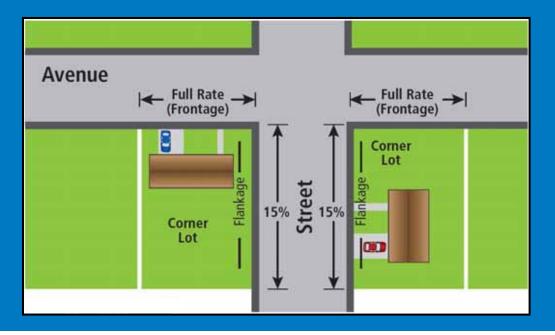
		E)	PRES	SION OF	INTEREST support for	Local Improv	rement on "DOVERCOURT		rative Street Lighting	
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Frontage assessable length is the shorter side of the lot

The orientation of the house on the lot does not impact the

Frontage calculation





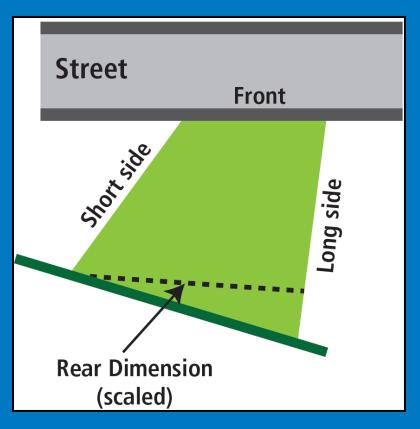
Assessment Length – For Pie or Odd Shaped Lots?

For Odd Shaped Lots, Local Improvement will be assessed as follow:

Assessed Length = (Front + Rear Dimension)

2

Note: This average may not be more than 2 times the front parcel dimension





Rates - 50/50 Cost Share Local Improvement for Sidewalks

- Current 2012 & 2013 Local Improvement rates are as follows:
 - OPTION 1: (Cash Cost) \$162.68/m
 - OPTION 2: (Amortization over 20 yrs) \$11.75/m
- Typical 50ft (or 15.24m) of frontage:
 - \$2,479.24 (Cash Cost)
 - \$179.07 (Yearly rate over 20 years)



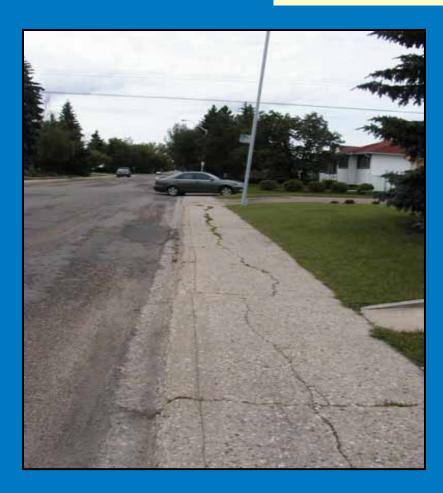
Decorative Lighting Cost

- Dovercourt Decorative Pole Selection:
 - Black Fluted Poles with the Heritage Arm
- 2012 & 2013 Decorative Lighting rates are:
 - OPTION 1: (Cash Cost) \$18.62/m
 - OPTION 2: (Amortization over 15 yrs) \$1.61/m
- Typical 50ft (or 15.24m) of frontage:
 - \$ 283.77 (Cash Cost)
 - \$ 24.54 (Yearly rate over 15 years)



Rutherford area:119 St SW, S of Ellerslie Rd

Defeated Local Improvement BEFORE





Defeated Sidewalk Local Improvement Maintenance Only – ASPHALT PATCHING







Defeated Sidewalk Local Improvement Maintenance Only – GRINDING





Defeated Sidewalk Local Improvement Maintenance Only – MUD JACKING







Maintain current lighting style

– GALVANIZED STEEL LIGHTS

- Petition Against SUCCEEDS (More than 50% protest)
 - City will pay 100% of cost to rebuild lighting to the current standards.



- Package includes:
 - INVITATION
 - Notice
 - Petition Form
 - Affidavit of Execution
 - Local Improvement Project Map
 - Neighbourhood Renewal Brochure



February 6, 2012

Dear Property Owner(s):

RE: 2012/2013 Dovercourt Neighbourhood Renewal - Information Session

As part of the 2012/2013 Construction Program, the Transportation Services Department has proposed that Dovercourt undergo neighbourhood renewal (see reverse for project limits).

Proposed construction activities in Dovercourt include reclamation of the roadway, an upgrade to street lighting, and reconstruction of sidowalks, curbs, and gutters. Alley renewal is not part of this project. As part of the renewal project, the City is including reconstruction of existing sidewalks through a 50/50 property owner/City cost share Local Improvement Lax levy.

The public is invited to an information session where City staff will provide information and answer questions on the proposed construction, Local Improvement process and project timelines.

