

## CITY OF EDMONTON

### BYLAW 21411

Bylaw 21411 to authorize the City of Edmonton to construct, finance and assess Sidewalk Reconstruction Local Improvements in the La Perle 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 La Perle 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 \$7,380,398.00 of which \$3,690,199.00 will be funded by the City at large and \$3,690,199.00 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 \$3,690,199.00 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 17,404 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 \$3,690,199.00 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 \$3,690,199.00 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 \$3,690,199.00, 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  
LA PERLE 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 (\$)
1	A	SOUTH-NORTH	96 AVENUE	188 STREET	189 STREET	96	20,355
1	B	EAST-WEST	188 STREET	95A AVENUE	96 AVENUE	202	42,831
1	C	SOUTH-NORTH	95A AVENUE	185 STREET	188 STREET	609	129,127
1	D	SOUTH-NORTH	95A AVENUE	184 STREET	185 STREET	254	53,856
1	E	EAST-WEST	184 STREET	95A AVENUE	96A AVENUE	207	43,891
1	F	EAST-WEST	185 STREET	95A AVENUE	97A AVENUE	349	73,999
1	G	SOUTH-NORTH	96 AVENUE	96 AVENUE CUL-DE-SAC	180A STREET	567	120,222
1	H	SOUTH-NORTH	96A AVENUE	184 STREET	185 STREET	247	52,372
1	I	SOUTH-NORTH	96A AVENUE CUL-DE-SAC	182 STREET	96A AVENUE E	267	56,613
1	J	WEST	182 STREET	95 AVENUE	97A AVENUE	339	71,879
1	K	SOUTH	96 AVENUE	108A STREET	181 STREET	74	15,691
1	L	EAST-WEST	181 STREET	95A AVENUE	96 AVENUE	114	24,172
1	M	EAST-WEST	180A STREET	95A AVENUE	96 AVENUE	88	18,659
1	N	SOUTH-NORTH	95A AVENUE	180A STREET	181 STREET	437	92,658
1	O	EAST-WEST	180 STREET	180A STREET	98 AVENUE	579	122,766

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L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE (\$)
2	A	WEST	189 STREET	95 AVENUE	97A AVENUE	329	69,758
2	B	NORTH	97A AVENUE	185 STREET	189 STREET	422	89,477
2	C	SOUTH-NORTH	95A AVENUE	189 STREET	190 STREET	255	54,068
2	D	EAST-WEST	190 STREET	95A AVENUE	98 AVENUE	522	110,680
2	E	SOUTH-NORTH	190 STREET CUL-DE-SAC	190 STREET W	190 STREET E	209	44,315
2	F	SOUTH-NORTH	97 AVENUE	189 STREET	190 STREET	253	53,644
2	G	EAST-WEST	98 AVENUE CUL-DE-SAC	98 AVENUE N	98 AVENUE S	203	43,043
2	H	SOUTH-NORTH	98 AVENUE	189 STREET	190 STREET	200	42,407
2	I	EAST-WEST	189 STREET	97A AVENUE	99 AVENUE	108	22,900
2	J	SOUTH-NORTH	98 AVENUE	185 STREET	189 STREET	852	180,650
2	K	SOUTH-NORTH	99 AVENUE	189 STREET	190 STREET	113	23,960
2	L	EAST-WEST	190 STREET	99 AVENUE	99A AVENUE	194	41,134
2	M	SOUTH-NORTH	99A AVENUE	188 STREET	190 STREET	620	131,459
2	N	EAST-WEST	99 AVENUE CUL-DE-SAC	99 AVENUE S	99 AVENUE N	65	13,782
2	O	SOUTH-NORTH	99 AVENUE CUL-DE-SAC	99 AVENUE W	99 AVENUE E	160	33,925
2	P	EAST-WEST	99A AVENUE CUL-DE-SAC	99A AVENUE N	99A AVENUE S	214	45,375
2	Q	EAST-WEST	188 STREET	98 AVENUE	99A AVENUE	354	75,059
2	R	EAST-WEST	187 STREET	97A AVENUE	99A AVENUE	253	53,644
2	S	SOUTH-NORTH	187 STREET CUL-DE-SAC	187 STREET W	187 STREET E	256	54,280
2	T	SOUTH-NORTH	99A AVENUE	185 STREET	187 STREET	501	106,228
2	U	SOUTH-NORTH	99A AVENUE CUL-DE-SAC	185 STREET	99A AVENUE N	161	34,137
2	V	EAST-WEST	185 STREET	97A AVENUE	99A AVENUE	283	60,005
2	W	SOUTH-NORTH	185 STREET CUL-DE-SAC	185 STREET W	185 STREET E	226	47,919

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L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE (\$)
3	A	NORTH	97A AVENUE	182 STREET	185 STREET	259	54,916
3	B	NORTH	98 AVENUE	178 STREET	182 STREET	399	84,600
3	C	EAST-WEST	184 STREET	97A AVENUE	99A AVENUE	449	95,202
3	D	SOUTH-NORTH	99A AVENUE	182 STREET	184 STREET	567	120,222
3	E	SOUTH-NORTH	99 AVENUE	180 STREET	184 STREET	530	112,376
3	F	EAST-WEST	180 STREET	98 AVENUE	99 AVENUE	264	55,976
3	G	SOUTH-NORTH	99A AVENUE	179 STREET	181 STREET	470	99,655
3	H	EAST-WEST	183 STREET	98A AVENUE	99 AVENUE	261	55,340
3	I	SOUTH-NORTH	98A AVENUE	182 STREET	183 STREET	392	83,116
3	K	EAST-WEST	182 STREET	98A AVENUE	99A AVENUE	370	78,452
3	L	EAST-WEST	181 STREET	99A AVENUE	181 STREET CUL-DE-SAC S	507	107,500
3	M	SOUTH-NORTH	99 AVENUE	179 STREET	180 STREET	379	80,360
3	N	SOUTH-NORTH	98A AVENUE	179 STREET	180 STREET	253	53,644
3	O	EAST-WEST	179 STREET	98A AVENUE	99A AVENUE	381	80,784
3	P	EAST-WEST	99A AVENUE CUL-DE-SAC	99A AVENUE N	99A AVENUE S	174	36,894
3	Q	EAST-WEST	180 STREET	99 AVENUE	99A AVENUE	190	40,286
3	R	EAST-WEST	99A AVENUE CUL-DE-SAC	99A AVENUE N	99A AVENUE S	163	34,561
3	S	EAST-WEST	99 AVENUE CUL-DE SAC	99 AVENUE N	99 AVENUE S	214	45,375
						<b>17,404</b>	<b>\$ 3,690,199</b>
<b>TOTAL ANNUAL PAYMENT</b>						<b>\$</b>	<b>287,862.00</b>