

CITY OF EDMONTON

BYLAW 17134

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

WHEREAS:

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 Queen Alexandra neighbourhood;

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;

These rates will apply whether the actual cost of the local improvement is greater or less than the uniform tax rate;

The total estimated cost of the project is \$6,786,784.00 of which \$3,393,392.00 will be funded by the City at large and \$3,393,392.00 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;

In order to construct and complete the said project, it will be necessary for the City of Edmonton to borrow the sum of \$3,393,392.00 for the property owners' share on the terms and conditions referred to in this Bylaw;

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;

The amount of the existing debenture debt of the City of Edmonton at December 31, 2013 is \$2,426,186,670.78 as calculated in accordance with the *Debt Limit Regulation, A.R. 255/2000*, as amended, no part of which is in arrears;

The estimated lifetime of the project is a minimum of twenty (20) years;

The proposed construction will serve about 15,947 assessable metres of frontage;

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;

The Council of the City of Edmonton has given proper notice of intention to undertake Sidewalk Reconstruction Local Improvements in the Queen Alexandra neighbourhood, 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 proposal 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 \$16.05 per assessable metre per annum for twenty (20) years be set for Sidewalk Reconstruction Local Improvements, residential and commercial standard, undertaken in 2015.
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 adding together the lot dimensions of the front of the parcel and the lot dimensions of the rear of the parcel and dividing the total by two,
 - 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 adding together the lot dimension of the front of the parcel and the scaled dimension of the rear of the parcel (based on a production of the shortest parcel flankage length being imposed to that point on the longest parcel

flankage length) and dividing the total by two and this average shall not exceed by more than two times the front parcel dimension.

b) with respect to the side or flankage of such parcels, they shall be assessed fifteen percent (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 four and two hundred-eighty three-thousandths per cent (4.283%) interest charge per annum for a twenty (20) year assessment.

4. That for the purpose of the Sidewalk Reconstruction Local Improvements in the Queen Alexandra neighbourhood the sum of \$3,393,392.00 be borrowed by way of debenture on the credit and security of the City of Edmonton at large, of which amount the sum of \$3,393,392.00 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 \$3,393,392.00, 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. The Mayor and 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 the Mayor and the City Manager 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	2015;
READ a second time this	day of	2015;
READ a third time this	day of	2015;
SIGNED AND PASSED this	day of	2015.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK

Schedule "A"

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Proposed Sidewalk Reconstruction 2015 (50/50 Program) Local Improvements (Queen Alexandra Neighbourhood)

\$212.79 Cash Cost per Metre

Unit Rate of \$16.05 per Metre per Year for 20 Years

L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE PROPERTY	
						LENGTHS (METRES)	SHARE (\$)
01	A	N/S	71 AVENUE	106 STREET	109 STREET	567	120,652
02	B	W	108 STREET	70 AVENUE	71 AVENUE	86	18,300
03	C	E	108 STREET	71 AVENUE	A/S 71 AVENUE	7	1,490
04	D	N/S	70 AVENUE	106 STREET	109 STREET	589	125,334
05	A	W	108 STREET	71 AVENUE	73 AVENUE	59	12,555
06	B	N/S	72 AVENUE	106 STREET	109 STREET	758	161,295
07	C	E	107 STREET	72 AVENUE	73 AVENUE	13	2,767
08	A	N/S	74 AVENUE	106 STREET	109 STREET	802	170,658
09	B	W	108 STREET	73 AVENUE	74 AVENUE	13	2,767
10	C	W	107 STREET	73 AVENUE	74 AVENUE	13	2,767
11	D	N/S	73 AVENUE	106 STREET	109 STREET	699	148,741
12	A	N	74 AVENUE	105A STREET	106 STREET	15	3,192
13	B	N/S	74 AVENUE CUL-DE-SAC	105A STREET	105A STREET	152	32,345
14	C	E/W	105A STREET	72 AVENUE	74 AVENUE	308	65,540
15	D	N	73 AVENUE	105A STREET	APPROX. 82m E/105A STREET	37	7,874
16	E	N/S	72 AVENUE	105A STREET	106 STREET	29	6,171
17	A	E/W	105A STREET	70 AVENUE	72 AVENUE	310	65,965
18	B	N/S	71 AVENUE	105 STREET	105A STREET	234	49,793
19	C	W	105 STREET	70 AVENUE	A/N 71 AVENUE	20	4,256
20	D	N	70 AVENUE	105 STREET	106 STREET	91	19,364
21	E	N/S	70 AVENUE	104 STREET	105 STREET	291	61,922
22	A	W	108 STREET	74 AVENUE	76 AVENUE	59	12,555
23	B	E	108 STREET	76 AVENUE	APPROX. 29m S/76 AVENUE	29	6,171
24	C	E	108 STREET	75 AVENUE	A/S 75 AVENUE	7	1,490
25	D	N/S	75 AVENUE	106 STREET	109 STREET	802	170,658
26	E	W	107 STREET	74 AVENUE	76 AVENUE	25	5,320
27	A	S	UNIVERSITY AVENUE CUL-DE-SAC	109 STREET	A/E 109 STREET	7	1,490
28	B	N	77 AVENUE	109 STREET	A/E 109 STREET	7	1,490
29	C	W	108 STREET	76 AVENUE	UNIVERSITY AVENUE	73	15,534
30	D	E	108 STREET	76 AVENUE	A/N 76 AVENUE	10	2,128

