



Strathcona Neighbourhood Renewal COST SHARING OPPORTUNITIES

Edmonton

February 5, 2019

The Neighbourhood Renewal program is paid for through City-wide property taxes by creating a reserve dedicated to the program. However, two specific improvements—decorative street lights and sidewalk reconstruction—are cost-shared by the City and property owners, as they are considered a greater benefit to the local area than the City as a whole.

WHAT IS A LOCAL IMPROVEMENT?

A local improvement is a construction project near or adjacent to residents' properties which benefit the residents' area greater than Edmonton as a whole. Local improvements are a part of the neighbourhood renewal discussions with you and your neighbours.

HOW ARE LOCAL IMPROVEMENTS PAID FOR?

Local improvement charges will show on your property taxes after completion of the work. Property owners would pay the *difference* to upgrade from standard streetlights to decorative, while sidewalk reconstruction is a shared-cost between the property owner and the City. These two types of local improvement can be paid for in one of two ways:

- 1. Lump sum payment:** One-time full cost payment.
- 2. Amortized payment:** The cost is paid for gradually on your yearly property taxes (includes interest charges). The tax stays with the property and if you sell your property, the next owner will continue to pay the balance. At any time, property owners may choose to pay the remainder of the balance by contacting the City through 311.

SIDEWALK RECONSTRUCTION LOCAL IMPROVEMENT

Sidewalk reconstruction is a City-initiated local improvement process. Property owners will receive a local improvement package in the mail about 4-6 months before neighbourhood reconstruction begins. This package includes information for property owners to decide if they would like to proceed with the sidewalk reconstruction. If the property owner does not wish to proceed with the sidewalk reconstruction, they must complete and return the petition form included within the package. Property owners have 30 days to petition against the local improvement. The petition process is guided by the provincial Municipal Government Act as well as City policies and procedures. Neighbourhoods are divided into project areas for the sidewalk reconstruction. Project areas will be defined on your local improvement notice.

Sidewalk reconstruction will not proceed if the City receives petitions from the majority (50%+1) of property owners within a given project area. If a local improvement is defeated, the City will

undertake regular sidewalk maintenance (grinding, asphalt patching or mudjacking) to make the sidewalks safe for pedestrians. The petition form must be signed by all property owners on the property title and witnessed by a Commissioner of Oaths.

A free Commissioner of Oaths is available through the City by calling 311 or emailing buildinggreatneighbourhoods@edmonton.ca and also at the February 5th event in Strathcona.

COST OF SIDEWALK RECONSTRUCTION

Property owners pay 50% of the cost of sidewalk reconstruction based on the length of sidewalk in front of your property. Different shaped lots have different methods to calculate the cost. For more information see: **www.edmonton.ca/LocalImprovements**