# LOCAL IMPROVEMENTS

City prepares Local Improvement Plan

Notices sent to owners

Bylaw prepared

30-day petition period WE ARE HERE

Bylaw voted by City Council

Construction

Local Improvement Tax Levy

## BUILDING GREAT

#### NEIGHBOURHOODS TRANSFORMING **EDMONTON** BRINGING OUR CITY TO LIFE NAIT CENTRE FOR APPLIED **TECHNOLOGIES** NORTHERN ALBERTA INSTITUTE OF TECHNOLOGY PROJECT 51 PROJECT 52 PROJECT 50 PROJECT A NAIT STATION PROJECT 52 PROJECT B AVONAIR CURLING CLUB SPRUCE AVENUE SCHOOL PROJECT 54 PROJECT 54 BIKE ROUTE TO BE DETERMINED - 2019 PROJECT 51 PROJECT 50 KINGSWAY MALL PROJECT 53 PROJECT 55 PROJECT 55 112 AVE NORWOOD AUXILIARY HOSPITAL PUBLIC SCHOOL KINGSWAY MALL GLENROSE PROVINCIAL SCHOOL RCMP HEADQUARTERS TACO BELL PROJECT 56 ROYAL ALEXANDRA HOSPITAL 105 STREET REDEVELOPMENT TO BE DETERMINED PETROLEUM CLUB 111 AVE (NORWOOD BOULEVARD) **DETAIL LEGEND** SPRUCE AVENUE PROJECT 56 **NEIGHBOURHOOD RENEWAL** PROJECT 51 PROJECT A PROJECT 52 PROJECT B LOCAL IMPROVEMENT PROJECT AREAS PROJECT 53

2018/2019

PROJECT 54

PROJECT 55

### 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.

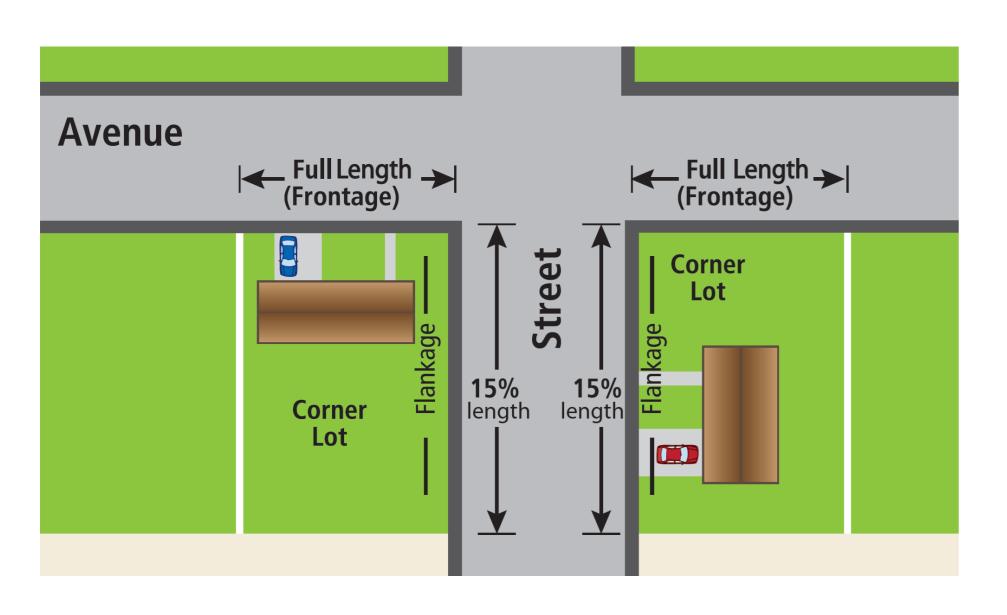
## Local Improvements: Cost

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

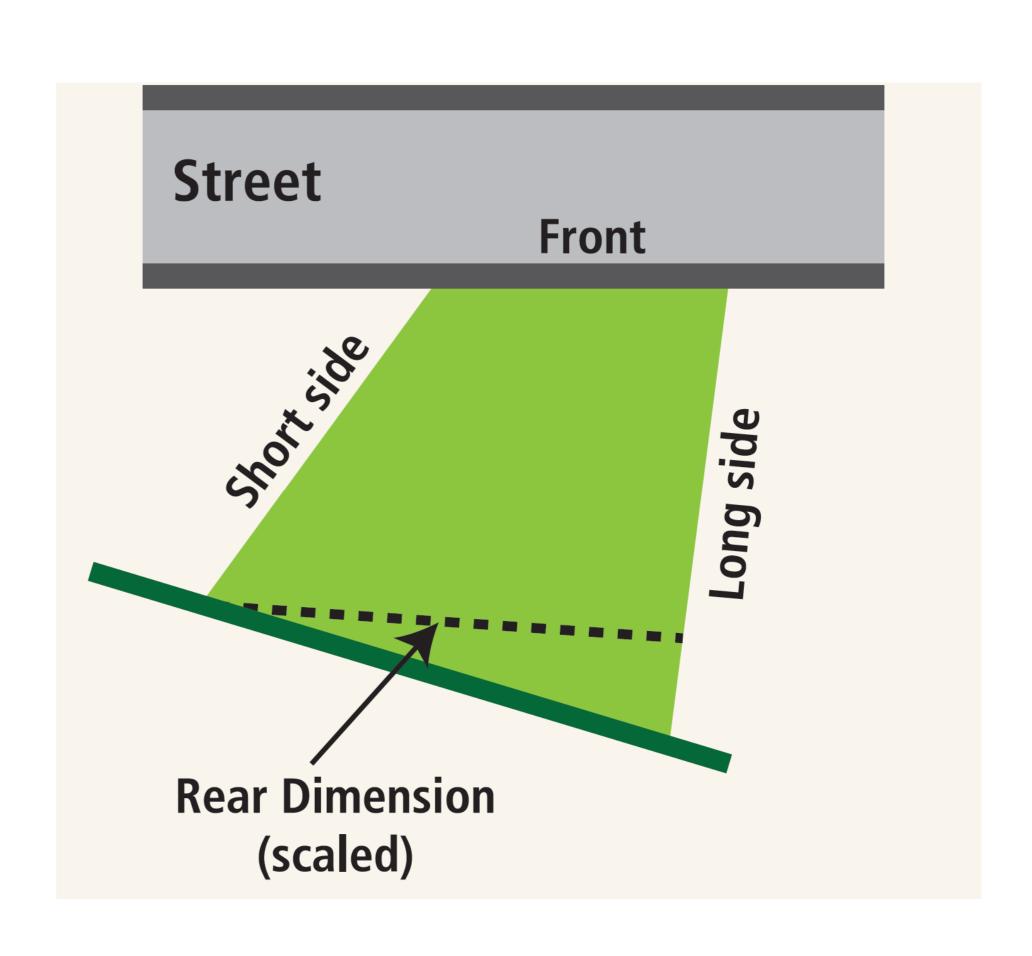
Corner lots that have proposed local improvement renewal on both the front and the side of the property are assessed the full length of the frontage (short side) and 15% of the flankage (long side). House orientation does not affect frontage/flankage.



