

CITY OF EDMONTON

BYLAW 21413

Bylaw 21413 to authorize the City of Edmonton to construct, finance and assess Sidewalk Reconstruction Local Improvements in the Hillview 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 Hillview 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 \$4,299,154.00 of which \$2,149,577.00 will be funded by the City at large and \$2,149,577.00 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 \$2,149,577.00 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 10,138 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 \$2,149,577.00 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 \$2,149,577.00 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 \$2,149,577.00, 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
HILLVIEW 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 (\$)
20	A	SOUTH-NORTH	35 AVENUE	WOODVALE ROAD	65 STREET	241	51,100
20	B	WEST	35 AVENUE CUL-DE-SAC	35 AVENUE	35 AVENUE	172	36,470
20	C	SOUTH-NORTH	36 AVENUE	WOODVALE ROAD	65 STREET	319	67,638
20	D	EAST-WEST	65 STREET	35 AVENUE	36 AVENUE	410	86,933
20	E	SOUTH-NORTH	35A AVENUE	60 STREET	WOODVALE ROAD	428	90,749
20	F	SOUTH	61 STREET CUL-DE-SAC	61 STREET	61 STREET	122	25,868
20	G	SOUTH-NORTH	37 AVENUE	60 STREET	61 STREET	317	67,214
20	H	EAST-WEST	61 STREET	35A AVENUE	37 AVENUE	300	63,610
20	I	EAST-WEST	60 STREET	35A AVENUE	37A AVENUE	408	86,509
20	J	SOUTH-NORTH	37A AVENUE	60 STREET	63 STREET	591	125,310
20	K	SOUTH-NORTH	37 AVENUE	63 STREET	65 STREET	229	48,555
20	L	SOUTH-NORTH	37B AVENUE	63 STREET	65 STREET	265	56,188
20	M	EAST-WEST	63 STREET	37 AVENUE	37B AVENUE	370	78,452
20	N	EAST-WEST	65 STREET	37 AVENUE	37B AVENUE	463	98,170
20	O	EAST-WEST	64 STREET	36A AVENUE	37 AVENUE	22	4,665
20	P	EAST	37 AVENUE CUL-DE-SAC	37 AVENUE	37 AVENUE	77	16,327
20	Q	EAST	37B AVENUE CUL-DE-SAC1	37B AVENUE	37B AVENUE	95	20,143
20	R	SOUTH-NORTH	37B AVENUE CUL-DE-SAC2	60A STREET	60A STREET	238	50,464
20	S	EAST-WEST	60A STREET	37B AVENUE	38 AVENUE	72	15,267

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L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE (\$)
21A	A	SOUTH-NORTH	34A AVENUE	60 STREET	65 STREET	512	108,560
21A	B	EAST-WEST	34A AVENUE CUL-DE-SAC1	34A AVENUE	34A AVENUE	227	48,131
21A	C	EAST-WEST	34A AVENUE CUL-DE-SAC2	34A AVENUE	34A AVENUE	123	26,080
21A	D	EAST-WEST	60 STREET	34A AVENUE	WOODVALE ROAD	233	49,403
21A	E	EAST-WEST	60 STREET CUL-DE-SAC	WOODVALE ROAD	WOODVALE ROAD	197	41,770
21A	F	SOUTH-NORTH	34B AVENUE	65 STREET	WOODVALE ROAD	379	80,360
21A	G	EAST-WEST	65 STREET	34A AVENUE	34B AVENUE	223	47,283
21A	H	EAST-WEST	56 STREET	35 AVENUE	37 AVENUE	384	81,420
21A	I	SOUTH-NORTH	35 AVENUE	WOODVALE ROAD E	56 STREET	136	28,837
21A	J	SOUTH-NORTH	37 AVENUE	WOODVALE ROAD E	56 STREET	103	21,840
21A	K	SOUTH-NORTH	HILLVIEW CRES. S.	HILLVIEW CRES. E.	WOODVALE ROAD E.	533	113,012
21A	L	EAST-WEST	HILLVIEW CRES. E.	HILLVIEW CRES. S.	38 AVENUE	399	84,600
21A	M	SOUTH-NORTH	HILLVIEW CRES. E. CUL-DE-SAC 1	HILLVIEW CRES. E.	HILLVIEW CRES. E.	68	14,419
21A	N	SOUTH	HILLVIEW CRES. E. CUL-DE-SAC 2	HILLVIEW CRES. E.	HILLVIEW CRES. E.	162	34,349
21A	O	NORTH	HILLVIEW CRES. E. CUL-DE-SAC. 3	HILLVIEW CRES. E.	HILLVIEW CRES. E.	66	13,994
21A	P	SOUTH-NORTH	35 AVENUE	51 STREET	WOODVALE ROAD E.	475	100,715
21A	Q	EAST-WEST	51 STREET	35 AVENUE	37 AVENUE	455	96,474
21A	R	SOUTH-NORTH	37 AVENUE	51 STREET	HILLVIEW CRES. E.	324	68,698
						10,138	\$ 2,149,577

TOTAL ANNUAL PAYMENT \$ 167,682.52