

CITY OF EDMONTON

BYLAW 21064

Bylaw 21064 to authorize the City of Edmonton to construct, finance and assess Sidewalk Reconstruction Local Improvements in the Dunluce 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 Dunluce 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 \$8,650,914.00 of which \$4,325,457.00 will be funded by the City at large and \$4,325,457.00 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 \$4,325,457.00 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, 2024 is \$4,368,432,225.00 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 20,607 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 2026. 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 \$4,325,457.00 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 \$4,325,457.00 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 \$4,325,457.00, 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.

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.

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MAYOR

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CITY CLERK

Schedule "A"
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PROPOSED SIDEWALK RECONSTRUCTION 2026 (50/50 PROGRAM) LOCAL IMPROVEMENTS
DUNLUCE 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 (\$)
1	A	SOUTH-NORTH	162A AVENUE	114 STREET	114A STREET	281	58,982
1	B	SOUTH-NORTH	164 AVENUE	113 STREET	114A STREET	655	137,485
1	C	SOUTH-NORTH	165 AVENUE	113 STREET	115 STREET	607	127,410
1	D	SOUTH	113 STREET	113 STREET	113 STREET CUL-DE-SAC	116	24,349
1	E	SOUTH-NORTH	166 AVENUE	113 STREET	115 STREET	456	95,715
1	F	SOUTH-NORTH	WARWICK ROAD	A/W WARWICK ROAD	WARWICK ROAD CUL-DE-SAC	302	63,390
1	G	SOUTH-NORTH	119 STREET	164 AVENUE	119 STREET W	243	51,006
1	H	SOUTH-NORTH	164 AVENUE	120 STREET	APPROX. 60m E 120 STREET	159	33,375
1	I	NORTH	DUNLUCE ROAD	A/W DUNLUCE ROAD	118 STREET	70	14,694
1	J	SOUTH-NORTH	166 AVENUE	116 STREET	118 STREET	311	65,279
1	K	EAST-WEST	114 STREET	162 AVENUE	162A AVENUE	270	56,674
1	L	EAST-WEST	114A STREET	162 AVENUE	162A AVENUE	210	44,080
1	M	EAST-WEST	113 STREET	164 AVENUE	166 AVENUE	364	76,404
1	N	EAST-WEST	114 STREET	165 AVENUE	166 AVENUE	270	56,674
1	O	EAST-WEST	114A STREET	164 AVENUE	165 AVENUE	135	28,337
1	P	EAST	115 STREET	162 AVENUE	167 AVENUE	390	81,862
1	Q	EAST-WEST	116 STREET	DUNLUCE ROAD	166 AVENUE	206	43,240
1	R	EAST-WEST	WARWICK ROAD	WARWICK ROAD CUL-DE-SAC	DUNLUCE ROAD	182	38,202
1	S	EAST-WEST	119 STREET	WARWICK ROAD	119 STREET N	108	22,670
1	T	EAST-WEST	120 STREET	164 AVENUE	DUNLUCE ROAD	104	21,830
1	U	EAST-WEST	164 AVENUE	WARWICK ROAD	APPROX. 60m E 120 STREET	138	28,967
1	V	EAST-WEST	118 STREET	DUNLUCE ROAD	166 AVENUE	132	27,707
1	W	EAST	DUNLUCE ROAD	115 STREET	118 STREET	202	42,400
1	X	WEST	113 STREET CUL-DE-SAC	113 STREET S	113 STREET N	115	24,139
1	Y	EAST-WEST	162A AVENUE CUL-DE-SAC	162A AVENUE S	162A AVENUE N	144	30,226

