

CITY OF EDMONTON

BYLAW 19971

A Bylaw to authorize the City of Edmonton to construct, finance and assess Sidewalk Reconstruction Local Improvements in the Pleasantview Neighbourhood

WHEREAS:

- A. The Council of the City of Edmonton has decided to issue a bylaw pursuant to Sections 251, 263, 404 and 405, of the *Municipal Government Act*, R.S.A. 2000, c. M-26, to authorize the City of Edmonton to construct, finance and assess Sidewalk Reconstruction Local Improvements in the Pleasantview Neighbourhood (the “Project”);
- B. The Council has also decided to set uniform tax rates based on average costs throughout the municipality pursuant to Section 398 of the *Municipal Government Act*, R.S.A. 2000, c. M-26 for the types of local improvements authorized by this Bylaw;
- C. These rates will apply whether the actual cost of the local improvement is greater or less than the uniform tax rate;
- D. The total estimated cost of the Project is \$6,588,984.00 of which \$3,294,492.00 will be funded by the City at large and \$3,294,492.00 will be funded by way of local

improvement assessment against the abutting property owners as calculated using the unit tax rates established in this Bylaw;

- E. In order to construct and complete the said Project, it will be necessary for the City of Edmonton to borrow the sum of \$3,294,492.00 for the property owner's share on the terms and conditions referred to in this bylaw;
- F. The City of Edmonton will repay the indebtedness over a period of twenty (20) years in semi-annual or annual instalments, with interest not exceeding nine per cent (9%) per annum, payable semi-annually or annually;
- G. The amount of the existing debenture debt of the City of Edmonton on December 31, 2020 is \$3,407,145,492.13 as calculated in accordance with the *Debt Limit Regulation*, A.R. 255/2000, as amended, no part of which is in arrears;
- H. The estimated lifetime of the Project is a minimum of twenty (20) years;
- I. The proposed construction will serve about 17,114 assessable metres of frontage;
- J. All required approvals for the Project have been obtained and the Project is in compliance with all Acts and Regulations of the Province of Alberta; and
- K. The Council of the City of Edmonton has given proper notice of intention to undertake the Project, the costs or a portion of the costs thereof to be assessed against abutting owners in accordance with the attached Schedule "A", and no sufficiently signed and valid petition against the said Project has been received by Council.

THEREFORE, THE COUNCIL OF THE CITY OF EDMONTON DULY ASSEMBLED ENACTS AS FOLLOWS:

1. That a unit tax rate of \$14.05 per assessable metre per annum for twenty (20) years be set for the Project, residential and commercial standard, undertaken in 2022. For condominium titled units the assessable metres for the frontage and/or flankage of the condominium plan, where the local improvement is undertaken, will be divided by the number of titled condominium units. Each titled condominium unit will bear a per parcel share of such amount as calculated in this section 1 and as applicable as calculated in section 2.
2. With respect to parcels of land which are districted RF1, RF2, RF3, RF4, RPL, RR, RSL, PU, US, A, AP, and RMH pursuant to Bylaw No. 12800, as amended, otherwise known as the Zoning Bylaw of Edmonton, and with respect to local improvement construction;
 - a) The assessed frontage (the abutting portion of the parcel) shall be calculated, dependent on the parcel shape and dimensions by using one of the following methods:
 - i) for parcels of land having equal front and rear parcel dimensions, the assessed frontage shall be equal to the abutting parcel dimension,
 - ii) for irregular shaped parcels of land having a front and rear parcel dimension that are different but do not exceed the other by more than twice as much, the assessed frontage shall be equal to the average lot dimensions of the front and rear of the parcel;

- iii) for odd or pie shaped parcels of land having a front and rear parcel dimension that are different and exceed the other by more than twice as much, the assessed frontage shall be equal to the average of the front length of the parcel and the scaled dimension of the rear of the parcel (based on a projection of the shortest parcel flankage length being imposed to that point on the longest parcel flankage length) and this average shall not exceed by more than two times the front length of the parcel.
 - b) With respect to the side or flankage of such parcels, they shall be assessed fifteen per cent (15%) of the total number of lineal metres along the side or flankage thereof abutting the road where the local improvement is undertaken.
- 3. That the foregoing unit tax rate was calculated based on a three and nine hundred-ten-thousandths per cent (3.910%) interest charge per annum for a twenty (20) year assessment.
- 4. That for the purpose of the Project the sum of \$3,294,492.00 will be borrowed by way of debenture on the credit and security of the City of Edmonton at large, of which amount the sum of \$3,294,492.00 is to be collected by way of local improvement assessment as provided in Schedule "A".
- 5. The debentures to be issued under this Bylaw shall not exceed the sum of 3,294,492.00, and may be in any denomination not exceeding the amount authorized by this Bylaw and shall be dated having regard to the date of the borrowing.

