

BYLAW 21411

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

Recommendation

That Bylaw 21411 be given the appropriate readings.

Purpose

To authorize the City of Edmonton to borrow \$3.69 million to construct, finance and assess Sidewalk Reconstruction Local Improvements in the La Perle Neighbourhood.

Readings

Bylaw 21411 will be ready for three readings pending the addition of an addendum.

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 21411 be considered for third reading.”

REPORT

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 for the majority of owners expired on February 27, 2026. Valid petitions received to date range from 3% to 10% 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 value of assessments as outlined in City Policy C619, Local Improvements - Surface.

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Following the initial period, Administration identified and re-issued 6 of the 1,651 local improvement notices on March 25, 2026, due to administrative adjustments. While the petition period for these specific owners will expire on April 27, 2026, it is important to note:

- Attachment 2 reflects the petition results collected prior to these six notices being re-issued.
- Administration will provide an addendum to this report once the final six notices are processed to confirm the petition results of the six notices.
- The pending results for these six notices do not represent a sufficient volume to change the sufficiency of the petition results under the *Municipal Government Act* or City Policy.

As a result, this Bylaw may proceed pending the addition of an addendum.

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 La Perle Neighbourhood is estimated to be \$7.38 million. Borrowing of \$3.69 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 21411
2. Petitions Received
3. Declaration Re: Local Improvement
4. Location of Proposed Local Improvement

Others Reviewing the Report

- M. Gunther, Acting City Solicitor