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Unit Rate of \$16.05 per Metre per Year for 20 Years

L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE PROPERTY	
						LENGTHS (METRES)	SHARE (\$)
07	E	E	108 STREET	UNIVERSITY AVENUE	78 AVENUE	8	1,703
07	F	N/S	UNIVERSITY AVENUE	106 STREET	108 STREET	511	108,736
07	G	E/W	107 STREET	UNIVERSITY AVENUE	78 AVENUE	156	33,196
07	H	W	107 STREET	76 AVENUE	UNIVERSITY AVENUE	11	2,341
08	A	N/S	79 AVENUE	106 STREET	109 STREET	961	204,492
08	B	E	108 STREET	78 AVENUE	79 AVENUE	13	2,767
08	C	E/W	107 STREET	78 AVENUE	79 AVENUE	58	12,342
08	D	N	78 AVENUE	108 STREET	109 STREET	65	13,832
08	E	S	78 AVENUE	109 STREET	APPROX. 85m E/109 STREET	13	2,767
08	F	N/S	78 AVENUE	106 STREET	108 STREET	504	107,247
09	A	N/S	79 AVENUE	105 STREET	106 STREET	326	69,370
09	B	W	105 STREET	78 AVENUE	79 AVENUE	42	8,938
09	C	N/S	78 AVENUE	104 STREET	106 STREET	599	127,462
10	A	W	105 STREET	76 AVENUE	78 AVENUE	98	20,854
10	B	N	77 AVENUE	104 STREET	106 STREET	305	64,901
10	C	S	77 AVENUE	104 STREET	105 STREET	166	35,324
11	A	E/W	105A STREET	74 AVENUE	76 AVENUE	177	37,664
11	B	N/S	75 AVENUE CUL-DE-SAC	105A STREET	105A STREET	175	37,239
11	C	S	UNIVERSITY AVENUE	104 STREET	76 AVENUE	239	50,857
12	A	N/S	80 AVENUE	106 STREET	109 STREET	849	180,659
12	B	E	108 STREET	79 AVENUE	80 AVENUE	13	2,767
12	C	E/W	107 STREET	79 AVENUE	80 AVENUE	25	5,320
13	A	N	81 AVENUE	108 STREET	109 STREET	101	21,492
13	B	E/W	108 STREET	81 AVENUE	82 AVENUE	92	19,577
13	C	E	108 STREET	80 AVENUE	81 AVENUE	13	2,767
13	D	N/S	81 AVENUE	106 STREET	108 STREET	589	125,334
13	E	E/W	107 STREET	80 AVENUE	82 AVENUE	151	32,132
14	A	N/S	81 AVENUE	104 STREET	106 STREET	616	131,079
14	B	W	105 STREET	79 AVENUE	81 AVENUE	58	12,342
14	C	N/S	80 AVENUE	105 STREET	106 STREET	329	70,008

Schedule "A"

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Proposed Sidewalk Reconstruction 2015 (50/50 Program) Local Improvements (Queen Alexandra Neighbourhood)

\$212.79 Cash Cost per Metre

Unit Rate of \$16.05 per Metre per Year for 20 Years

L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE PROPERTY	
						LENGTHS (METRES)	SHARE (\$)
15	A	W	106 STREET	APPROX. 22m S/70 AVENUE	82 AVENUE	885	188,320
15	B	E	106 STREET	70 AVENUE	76 AVENUE	562	119,588
15	C	E	106 STREET	82 AVENUE	A/S 82 AVENUE	41	8,725
16	A	N	76 AVENUE	104 STREET	109 STREET	621	132,143
16	B	S	76 AVENUE	APPROX. 78m E/105A STREET	109 STREET	460	97,884
16	C	S	76 AVENUE	105 STREET	APPROX. 20m E/105 STREET	3	639
						15,947	3,393,392
TOTAL ANNUAL PAYMENT							\$ 255,949.35