6. The debentures shall be payable in lawful money of Canada and shall bear interest during the currency of the debentures, at a rate not exceeding nine per cent (9%) per annum, payable semi-annually or annually.
7. The debentures shall be issued for a period of twenty (20) years and the City of Edmonton will repay the principal and interest in semi-annual or annual instalments.
8. For the purpose of this Bylaw, the Chief Elected Official (as defined by the *Municipal Government Act*) means the Mayor, and the Chief Administrative Officer (as defined by the *Municipal Government Act*) means the City Manager of the City of Edmonton. At least two of the following positions; the Mayor, the Chief Financial Officer, or the City Manager, shall authorize such bank or financial institution to make payments to the holder of the debentures, on such date and in such amounts as specified in the repayment schedule forming part of each debenture.
9. The debentures shall be signed by at least two of the following positions: the Chief Financial Officer, the City Manager or the Mayor of the City of Edmonton and the City Manager shall affix thereto the corporate seal of the City of Edmonton to the debentures.
10. After applying the local improvement assessments, there shall be levied and raised in each year of the currency of the debentures a rate on all benefiting properties in the City of Edmonton, collectible at the same time and in the same manner as other taxes, in an amount sufficient to pay any of the principal and interest falling due in such year on such debentures.
11. The indebtedness is contracted on the credit and security of the City of Edmonton at large.

12. During the currency of the debentures, there shall be raised annually for payment of the owners' portion of the cost and interest thereon, by local improvement assessment, the respective sums shown as yearly payments on Schedule "A" and there is hereby imposed on all lands fronting or abutting on that portion of the streets or places whereon the improvements are to be laid, a local improvement assessment sufficient to cover the owners' portion of the cost of the said work and the interest thereon payable at the unit rate or rates set forth in said Schedule "A". The local improvement assessment shall be in addition to all other rates and taxes.
13. The net amount realized by the issue and sale of debentures authorized under this Bylaw shall be applied only for the purposes for which the indebtedness was created.

14. This Bylaw shall take effect on the day of the final passing thereof.

READ a first time this	day of	2022;
READ a second time this	day of	2022;
READ a third time this	day of	2022;
SIGNED AND PASSED this	day of	2022.

THE CITY OF EDMONTON

.....
MAYOR

.....
CITY CLERK

PROPOSED SIDEWALK RECONSTRUCTION 2022 (50/50 PROGRAM) LOCAL IMPROVEMENTS
PLEASANTVIEW NEIGHBOURHOOD
\$192.50 CASH COST PER METRE
UNIT RATE OF \$14.05 PER METRE PER YEAR FOR 20 YEARS

L.I. PLAN No.	REF. SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE (\$)	
10	A	NORTH	51 AVENUE SERVICE ROAD N.	51 AVENUE SERVICE ROAD W.	51 AVENUE SERVICE ROAD E.	239	46,008
10	B	EAST	51 AVENUE SERVICE ROAD E.	51 AVENUE	51 AVENUE SERVICE ROAD N.	41	7,893
10	C	WEST	51 AVENUE SERVICE ROAD W.	51 AVENUE	51 AVENUE SERVICE ROAD N.	41	7,893
10	D	SOUTH-NORTH	52 AVENUE	107 STREET	110 STREET	545	104,913
10	E	SOUTH-NORTH	53 AVENUE	107 STREET	109 STREET	233	44,853
10	F	SOUTH-NORTH	53 AVENUE CUL-DE-SAC	110 STREET	110 STREET	278	53,516
10	G	EAST-WEST	107 STREET	51 AVENUE	53 AVENUE	312	60,061
10	H	EAST-WEST	109 STREET	52 AVENUE	57 AVENUE	775	149,188
10	I	EAST-WEST	110 STREET	51 AVENUE	53 AVENUE CUL-DE-SAC	243	46,778
10	J	EAST-WEST	107 STREET CUL-DE-SAC	53 AVENUE	53 AVENUE	150	28,876
10	K	EAST-WEST	108 STREET CUL-DE-SAC	53 AVENUE	53 AVENUE	163	31,378
10	L	EAST-WEST	110 STREET	APPROX. 49m. W. OF 109A STREET	57 AVENUE	552	106,261
10	M	EAST-WEST	107 STREET	54 AVENUE	57 AVENUE	233	44,853
10	N	EAST-WEST	108 STREET CUL-DE-SAC	57 AVENUE	57 AVENUE	305	58,713
10	O	EAST-WEST	109A STREET	54 AVENUE	57 AVENUE	424	81,621
10	P	SOUTH-NORTH	54 AVENUE	107 STREET	APPROX. 49m. W. OF 109A STREET	568	109,341
11	A	SOUTH-NORTH	57 AVENUE	109 STREET	111 STREET SERVICE ROAD	256	49,281
11	B	SOUTH-NORTH	57 AVENUE	107 STREET	109 STREET	421	81,043
11	C	SOUTH-NORTH	60 AVENUE	109 STREET	60 AVENUE CLOSURE	285	54,863
11	D	SOUTH-NORTH	58 AVENUE	107 STREET	108 STREET	366	70,456
11	E	SOUTH-NORTH	59 AVENUE	107 STREET	108 A STREET	486	93,556
11	F	SOUTH-NORTH	60 AVENUE	107 STREET	109 STREET	791	152,268
11	G	SOUTH-NORTH	60A AVENUE	106 STREET	A/S OF 61 AVENUE SERVICE ROAD	523	100,678
11	H	SOUTH-NORTH	107A STREET CUL-DE-SAC	60A AVENUE	60A AVENUE	317	61,023
11	I	EAST-WEST	60A AVENUE	A/S OF 61 AVENUE SERVICE ROAD	61 AVENUE SERVICE ROAD	9	1,733
11	J	SOUTH	61 AVENUE SERVICE ROAD	106 STREET	APPROX. 52 m. E. OF 109 STREET	378	72,766
11	K	SOUTH	60 AVENUE	106 STREET	107 STREET	113	21,753
11	L	EAST-WEST	107 STREET	57 AVENUE	106 STREET	451	86,818
11	M	EAST-WEST	108 STREET	58 AVENUE	60 AVENUE	114	21,946
11	N	EAST-WEST	108A STREET	APPROX. 91.50 m. W. OF 108 STREET	60 AVENUE	120	23,101
11	O	EAST-WEST	109 STREET	57 AVENUE	61 AVENUE	558	107,416
11	P	EAST-WEST	109A STREET	57 AVENUE	60 AVENUE	506	97,406
11	Q	EAST-WEST	110 STREET	57 AVENUE	60 AVENUE	588	113,191
11	R	SOUTH-NORTH	60 AVENUE CLOSURE	60 AVENUE	60 AVENUE	118	22,716
11	S	SOUTH-NORTH	58 AVENUE	109 STREET	58 AVENUE END	46	8,856