The Dovercourt Neighbourhood Renewal Information Session will be held:

Wednesday, February 15, 2012 6:30 p.m. to 8:30 p.m. (Formal Presentation to Start at 7:00 p.m.) Dovercourt School 13910-122 Avenue

If you have any questions regarding this project, please contact me by phone at 780-423-4896 or via e-mail at elisse.forestier@edmonton.ca.

Hook forward to seeing you at the Information Session on February 15, 2012.

Sincerely.

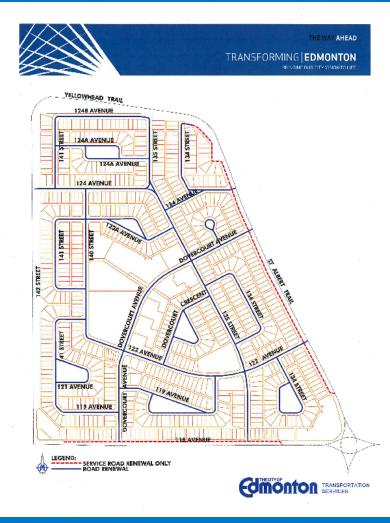
Lisse Forestier

Elisse Forestier E.I.T.

Project Engineer Neighbourhood Renewal, Roadways Design Roads Design and Construction Branch



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17TH FLOOR, CENTURY PLAC 9603 - 102AAVENUE EDMONTON, ALBERTA T5J 3A3

Project # 15

November 1, 2010

Tax Roll # 6667309 Ref

MR. HOMEOWNER MRS. HOMEOWNER 14412 64 STREET NW EDMONTON AB T5A 2C3

RE: Proposed Local Improvements

Local improvements are proposed for construction in 2011 adjacent to property that is registered under your name, at 1015 60 STREET NW.

The proposed local improvement is the construction of the following:

Alley Paving, Residential, to be assessed to owners of land benefiting from the proposed improvement at the 2011 uniform unit rate of \$30.71 per assessable metre per annum for 10 years. The owner(s) may at any time pay the remaining balance.

The owner(s) of any lands affected may pay cash for the improvements. The cash cost for this type of improvement is \$248.85 per assessable metre.

Based on your estimated assessed width of **15.85** metres, the **estimated** charge to you would be **\$486.75** per annum for 10 years, or **\$3,944.27** cash cost. The actual charge will be determined after construction is complete, at the time of assessment.

The total estimated cost of the local improvement is \$201,570. The portion of the estimated cost of the proposed local improvement to <u>all</u> the benefiting property owners is 50% and 50% is to be borne by the City at large.

This local improvement is being constructed in accordance with Section 393(1) of the *Municipal Government Act*, R.S.A. 2000, c. M-26 (MGA). As per City Policy C433D, this local improvement may be constructed unless the majority of the assessable owners, representing at least one half (1/2) of the value of the assessments prepared under Part 9 of the MGA for the parcels of land, petition against this proposed improvement within 30 days of this notice.

Package includes:

- Invitation
- NOTICE
- Petition Form
- Affidavit of Execution
- Local Improvement Project Map
- Neighbourhood
 Renewal Brochure



17TH FLOOR, CENTURY PLACE 9603 - 102AAVENUE EDMONTON, ALBERTA TSJ 3A3

Project # 69

- Package includes:
 - Invitation
 - NOTICE for Decorative Lighting
 - Petition Form
 - Affidavit of Execution
 - Local Improvement Project Map
 - Neighbourhood Renewal Brochure

November 1, 2010

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 Renewal Brochure

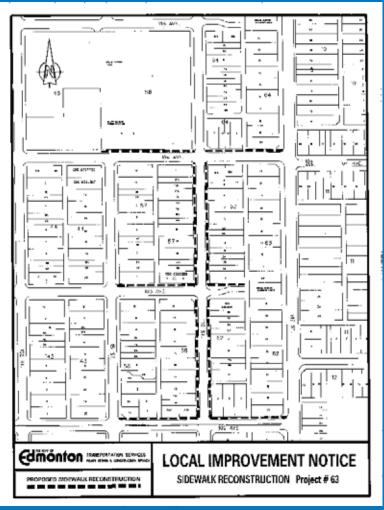
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	Petition Again	st the Proposed Local	Improvemer	it	
Ne, the registered or to not wish it to proc		ve local improvement project as n	otified by the Capital	Construction	n Department, and
Owner's Name Print)	Owner's Address (Where You Live)	Property Address (Improvement Location)	Owner's & (Signature)	Date	Witness (Signature)
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LEASE NOTE:					
opposing this loca assessments of a	al improvement. Second, the vi If the benefiting properties. Thi		nust equal at least o	ne half of the	e total value of the
owner for the pur	cose of counting the number of				
person who is at I	east 18 years old and who can ust fill in the "Affidavit of Execu	other entity is entitled to sign a per produce a certificate authorizing the	tition, the petition ma ne person to sign the	y be signed petition:	on its behalf by a
		tions 392 & 396 of the Municipal Government	A 4 12 12 A 12002 - 14 120	Carrier December	
gainst the Local Improvem	ent project. It is protected by the privacy out the collection contact the Branch's Adr	provisions Section 33 (c) of the Freedom of In-	formation and Protection of	nd will be used t Privacy Act, R.S.	o process your polition A. 2000, c. F-25. If

cu have any questions about the collection contact the Branch's Administrative Assistant at (780) 944-7657

