

CITY OF EDMONTON

BYLAW 21412

Bylaw 21412 to authorize the City of Edmonton to construct, finance and assess Sidewalk Reconstruction Local Improvements in the Glenwood 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 Glenwood 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 \$2,367,982.00 of which \$1,183,991.00 will be funded by the City at large and \$1,183,991.00 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 \$1,183,991.00 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 5,584 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 \$16.54 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 four and six hundred-seventy-thousandths per cent (4.670%) interest charge per annum for a twenty (20) year assessment.
 4. That for the purpose of the Project the sum of \$1,183,991.00 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 \$1,183,991.00 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 \$1,183,991.00, 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	2026;
READ a second time this	day of	2026;
READ a third time this	day of	2026;
SIGNED AND PASSED this	day of	2026.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK

PROPOSED SIDEWALK RECONSTRUCTION 2026 (50/50 PROGRAM) LOCAL IMPROVEMENTS
 GLENWOOD NEIGHBOURHOOD
 \$212.03 CASH COST PER METRE
 UNIT RATE OF \$16.54 PER METRE PER YEAR FOR 20 YEARS

L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE (\$)
10	A	NORTH	96A AVENUE	163 STREET	165 STREET	150	31,805
10	B	SOUTH-NORTH	97 AVENUE	164 STREET	165 STREET	210	44,527
10	C	NORTH	99 AVENUE	163 STREET	165 STREET	24	5,089
10	D	NORTH	99A AVENUE	164 STREET	165 STREET	126	26,716
10	E	SOUTH-WEST	96 AVENUE	165 STREET	APPROX.50m E 167 STREET	34	7,210
10	F	EAST	165 STREET	95 AVENUE	100 AVENUE	506	107,288
10	G	EAST-WEST	164 STREET	97 AVENUE	99A AVENUE	639	135,488
10	H	EAST-WEST	165 STREET	STONY PLAIN ROAD	A/S STONY PLAIN ROAD	91	19,295
10	I	EAST	164 STREET	100 AVENUE	A/N 100 AVENUE	153	32,441
10	J	WEST	164 STREET	STONY PLAIN ROAD	A/S STONY PLAIN ROAD	46	9,754
10	K	EAST	166 STREET	STONY PLAIN ROAD	A/S STONY PLAIN ROAD	46	9,754

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L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE (\$)
11	A	SOUTH-NORTH	95A AVENUE	167 STREET	169 STREET	237	50,252
11	B	SOUTH-NORTH	96 AVENUE	96 AVENUE CUL-DE-SAC	169 STREET	308	65,306
11	C	SOUTH-NORTH	97 AVENUE	167 STREET	169 STREET	371	78,664
11	D	SOUTH-NORTH	98 AVENUE	167 STREET	169 STREET	410	86,933
11	E	SOUTH	98A AVENUE	168 STREET	169 STREET	163	34,561
11	F	SOUTH	99 AVENUE	167 STREET	168 STREET	12	2,545
11	G	WEST	167 STREET	95 AVENUE	100 AVENUE	668	141,637
11	H	EAST-WEST	168 STREET CUL-DE-SAC	95A AVENUE	168 STREET N	156	33,077
11	I	EAST-WEST	169 STREET	95A AVENUE	97 AVENUE	396	83,964
11	J	EAST-WEST	169 STREET	98 AVENUE	169 STREET N DEAD END	181	38,378
11	K	EAST	167 STREET	100 AVENUE	STONY PLAIN ROAD	178	37,742
11	L	EAST-WEST	168 STREET	100 AVENUE	STONY PLAIN ROAD	201	42,619
11	M	SOUTH-NORTH	98A AVENUE	167 STREET	APPROX.44m E 167 STREET	11	2,333
11	N	SOUTH	STONY PLAIN ROAD	170 STREET	APPROX.32m E 170 STREET	33	6,997
11	O	EAST	168 STREET	98A AVENUE	99 AVENUE	110	23,324
11	P	SOUTH	STONY PLAIN ROAD	167 STREET	APPROX. 26m W 168 STREET	124	26,292
						5,584	\$ 1,183,991
TOTAL ANNUAL PAYMENT						\$	92,359.00