

2011 Sidewalk Reconstruction Local Improvement Levy Reductions (Sherbrooke and Parkallen)

Recommendation:

That Transportation and Public Works Committee recommend to City Council:

That the local improvement tax cancellation amounts for Sherbrooke and Parkallen, as outlined in Attachment 1 of the March 22, 2011, Transportation Department report 2011TD0830, be approved.

Report Summary

This report addresses the tax cancellations for specific properties in Sherbrooke and Parkallen that have been reconstructed within the last 31 years through a 100 percent Local Improvement Levy and are now being replaced through neighbourhood renewal projects.

Previous Committee Action

At the June 15, 2010, Transportation and Public Works Committee meeting, the following motion was passed:

That the June 8, 2010, Transportation Department report 2010TD5590 be received for information.

Report

The tax reduction strategy as outlined in Attachment 1 was based on one and two below:

1. Active 100 percent Sidewalk Local Improvement (01 – 20 year):
 - property owners that have sidewalks with an active 100 percent Sidewalk Local Improvement (year 01-20) would receive a 100 percent reduction by exempting the property owner from the new Local Improvement. In this scenario, the property owner would not pay any Local Improvement costs for the sidewalk reconstruction
2. Expired 100 percent Sidewalk Local Improvement (greater than 20 years).
 - property owners that have sidewalks that were constructed through a 100 percent resident funded Local Improvement within the last 30 years
 - are located in neighbourhoods that are identified for reconstruction in the next five years
 - the sidewalk Local Improvement (21+ years) has expired

Those properties, should receive a pro-rated reduction on years 21 to 30 on a sliding scale. In this scenario, the property owner would pay between 0 percent and 50 percent of the new sidewalk cost.

For the 2010/2011 Neighbourhood Renewal Project, there are two neighbourhoods; Sherbrooke and Parkallen, that have properties with sidewalks that were reconstructed within the last 31 years through a Local Improvement Levy that are now being replaced through neighbourhood renewal projects.

2011 Sidewalk Reconstruction Local Improvement Levy Reductions (Sherbrooke and Parkallen)

A portion of the property owners in the Sherbrooke neighbourhood were assessed 100 percent of the cost of Sidewalk Local Improvement charges commencing in 1983. The Sherbrooke neighbourhood sidewalks were replaced by neighbourhood renewal projects in 2010.

The affected Sherbrooke property owners would fall under the expired 100 percent sidewalk Local Improvement option.

If the recommended tax cancellations for Sherbrooke (Attachment 1) are approved by Council, the discount rate for the affected Sherbrooke property owners will be 301 percent.

A portion of property owners in the Parkallen neighbourhood were assessed 100 percent of the cost of Sidewalk Local Improvement charges commencing in 1986. The Parkallen neighbourhood sidewalks were replaced by neighbourhood renewal projects in 2010.

The affected Parkallen property owners would fall under the expired 100 percent sidewalk Local Improvement option.

If the recommended tax cancellation for Parkallen is approved by Council, the discount rate for the affected Parkallen property owners will be 60 percent.

Policy

C433D – Determination of Assessable Roadway – Related Local Improvements

Corporate Outcomes

- Environment – Diverse Communities and Balanced Infrastructure Management
- Social and Cultural – Vibrant Communities

Budget/Financial Implications

- City funding for these tax cancellations will come from the Neighbourhood Renewal Program.
- Taxes are in the amount of \$19,089.22 (in total) for the identified Sherbrooke tax rolls and \$13,032.10 (in total) for the identified Parkallen tax rolls.

Legal Implications

Pursuant to section 347 of the *Municipal Government Act*, R.S.A. 2000, c. M-26 (MGA), City Council has the ability to cancel or refund all or part of a tax, if it considers it equitable to do so. City Council may only do so with respect to specific taxable properties or a class of taxable properties or businesses.

Justification of Recommendation

The local improvement tax cancellation recommendation applies only to specific properties for sidewalks that have been fully reconstructed within the last 31 years. These sidewalks have been paid for through a 100 percent Local Improvement levy in that time period and are now being replaced through neighbourhood renewal projects.

Attachments

1. List of Property Tax Rolls with Recommended Tax Cancellations
2. Local Improvement Sidewalk Cost Reduction Model

Others Reviewing this Report

- R. G. Klassen, General Manager,
Planning and Development
Department
- L. Rosen, Chief Financial Officer and
Treasurer
- D. H. Edey, General Manager,
Corporate Services Department

List of Property Tax Rolls with Recommended Tax Cancellations

Sherbrooke Neighbourhood: North side sidewalk along 118 Ave North Service Rd from 118 Av to 129 St

