

**CITY OF EDMONTON**

**BYLAW 21065**

Bylaw 21065 to authorize the City of Edmonton to construct, finance and assess Sidewalk Reconstruction Local Improvements in the Overlanders 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 Overlanders 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 \$2,597,332.00 of which \$1,298,666.00 will be funded by the City at large and \$1,298,666.00 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 \$1,298,666.00 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, 2023 is \$4,167,485,798.43 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 6,187 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 \$17.25 per assessable metre per annum for twenty (20) years be set for the Project, residential and commercial standard, undertaken in 2025. 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 two hundred-ninety-thousandths per cent (5.290%) interest charge per annum for a twenty (20) year assessment.
- 4. That for the purpose of the Project the sum of \$1,298,666.00 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 \$1,298,666.00 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 \$1,298,666.00, 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	2025;
READ a second time this	day of	2025;
READ a third time this	day of	2025;
SIGNED AND PASSED this	day of	2025.

THE CITY OF EDMONTON

.....  
MAYOR

.....  
CITY CLERK

PROPOSED SIDEWALK RECONSTRUCTION 2025 (50/50 PROGRAM) LOCAL IMPROVEMENTS  
OVERLANDERS NEIGHBOURHOOD  
\$209.90 CASH COST PER METRE  
UNIT RATE OF \$17.25 PER METRE PER YEAR FOR 20 YEARS

L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE (\$)
10	A	EAST-WEST	HUFFMAN CRES W.	HUFFMAN CRES. S.	HERMITAGE RD.	458	96,135
10	B	EAST-WEST	HUGHES RD	HUFFMAN CRES. S.	HUGHES RD N.	411	86,269
10	C	EAST-WEST	HUFFMAN CRES. E.	HUFFMAN CRES. S.	HERMITAGE RD.	401	84,170
10	D	EAST-WEST	HUMBERSTONE RD. W.	HUMBERSTONE RD. S.	HUMBERSTONE RD. N.	242	50,796
10	E	EAST-WEST	HUNT RD.	HUMBERSTONE RD. S.	HERMITAGE RD.	220	46,179
10	F	EAST-WEST	HUNTERSTONE RD. E.	HUMBERSTONE RD. S.	HUMBERSTONE RD. N1.	252	52,895
10	G	EAST-WEST	WILLIAM HUSTLER CRES. W.	WILLIAM HUSTLER CRES. S.	HERMITAGE RD.	330	69,268
10	H	EAST-WEST	WILLIAM HUSTLER CRES. E.	WILLIAM HUSTLER CRES. S.	WILLIAM HUSTLER CRES. N.	354	74,305
10	I	SOUTH-NORTH	HUGHES RD. N.	HUGHES RD.	HUFFMAN CRES. W.	122	25,608
10	J	SOUTH-NORTH	HUFFMAN CRES. CUL-DE-SAC	HUFFMAN CRES. W.	HUFFMAN CRES. W.	9	1,890
10	K	SOUTH-NORTH	HUFFMAN CRES. S.	HUFFMAN CRES. E.	HUFFMAN CRES. W.	251	52,685
10	L	SOUTH-NORTH	HUMBERSTONE RD. N.	HUMBERSTONE RD. W.	HUFFMAN CRES. E.	100	20,991
10	M	SOUTH-NORTH	HUMBERSTONE RD. S.	HUMBERSTONE RD. E.	HUMBERSTONE RD. W.	259	54,365
10	N	SOUTH-NORTH	HUMBERSTONE RD. N1.	HUMBERSTONE RD. E.	HUNT RD.	104	21,830
10	O	SOUTH-NORTH	WILLIAM HUSTLER CRES. N.	WILLIAM HUSTLER CRES. E.	WILLIAM HUSTLER CRES. W.	118	24,769
10	P	SOUTH-NORTH	WILLIAM HUSTLER CRES. S.	WILLIAM HUSTLER CRES. E.	WILLIAM HUSTLER CRES. W.	154	32,325

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L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE (\$)
11	A	SOUTH-NORTH	HOLLINGER CLOSE CUL-DE-SAC	HOLLINGER CLOSE	HOLLINGER CLOSE	190	39,882
11	B	EAST-WEST	HOLLINGER CLOSE	HOLLINGER CLOSE CUL-DE-SAC	HOOKE RD.	239	50,167
11	C	EAST	HOOKE RD. W.	HERMITAGE RD.	HOMESTEAD CRES.	36	7,557
11	D	SOUTH	HOOKE RD.	HOMESTEAD CRES.	VICTORIA TRAIL	587	123,212
11	E	EAST-WEST	HOOPER CRES. W.	HOOKE RD.	HOOPER CRES. N.	262	54,994
11	F	EAST-WEST	HOOPER CRES. E.	HOOKE RD.	HOOPER CRES. N.	532	111,667
11	G	SOUTH-NORTH	HOOPER CRES. N.	HOOPER CRES. E.	HOOPER CRES. W.	347	72,836
11	H	SOUTH-NORTH	HORNER RD.	HOOPER CRES. E.	HOOPER CRES. W.	178	37,363
11	I	SOUTH-NORTH	HOOPER CRES. N. CUL-DE-SAC	HOOPER CRES. N.	HOOPER CRES. N.	11	2,309
11	J	SOUTH-NORTH	HOOPER CRES. N. CUL-DE-SAC 1	HOOPER CRES. N.	HOOPER CRES. N.	9	1,890
11	K	SOUTH-NORTH	HORNER RD. CUL-DE-SAC	HORNER RD.	HORNER RD.	11	2,309
						<b>6,187</b>	<b>\$ 1,298,666</b>
<b>TOTAL ANNUAL PAYMENT</b>						<b>\$ 106,749.26</b>	