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PLEASANTVIEW NEIGHBOURHOOD
\$192.50 CASH COST PER METRE
UNIT RATE OF \$14.05 PER METRE PER YEAR FOR 20 YEARS

L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE (\$)
12	A	SOUTH-NORTH	55 AVENUE	104 STREET	106 STREET	763	146,878
12	B	SOUTH-NORTH	56 AVENUE	105 STREET	106 STREET	289	55,633
12	C	SOUTH-NORTH	58 AVENUE	104 STREET	105 STREET	205	39,463
12	D	SOUTH-NORTH	60A AVENUE	105 STREET	106 STREET	273	52,553
12	E	EAST-WEST	105B STREET CUL-DE-SAC	61 AVENUE SERVICE ROAD	61 AVENUE SERVICE ROAD	270	51,976
12	F	WEST	105 STREET	55 AVENUE	56 AVENUE	12	2,311
12	G	WEST	105 STREET	APPROX. 97 m. N. OF 56 AVENUE	58 AVENUE	116	22,331
12	H	EAST	105 STREET	55 AVENUE	58 AVENUE	45	8,663
12	I	EAST-WEST	105 STREET	58 AVENUE	61 AVENUE	564	108,571
12	J	EAST-WEST	105A STREET	60A AVENUE	61 AVENUE SERVICE ROAD	311	59,868
12	K	SOUTH	61 AVENUE SERVICE ROAD	105 STREET	106 STREET	33	6,353
13	A	SOUTH-NORTH	52 AVENUE	104A STREET	106 STREET	687	132,248
13	B	SOUTH-NORTH	53 AVENUE	105A STREET	106 STREET	382	73,536
13	C	SOUTH	53 AVENUE	105 STREET	105A STREET	46	8,856
13	D	NORTH	53A AVENUE	105 STREET	105A STREET	51	9,818
13	E	SOUTH-NORTH	54 AVENUE	105A STREET	105B STREET	140	26,951
13	F	SOUTH	54 AVENUE	105 STREET	105A STREET	46	8,856
13	G	SOUTH-NORTH	54 AVENUE	ALLARD WAY	104A STREET	78	15,016
13	H	WEST	ALLARD WAY	A/S 55 AVENUE	55 AVENUE	6	1,156
13	I	EAST	ALLARD WAY	51 AVENUE	APPROX. 140 m. N OF 51 AVENUE	21	4,043
13	J	EAST-WEST	104A STREET	52 AVENUE	54 AVENUE	510	98,176
13	K	EAST-WEST	105 STREET	51 AVENUE	53 AVENUE	75	14,438
13	L	EAST	105 STREET	53 AVENUE	53A AVENUE	78	15,016
13	M	EAST-WEST	105 STREET	53A AVENUE	54 AVENUE	93	17,903
13	N	EAST	105 STREET	54 AVENUE	55 AVENUE	97	18,673
13	O	WEST	105A STREET	53 AVENUE	53A AVENUE	48	9,241
13	P	WEST	105A STREET	54 AVENUE	55 AVENUE	86	16,556
13	Q	EAST-WEST	105B STREET	53 AVENUE	54 AVENUE	241	46,393
						17,114	\$ 3,294,492
TOTAL ANNUAL PAYMENT						\$ 240,451.70	