#### 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.

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.



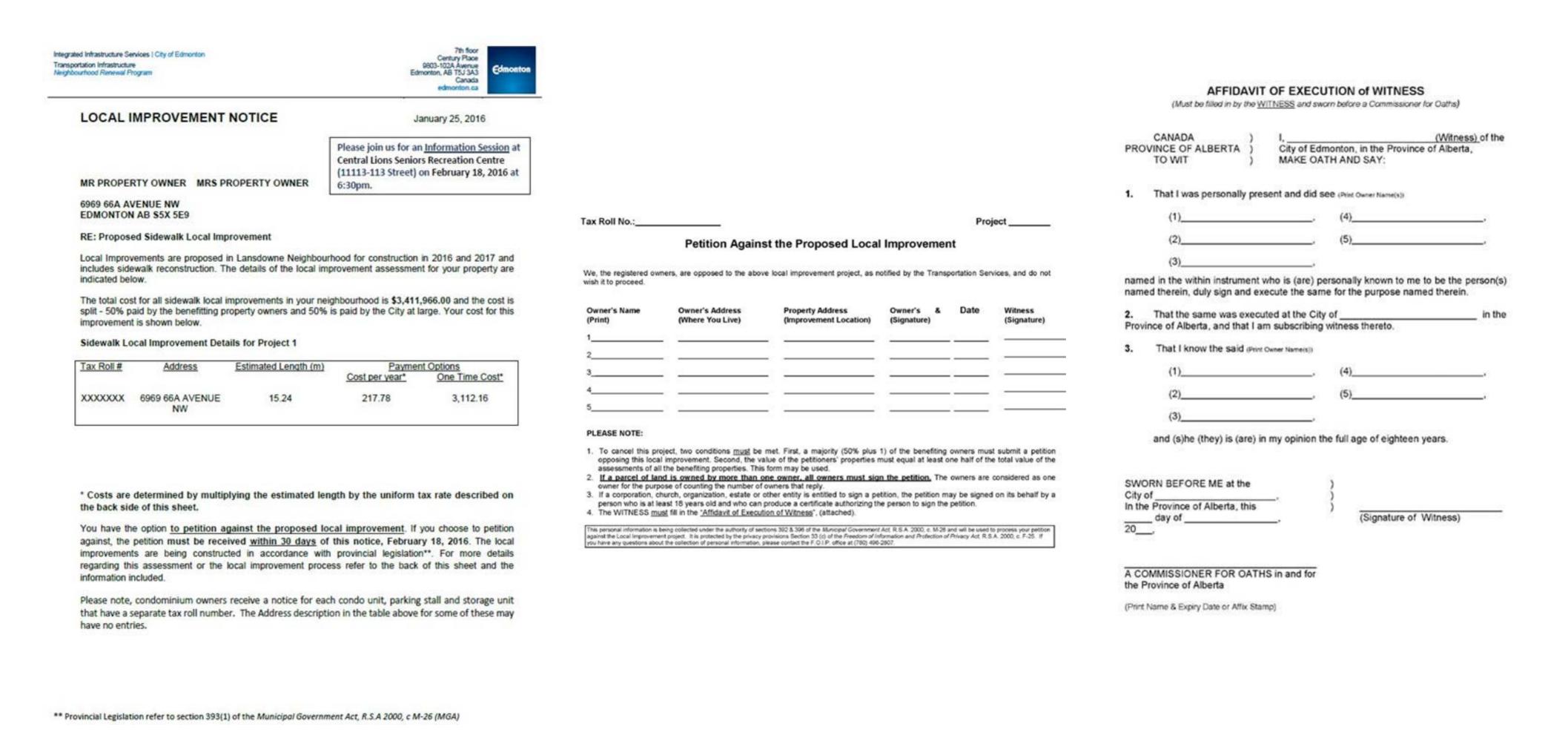
The rear dimension of a pie shaped lot is scaled off the corner at the shortest side and is projected at a right angle to the longest side.

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: 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



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.

## 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 mudjacking.







## Local Improvements





If the petition against the sidewalk reconstruction local improvement fails, the City will proceed with sidewalk reconstruction as scheduled.

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