

CITY OF EDMONTON

BYLAW 20770

Bylaw 20770 to authorize the City of Edmonton to construct, finance and assess Sidewalk Reconstruction Local Improvements in the Gariepy 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 Gariepy 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 \$4,039,534.00 of which \$2,019,767.00 will be funded by the City at large and \$2,019,767.00 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 \$2,019,767.00 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 not exceeding 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, 2022 is \$3,940,329,274.54 as calculated in accordance with the City of Edmonton Debt Management Fiscal Policy C203D, 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 10,174 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 \$16.93 per assessable metre per annum for twenty (20) years be set for the Project, residential and commercial standard, undertaken in 2024. 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 RS, RSF, RR, A, PS, PSN, UF and PU pursuant to Zoning Bylaw 20001, as amended, otherwise known as the City of Edmonton Zoning Bylaw, 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 five and seven hundred-thirty-thousandths per cent (5.730%) interest charge per annum for a twenty (20) year assessment.
4. That for the purpose of the Project the sum of \$2,019,767.00 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 \$2,019,767.00 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 \$2,019,767.00, 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 23rd day of April 2024;

READ a second time this 23rd day of April 2024;

READ a third time this 23rd day of April 2024;

SIGNED AND PASSED this 23rd day of April 2024.

THE CITY OF EDMONTON


.....

MAYOR


.....
A/CITY CLERK

PROPOSED SIDEWALK RECONSTRUCTION 2024 (50/50 PROGRAM) LOCAL IMPROVEMENTS
GAREPY NEIGHBOURHOOD
\$198.52 CASH COST PER METRE
UNIT RATE OF \$16.93 PER METRE PER YEAR FOR 20 YEARS

L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE	PROPERTY SHARE (\$)
10	A	NORTH	55 AVENUE	176 STREET	LESSARD ROAD	128		25,411
10	B	SOUTH-NORTH	55 AVENUE	175 STREET	176 STREET	251		49,829
10	C	SOUTH-NORTH	56 AVENUE	174 STREET	175 STREET	73		14,492
10	D	SOUTH-NORTH	176 STREET	176 STREET	176 STREET CUL-DE-SAC W	399		79,210
10	E	SOUTH-NORTH	53 AVENUE	176 STREET	176 STREET	262		52,013
10	F	NORTH	53 AVENUE	174 STREET	176 STREET	279		55,388
10	G	NORTH	53 AVENUE	LESSARD DRIVE	174 STREET	152		30,176
10	H	EAST-WEST	174 STREET	53 AVENUE E	57 AVENUE	344		68,291
10	I	EAST-WEST	175 STREET	55 AVENUE	56 AVENUE	208		41,295
10	J	EAST-WEST	55 AVENUE	55 AVENUE	55 AVENUE	175		34,742
10	K	EAST	176 STREET	53 AVENUE	55 AVENUE	48		9,529
11	A	EAST	LESSARD DRIVE W	53 AVENUE	57 AVENUE	125		24,816
11	B	NORTH	LESSARD DRIVE S	LESSARD DRIVE CUL-DE-SAC 1 SE	53 AVENUE	220		43,675
11	C	WEST	LESSARD DRIVE E	LESSARD DRIVE CUL-DE-SAC 1 SE	57 AVENUE	130		25,808
11	D	SOUTH-NORTH	LESSARD DRIVE CUL-DE-SAC 1 SE	LESSARD DRIVE E	LESSARD DRIVE E	160		31,764
11	E	SOUTH-NORTH	LESSARD DRIVE DEAD END	LESSARD DRIVE	288		57,174	
11	F	EAST-WEST	LESSARD DRIVE CUL-DE-SAC 2 SE	LESSARD DRIVE DEAD END	LESSARD DRIVE DEAD END	130		25,808
11	G	EAST-WEST	LESSARD DRIVE NE	LESSARD DRIVE CUL-DE-SAC 3 E	LESSARD DRIVE CUL-DE-SAC 4 W	213		42,285
11	H	EAST-WEST	LESSARD DRIVE CUL-DE-SAC 3 E	LESSARD DRIVE NE	LESSARD DRIVE NE	199		39,506
11	I	EAST-WEST	LESSARD DRIVE CUL-DE-SAC 4 W	LESSARD DRIVE NW	LESSARD DR NW	204		40,499
11	J	SOUTH-NORTH	LESSARD DRIVE CUL-DE-SAC 4 W	LESSARD DRIVE W	LESSARD DRIVE W	89		17,669
11	K	EAST-WEST	LESSARD DRIVE CUL-DE-SAC 5 S	LESSARD DRIVE CUL-DE-SAC NW	LESSARD DRIVE CUL-DE-SAC NW	215		42,682