Sherbrooke Neighbourhood			
Tax Roll	Original LI Cost	LI Cost with Cancellation	Tax Amount Cancelled
2494920	2,132.69	1,492.88	639.81
2494938	853.63	597.54	256.09
2494946	5,373.70	3,761.59	1,612.11
2494953	5,544.42	3,881.10	1,663.33
2494961	5,544.42	3,881.10	1,663.33
10093582	307.87	215.51	92.36
10093583	307.87	215.51	92.36
10093584	307.87	215.51	92.36
10093585	307.87	215.51	92.36
10093586	307.87	215.51	92.36
10093587	307.87	215.51	92.36
10093588	307.87	215.51	92.36
10093589	307.87	215.51	92.36
10093590	307.87	215.51	92.36
10093591	307.87	215.51	92.36
10093592	307.87	215.51	92.36
10093593	307.87	215.51	92.36
10093594	307.87	215.51	92.36
10093595	307.87	215.51	92.36
10093596	307.87	215.51	92.36
10093597	307.87	215.51	92.36
10093598	307.87	215.51	92.36
10093599	307.87	215.51	92.36
2494987	853.63	597.54	256.09
2494995	5,971.24	4,179.87	1,791.37
TOTAL	31,815.36	22,270.75	9,544.61

Parkallen Neighbourhood: North side sidewalk along 65 Avenue from 109 St to 111 St

Parkallen Neighbourhood			
Tax Roll	Original LI Cost	LI Cost with Cancellation	Tax Amount Cancelled
9994250	5,544.42	2,217.77	3,326.65
7476104	2,300.40	920.16	1,380.24
7476005	2,300.40	920.16	1,380.24
7475908	2,387.36	954.95	1,432.42
7475809	2,200.31	880.13	1,320.19
7475700	2,200.31	880.13	1,320.19
7475601	2,100.22	840.09	1,260.13
7475502	2,000.14	800.05	1,200.08
7475403	2,000.14	800.05	1,200.08
7475304	2,100.22	840.09	1,260.13
7475205	2,051.00	820.40	1,230.60
7475106	2,051.00	820.40	1,230.60
7475007	2,051.00	820.40	1,230.60
7474901	2,000.14	800.05	1,200.08
7474802	2,000.14	800.05	1,200.08
7474703	2,000.14	800.05	1,200.08
7474653	2,051.00	820.40	1,230.60
7474604	2,051.00	820.40	1,230.60
7474554	2,051.00	820.40	1,230.60
TOTAL	43,440.34	17,376.14	26,064.20

Local Improvement (LI) Sidewalk Cost Reduction Model

Sherbrooke Neighbourhood: North side sidewalk along 118 Ave North Service Rd from 118 Av to 129 St

100 % Sidewalk LI Status		LI Age	Year	50/50 LI Cost Reduction	Resident Cost Portion	City Cost Portion
Construction		0	1982			
ACTIVE 100% SIDEWALK LI	100 % LI Starts	1	1983	100%	0%	100%
		2	1984	100%	0%	100%
		3	1985	100%	0%	100%
		4	1986	100%	0%	100%
		5	1987	100%	0%	100%
		6	1988	100%	0%	100%
		7	1989	100%	0%	100%
		8	1990	100%	0%	100%
		9	1991	100%	0%	100%
		10	1992	100%	0%	100%
		11	1993	100%	0%	100%
		12	1994	100%	0%	100%
		13	1995	100%	0%	100%
		14	1996	100%	0%	100%
		15	1997	100%	0%	100%
		16	1998	100%	0%	100%
		17	1999	100%	0%	100%
		18	2000	100%	0%	100%
		19	2001	100%	0%	100%
		100 % LI Ends	20	2002	100%	0%
EXPIRED 100% LI		1	2003	100%	0%	100%
		2	2004	90%	5%	95%
		3	2005	80%	10%	90%
		4	2006	70%	15%	85%
		5	2007	60%	20%	80%
		6	2008	50%	25%	75%
		7	2009	40%	30%	70%
		8	2010	30%	35%	65%
		9	2011	20%	40%	60%
		10	2012	10%	45%	55%
		11	31+	2013	0	50%

Local Improvement (LI) Sidewalk Cost Reduction Model

Parkallen Neighbourhood: North side sidewalk along 65 Avenue from 109 St to 111 St

100 % Sidewalk LI Status		LI Age	Year	50/50 LI Cost Reduction	Resident Cost Portion	City Cost Portion
Construction		0	1985			
ACTIVE 100% SIDEWALK LI	100 % LI Starts	1	1986	100%	0%	100%
		2	1987	100%	0%	100%
		3	1988	100%	0%	100%
		4	1989	100%	0%	100%
		5	1990	100%	0%	100%
		6	1991	100%	0%	100%
		7	1992	100%	0%	100%
		8	1993	100%	0%	100%
		9	1994	100%	0%	100%
		10	1995	100%	0%	100%
		11	1996	100%	0%	100%
		12	1997	100%	0%	100%
		13	1998	100%	0%	100%
		14	1999	100%	0%	100%
		15	2000	100%	0%	100%
		16	2001	100%	0%	100%
		17	2002	100%	0%	100%
		18	2003	100%	0%	100%
		19	2004	100%	0%	100%
		100 % LI Ends	20	2005	100%	0%
EXPIRED 100% LI	1	21	2006	100%	0%	100%
	2	22	2007	90%	5%	95%
	3	23	2008	80%	10%	90%
	4	24	2009	70%	15%	85%
	5	25	2010	60%	20%	80%
	6	26	2011	50%	25%	75%
	7	27	2012	40%	30%	70%
	8	28	2013	30%	35%	65%
	9	29	2013	20%	40%	60%
	10	30	2015	10%	45%	55%
	11	31+	2016	0	50%	50%