

CITY OF EDMONTON

BYLAW 19621

A Bylaw to authorize the City of Edmonton to construct, finance and assess Sidewalk Reconstruction Local Improvements in the Garneau 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 Garneau 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 \$2,769,460.00 of which \$1,384,730.00 will be funded by the City at large and \$1,384,730.00 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 \$1,384,730.00 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 of 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, 2019 is \$3,202,765,050.41 as calculated in accordance with the *Debt Limit Regulation*, A.R. 255/2000, as amended, 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 7,137 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 \$12.61 per assessable metre per annum for twenty (20) years be set for the Project, residential and commercial standard, undertaken in 2021. 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 RF1, RF2, RF3, RF4, RPL, RR, RSL, PU, US, A, AP, and RMH pursuant to Bylaw No. 12800, as amended, otherwise known as the Zoning Bylaw of Edmonton, 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 two and six hundred-thirty-four-thousandths per cent (2.634%) interest charge per annum for a twenty (20) year assessment.
4. That for the purpose of the Project the sum of \$1,384,730.00 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 \$1,384,730.00 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 \$1,384,730.00, 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. The Mayor and 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 the Mayor and the City Manager 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.

PROPOSED SIDEWALK RECONSTRUCTION 2021 (50/50 PROGRAM) LOCAL IMPROVEMENTS
GARNEAU NEIGHBOURHOOD
\$194.02 CASH COST PER METRE
UNIT RATE OF \$12.61 PER METRE PER YEAR FOR 20 YEARS

L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE (\$)
30	A	S/N	86 AVENUE	110 STREET	112 STREET	439	85,175
30	B	S/N	89 AVENUE	109 STREET	110 STREET	194	37,640
30	C	E/W	111 STREET	85 AVENUE	87 AVENUE	241	46,759
31	A	S/N	83 AVENUE	111 STREET	112 STREET	52	10,090
31	B	S/N	84 AVENUE	109 STREET	111 STREET	529	102,637
31	C	S/N	85 AVENUE	109 STREET	112 STREET	887	172,096
31	D	W	111 STREET	82 AVENUE	83 AVENUE	86	16,686
31	E	W	111 STREET	84 AVENUE	85 AVENUE	46	8,925
32	A	S/N	79 AVENUE	109 STREET	110 STREET	342	66,355
32	B	S/N	80 AVENUE	109 STREET	112 STREET	907	175,977
32	C	S/N	81 AVENUE	109 STREET	112 STREET	1,022	198,289
32	D	E/W	111 STREET	UNIVERSITY AVENUE	80 AVENUE	111	21,537
32	E	W	111 STREET	80 AVENUE	82 AVENUE	59	11,448
32	F	E	111 STREET	82 AVENUE	A/S OF 82 AVENUE	40	7,761
32	G	E	112 STREET	UNIVERSITY AVENUE	82 AVENUE	147	28,521
33	A	S/N	84 AVENUE	107 STREET	109 STREET	628	121,845
33	B	S/N	85 AVENUE	107 STREET	109 STREET	620	120,293
33	C	S	86 AVENUE	107 STREET	109 STREET	298	57,818
33	D	E/W	108 STREET	83 AVENUE	86 AVENUE	111	21,537
33	E	E/W	108A STREET	86 AVENUE	108A STREET DEAD END	171	33,178
33	F	E/W	108 STREET	86 AVENUE	108 STREET CUL-DE-SAC	166	32,208
33	G	N	86 AVENUE	109 STREET	A/E OF 109 STREET	41	7,955

7,137 \$ 1,384,730

TOTAL ANNUAL PAYMENT \$ 89,997.57