

WHAT WE HEARD REPORT

North Major Area Structure Plan Repeal Public Engagement Session Feedback Summary LDA16-0060

PROJECT DESCRIPTION: Repeal of the North Major Area Structure Plan. [Project Website](#)

EVENT TYPE: Drop-in public engagement session with display boards presenting information and members representing the City.

MEETING DATE: February 20, 2020

NUMBER OF ATTENDEES: 65

ABOUT THIS REPORT

The information in this report includes feedback gathered during the Wednesday, February 20, 2020 public engagement session. This report is shared with all attendees who provided their email address during the event. This summary will also be shared with the Ward Councillors. When the proposed repeal advances to Public Hearing these comments will be summarized in a report to Council.

MEETING FORMAT

The meeting format was an open engagement session where attendees were able to view display boards with project information. Participants were encouraged to ask questions and share their feedback with City Staff and Councillors.

WHAT WE HEARD

Regarding the repeal of the North Major ASP

- In general, participants were not familiar with the plan prior to the engagement event
- The repeal is only an administrative change, and doesn't make any substantive change for residents of the plan area

Regarding long term land use planning in the annexed lands

- The City should clarify the plan for the eventual development of these lands
- The timeline for new planning and development is unclear and this affects landowners' decisions about what to do with their land
- Residents should be involved early in any new plan development in the future

Regarding taxation

- Assessed values for many properties have gone up significantly, resulting in large increases in municipal taxes this year
 - The City's commitment to preserve Leduc County's tax rate is disingenuous because the assessments were dramatically increased, resulting in a large tax increase
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ANSWERS TO QUESTIONS

How does the repeal affect what I can build on my property?

- Development rights are provided in [Edmonton Zoning Bylaw 12800](#) under section 1000 Special Area Edmonton South. A property's current zone is unaffected by the repeal - the same development rights provided in the zone exist with or without a plan in effect.

What plans are there to upgrade roadways or provide mass transit to this area?

- There are no current plans to upgrade or change municipal roadways in this area.
- Potential changes to the transportation network as the the area is developed in the future were studied as part of the annexation. These potential changes are found in Appendix 6 of the Annexation: Infrastructure Serviceability Report at www.edmonton.ca/documents/PDF/Appendix-6.0-Infrastructure-Serviceability-Report-min.pdf. More detailed servicing concepts are considered when new area plans are proposed.
- Current project information for changes to provincial highways (i.e. Highway 2 and Highway 19) can be found at www.transportation.alberta.ca/projects/edmontonarea.aspx

Why did my assessed property value increase so dramatically after the annexation?

- As stipulated in the Annexation Agreement, residents of the annexation area maintain the lower of the tax rates between Edmonton and Leduc County. However, all municipalities in Alberta are legislatively obligated to assess property at its market value as of a July 1 valuation date from the previous year. Once Edmonton annexed these parcels, a detailed review of area property sales took place and it became clear that the assessment values would need to increase in order to appropriately reflect market conditions.

How does the City assess property values?

- At the heart of residential, land and industrial assessment is an analysis of property sales. The City of Edmonton reviews sales of similar property types and uses that sales information to build assessment models to closely approximate what a property would have sold for on July 1 of the previous year. This methodology and the associated valuation date is provincially legislated and must be followed by all municipalities. For more information on how the City performs assessments or for more information on your specific property assessment, go to edmonton.ca/assessment. Personal property data is available by clicking on the *myproperty* link and adding your property account to a personalized profile. Information on how to do this is available on the bottom of your assessment notice.

What can I do if I disagree with the assessed value?

- Remember that a 2020 City assessment must reflect the market value of your property as of July 1, 2019. If you disagree with the assessment, we encourage you to:
 - Check your property specific information online and compare your property to that of your neighbours using the myproperty link on edmonton.ca/assessment. The myproperty link will also enable you to see five years of sales in your area.
 - Contact us to discuss your findings by calling 311 and asking to speak with an assessor. If you have data errors or sales suggest the assessment is too high, an assessor can make corrections for no cost and without the need to file a formal complaint.
 - If you cannot reach an agreement the assessor, you have the right to file an assessment complaint with the Assessment Review Board. The Assessment Review Board is an independent quasi-judicial body who will listen to your case and come to an independent conclusion. For residential property owners, there is a \$50 filing fee, but the fee is refunded if you are successful in your appeal.

I'm a senior on a fixed income; how can I reduce my tax burden?

- Seniors have access to the Government of Alberta's [Property Tax Deferral Program](#). This program allows the Government of Alberta to take over property tax payments. When the property is eventually sold, those payments along with a small interest rate will be paid for through the equity in your home. More details are available on the Government of Alberta's website.

How will the feedback from this event be used?

- To inform Council on the feedback received so they have an understanding of the opinions of residents prior to making a decision on the proposed repeal.
- This "What We Heard Report" will be included as part of Administration's report to City Council when the proposed repeal advances to Public Hearing

For more information about this application, please visit:

www.edmonton.ca/projects_plans/annexation/leduc-county-beaumont-annexation-planning-applications.aspx

If you have questions about this application please contact:

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