PROPOSED SIDEWALK RECONSTRUCTION 2024 (\$0.50 PROGRAM) LOCAL IMPROVEMENTS
 GARIEPY NEIGHBOURHOOD
 \$198.52 CASH COST PER METRE
 UNIT RATE OF \$16.93 PER METRE PER YEAR FOR 20 YEARS

L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE	PROPERTY SHARE (\$)
12	A	EAST	172 STREET	CALLINGWOOD ROAD	LESSARD DRIVE E	50		9,927
12	B	SOUTH	57 AVENUE	LESSARD DRIVE E	LESSARD ROAD	380		75,438
12	C	EAST-WEST	57 AVENUE CUL-DE-SAC 1/E	57 AVENUE CUL-DE-SAC 1/S	57 AVENUE CUL-DE-SAC 1/N	407		80,798
12	D	EAST-WEST	57 AVENUE CUL-DE-SAC 2/W	57 AVENUE CUL-DE-SAC 2/S	57 AVENUE CUL-DE-SAC 2/N	332		65,909
12	E	SOUTH-NORTH	172 STREET CUL-DE-SAC	172 STREET	172 STREET	175		34,742
13	A	EAST-WEST	175 STREET	57 AVENUE	59 AVENUE	121		24,021
13	B	EAST-WEST	173 STREET	60 AVENUE	61 AVENUE	202		40,102
13	C	EAST-WEST	174 STREET	60 AVENUE	61 AVENUE	224		44,469
13	D	EAST-WEST	176 STREET W	59 AVENUE	176 STREET N	113		22,435
13	E	SOUTH-NORTH	176 STREET N	176 STREET W	176 STREET E	111		22,036
13	F	EAST-WEST	176 STREET E	176 STREET S	61 AVENUE	145		28,786
13	G	EAST-WEST	177 STREET	59 AVENUE	61 AVENUE	226		44,866
13	H	SOUTH-NORTH	59 AVENUE	175 STREET	LESSARD ROAD	296		58,762
13	I	SOUTH-NORTH	60 AVENUE	172 STREET	174 STREET	413		81,989
13	J	SOUTH-NORTH	61 AVENUE	173 STREET	174 STREET	128		25,411
13	K	SOUTH-NORTH	61 AVENUE	176 STREET	177 STREET	277		54,991
14	A	SOUTH-NORTH	GARIEPY CRESCENT S	GARIEPY CRESCENT E	172 STREET	437		86,754
14	B	SOUTH-NORTH	GARIEPY CRESCENT 1/N	GARIEPY CRESCENT E	172 STREET	305		60,549
14	C	SOUTH-NORTH	GARIEPY CRESCENT 2/N	GARIEPY CRESCENT E	GARIEPY CRESCENT W	168		33,332
14	D	SOUTH-NORTH	GARIEPY CRESCENT 3/SE	GARIEPY CRESCENT W	GARIEPY CRESCENT W	96		19,058
14	E	EAST-WEST	GARIEPY CRESCENT CUL-DE-SAC S	GARIEPY CRESCENT N	GARIEPY CRESCENT N	303		60,152
14	F	EAST-WEST	GARIEPY CRESCENT E	GARIEPY CRESCENT S	GARIEPY CRESCENT 2/N	451		89,333
14	G	EAST-WEST	GARIEPY CRESCENT W	GARIEPY CRESCENT 1/N	GARIEPY CRESCENT 2/N	236		50,822
14	H	EAST-WEST	GARIEPY CRESCENT CUL-DE-SAC W	GARIEPY CRESCENT S	GARIEPY CRESCENT S	266		52,807

10,174 \$ 2,019,767
 TOTAL ANNUAL PAYMENT \$ 172,245.82