Schedule "A"
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PROPOSED SIDEWALK RECONSTRUCTION 2026 (50/50 PROGRAM) LOCAL IMPROVEMENTS
DUNLUCE 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 (\$)
2	A	SOUTH-NORTH	WARWICK ROAD CUL-DE-SAC #1	WARWICK ROAD	WARWICK ROAD CUL-DE-SAC W	375	78,713
2	B	SOUTH	WARWICK ROAD CUL-DE-SAC #2	WARWICK ROAD	WARWICK ROAD CUL-DE-SAC W	103	21,620
2	C	SOUTH-NORTH	WARWICK CRESCENT S	WARWICK ROAD	WARWICK CRESCENT W	140	29,387
2	D	SOUTH-NORTH	WARWICK CRESCENT N	WARWICK CRESCENT W	WARWICK CRESCENT E	547	114,816
2	E	SOUTH-NORTH	WARWICK ROAD	WARWICK CRESCENT CUL-DE-SAC #3	WARWICK CRESCENT E	174	36,523
2	F	SOUTH-NORTH	WARWICK ROAD CUL-DE-SAC #4	WARWICK ROAD E	WARWICK ROAD W	295	61,921
2	G	SOUTH-NORTH	DUNLUCE ROAD CUL-DE-SAC #1	DUNLUCE ROAD W	DUNLUCE ROAD E	230	48,278
2	H	NORTH	DUNLUCE ROAD	DUNLUCE ROAD W	A/E DUNLUCE ROAD	25	5,248
2	I	SOUTH-NORTH	DUNLUCE ROAD CUL-DE-SAC #2	DUNLUCE ROAD W	DUNLUCE ROAD E	355	74,515
2	J	SOUTH-NORTH	WARWICK ROAD CUL-DE-SAC #5	WARWICK ROAD W	WARWICK ROAD E	186	39,042
2	K	SOUTH-NORTH	WARWICK ROAD SE	A/W WARWICK ROAD	A/E WARWICK ROAD	43	9,026
2	L	EAST-WEST	WARWICK CRESCENT W	WARWICK CRESCENT CUL-DE-SAC	WARWICK CRESCENT N	457	95,925
2	M	EAST-WEST	WARWICK ROAD	DUNLUCE ROAD	WARWICK ROAD CUL-DE-SAC #3	398	83,541
2	N	EAST-WEST	WARWICK ROAD CUL-DE-SAC #3	WARWICK ROAD S	WARWICK ROAD N	136	28,547
2	O	EAST-WEST	WARWICK CRESCENT E	WARWICK ROAD	WARWICK CRESCENT N	82	17,212
2	P	EAST-WEST	WARWICK ROAD CUL-DE-SAC #6	WARWICK ROAD S	WARWICK ROAD N	310	65,070
2	Q	EAST	DUNLUCE ROAD CUL-DE-SAC #3	DUNLUCE ROAD S	DUNLUCE ROAD N	133	27,917
2	R	EAST-WEST	DUNLUCE ROAD	DUNLUCE ROAD S	DUNLUCE ROAD CUL-DE-SAC #1	167	35,054
2	S	WEST	DUNLUCE ROAD CUL-DE-SAC #4	DUNLUCE ROAD S	DUNLUCE ROAD N	157	32,955
2	T	EAST	DUNLUCE ROAD CUL-DE-SAC #5	DUNLUCE ROAD S	DUNLUCE ROAD N	138	28,967
2	U	EAST-WEST	WARWICK ROAD	WARWICK ROAD S	WARWICK ROAD CUL-DE-SAC #5	140	29,387
2	V	WEST	WARWICK ROAD CUL-DE-SAC #7	WARWICK ROAD S	WARWICK ROAD N	114	23,929
2	W	EAST	WARWICK ROAD CUL-DE-SAC #8	WARWICK ROAD N	WARWICK ROAD S	146	30,646
2	X	EAST	WARWICK ROAD CUL-DE-SAC #9	WARWICK ROAD N	WARWICK ROAD S	149	31,276
2	Y	EAST-WEST	WARWICK ROAD	WARWICK CRESCENT	A/W WARWICK ROAD CUL-DE-SAC #5	537	112,717
2	Z	WEST	DUNLUCE ROAD	161 AVENUE	DUNLUCE ROAD CUL-DE-SAC #2	150	31,486