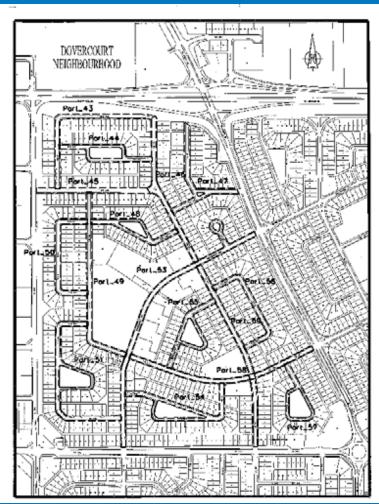
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 - Notice
 - Petition Form
 - Affidavit of Execution
 - LOCAL
 IMPROVEMENT
 PROJECT MAP
 - Neighbourhood Renewal Brochure



- Package includes:
 - Invitation
 - Notice
 - Petition Form
 - Affidavit of Execution
 - LOCAL
 IMPROVEMENT
 Decorative Lighting
 PROJECT MAP
 - Neighbourhood Renewal Brochure



- Package includes:
 - Invitation
 - Notice
 - Petition Form
 - Affidavit of Execution
 - Local improvement project map
 - NEIGHBOURHOOD RENEWAL BROCHURE



The Transportation Services Department's Neighbourhood Renewal Program outlines a cost effective, longtern strange is approach to address Edmonton's neighbourhood intratructure needs and the renewal and rebuilding of roads, sidewalks and street ghts in existing neighbourhoods and collector readways. The Neighbourhood Renewal Program belances the rebuild need in some neighbourhoods with a preventative maintenance approach in others.

The types of neighbourhood renewal work vary depending on the state of intrastructure, and include: Preventative Maintenance — Boards will be resouled to extend their life span

Overlay — Roads will be repaired and sidewalk plands treated to eliminate trip hazards

Reconstruction — Roads will be reprived, and strootlights and sidewalks replaced*

In the case whose reconstruction of a neighbourhood takes place, the cost for replacement of sidewalls is shared on a 50%0 basis between the City and the properly owners. In addition, the City also replaces streat lights with a standard galvanized streetlight peles, but properly owners can also ont for decorative street lighting (with the incremental cost to be paid by sooperty owners).

By effectively confilming reconstruction, overlay, and preventable mainter sace, all idmosters neighbourhoods can receive improvements within 30 years, where a total reconstruction only program would take many more years to complete, at a higher cost.

Edmanton City Countil processively supported the establishment of a Neighbourhood Removal Program in 2009, Funds were allocated from Government of Alberta programs (Alberta Municipal Infrastructure Program and Aunicipal Sustainability initiative), and a tax levy funding pool was established to used sensal nign municipal nests and guarantee an ongoing commitment to re-newing neighbourhood intestructure.

Neighbourhood revitalization initiatives from other City departments, such as inline to active Services. Community Services (Office of Geach Neighbourhoods), and Sustainable Development, oligo with Transportation Services program and are coordinated to maximize the City's investiments in neighbourhood improvement. The Roads Design and Construction Branch provides the project memorgement and procurement of design and construction straight provides when the construction services are construction services required to administrate and complete the renewal veols identified in itemportation Services Neighbourhood Renewal Program.

Subject to the approval of the Local Improvement Sylam. The neighbourhood appriculars for decreasive theet agricing most be submitted to the City by No receive 29 of the year prior to neighbourhood incommentation.



BRINGING OUR CITY VISION TO LIFE

May 301

THE WAY AHEAD

TRANSFORMING EDMONTON



- City Prepares Local Improvement Plan
- Notices Sent to Owners
- Bylaw Prepared
- 30-Day Petition Period
- Bylaw Passed by City Council
- Construction
- Local Improvement Tax Levy

Successful Sidewalk Local Improvement Completed Renewal





Support for 50/50 Sidewalk Reconstruction

Successful Decorative Lighting Local Improvement Completed Lighting Upgrade

Support for Decorative Lighting Local Improvement





Melinda Durand

Neighbourhood Renewal, Roadways Construction Transportation Services

Phone: 780-944-7663

E-mail: neighbourhoodrenewal@edmonton.ca