

BYLAW 21064

To authorize the City of Edmonton to construct, finance and assess Sidewalk Reconstruction Local Improvements in the Dunluce Neighbourhood

Recommendation

That Bylaw 21064 be given the appropriate readings.

Purpose

To authorize the City of Edmonton to borrow \$4.33 million to construct, finance and assess Sidewalk Reconstruction Local Improvements in the Dunluce Neighbourhood.

Readings

Bylaw 21064 is ready for three readings.

A majority vote of City Council on all three readings is required for passage.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree “That Bylaw 21064 be considered for third reading.”

REPORT

During the 2025 Spring Supplemental Capital Budget Adjustment deliberation on June 10, 2025, Council approved a new capital profile 25-25-9506 Dunluce Neighbourhood and Alley Renewal within the 2023-2026 Capital Budget with a total cost of \$89.55 million, funded with \$84.52 million of Neighborhood Renewal Reserve, \$4.30 million of Local Improvements Property Share, \$430,000 of tax-supported debt, and \$300,000 of Pay-As-You-Go. Council has given proper notice of its intention to undertake and complete this project. The required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the province.

The petition period expired on July 7, 2025. The valid petitions on the project, as outlined in Attachment 2 of this report, range from 5 to 10 per cent of owners, which is less than the two-thirds petition requirement under the *Municipal Government Act* and less than the majority of owners, who would be liable to pay the local improvement tax, representing at least half of the

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value of assessments as outlined in City Policy C619, Local Improvements - Surface. As a result, this Bylaw may proceed.

The reconstruction of sidewalks falls under the cost sharing program as outlined in City Policy C619, with 50 per cent of the reconstruction costs borne by the City at large and 50 per cent funded by the benefiting property owners through the local improvement assessment.

The total cost of the sidewalk reconstruction local improvements in the Dunluce Neighbourhood is estimated to be \$8.66 million. Borrowing of \$4.30 million is required to finance the property owners' share of the estimated local improvement costs.

Community Insight

The City engages with the public when a local improvement plan is proposed for the affected areas. When a local improvement is proposed, the City must prepare a local improvement plan and send notice to the property owners who will be liable to pay the local improvement. If the affected property owners are not in favour of this local improvement, the affected property owners may file a petition as set out in sections 222 to 226 and 392 of the *Municipal Government Act*. These petitions must be filed and received by the City's Chief Administrative Officer within 30 days from the notices being sent. If no sufficient petitions have been received, the City may proceed with the preparation of a local improvement bylaw.

Council must pass a separate local improvement bylaw for each local improvement. Local improvement bylaws are prepared in accordance with sections 263, 397 and 398 of the *Municipal Government Act*. In the case that sufficient petitions are received, the City cannot proceed with the local improvement.

Attachments

1. Bylaw 21064
2. Petitions Received
3. Declaration Re: Local Improvement
4. Location of Proposed Local Improvement

Others Reviewing the Report

- M. Gunther, Acting City Solicitor