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PROPOSED SIDEWALK RECONSTRUCTION 2026 (50/50 PROGRAM) LOCAL IMPROVEMENTS
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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 (\$)
3	A	SOUTH-NORTH	156 AVENUE	122 STREET	125 STREET	492	103,271
3	B	SOUTH-NORTH	157 AVENUE	122 STREET	123 STREET	186	39,042
3	C	SOUTH-NORTH	159 AVENUE	124 STREET	125 STREET	116	24,349
3	D	SOUTH-NORTH	123 STREET	123A STREET	APPROX. 83m E 123 STREET	165	34,634
3	E	SOUTH-NORTH	161 AVENUE CUL-DE-SAC #1	161 AVENUE W	161 AVENUE CUL-DE-SAC #2	176	36,943
3	F	SOUTH-NORTH	161 AVENUE CUL-DE-SAC #3	161 AVENUE S	161 AVENUE N	141	29,596
3	G	EAST-WEST	122 STREET	156 AVENUE	157 AVENUE	147	30,856
3	H	EAST-WEST	123 STREET/158 AVENUE	156 AVENUE	121 STREET	398	83,541
3	I	EAST-WEST	124 STREET	156 AVENUE	159 AVENUE	386	81,022
3	J	EAST-WEST	125 STREET	156 AVENUE	159 AVENUE	440	92,357
3	K	EAST-WEST	159 AVENUE	124 STREET	121 STREET	269	56,464
3	L	EAST-WEST	123 STREET	APPROX. 83m E 123 STREET	123A STREET	234	49,117
3	M	EAST-WEST	123A STREET	123A STREET S	161 AVENUE	502	105,370
3	N	EAST-WEST	161 AVENUE	161 AVENUE CUL-DE-SAC #2	161 AVENUE E	237	49,747
3	O	SOUTH	161 AVENUE	127 STREET	DUNLUCE ROAD	79	16,583
3	P	WEST	161 AVENUE	DUNLUCE ROAD	121 STREET	206	43,240
3	Q	NORTH	162 AVENUE	161 AVENUE	APPROX. 370.22m E 162 AVENUE	423	88,788
3	R	WEST	121 STREET	APPROX. 42m N 153 AVENUE	161 AVENUE	396	83,121

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PROPOSED SIDEWALK RECONSTRUCTION 2026 (50/50 PROGRAM) LOCAL IMPROVEMENTS
DUNLUCE 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 (\$)
4	A	NORTH	157 AVENUE	121 STREET	CASTLE DOWNS ROAD	497	104,321
4	B	SOUTH-NORTH	158 AVENUE	119 STREET	116 STREET	547	114,816
4	C	SOUTH-NORTH	159 AVENUE	159 AVENUE W	114 STREET	251	52,685
4	D	SOUTH-NORTH	160 AVENUE	114B STREET	114 STREET	322	67,588
4	E	SOUTH-NORTH	161 AVENUE	114B STREET	114 STREET	343	71,996
4	F	NORTH	162 AVENUE	APPROX. 370.22m E 161 AVENUE	CASTLE DOWNS ROAD	392	82,281
4	G	EAST-WEST	119 STREET CUL-DE-SAC	157 AVENUE	119 STREET N	296	62,131
4	H	EAST-WEST	158 AVENUE CUL-DE-SAC	158 AVENUE S	158 AVENUE N	155	32,535
4	I	EAST-WEST	116 STREET	157 AVENUE	158 AVENUE	117	24,559
4	J	EAST-WEST	115 STREET	157 AVENUE	159 AVENUE	237	49,747
4	K	EAST-WEST	114 STREET	157 AVENUE	159 AVENUE	264	55,414
4	L	EAST-WEST	114B STREET	160 AVENUE	161 AVENUE	156	32,745
4	M	EAST-WEST	114 STREET	160 AVENUE	161 AVENUE	159	33,375
4	N	EAST-WEST	114A STREET	161 AVENUE	162 AVENUE	21	4,408
						20,607	\$ 4,325,457
TOTAL ANNUAL PAYMENT						\$ 355,471.00	