

CITY OF EDMONTON

BYLAW 19616

A Bylaw to authorize the City of Edmonton to construct, finance and assess Sidewalk Reconstruction Local Improvements in the Beaumaris 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 Beaumaris 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 \$6,677,844.00 of which \$3,338,922.00 will be funded by the City at large and \$3,338,922.00 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 \$3,338,922.00 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 17,209 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 \$3,338,922.00 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 \$3,338,922.00 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 \$3,338,922.00, 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.

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 2021;

READ a second time this day of 2021;

READ a third time this day of 2021;

SIGNED AND PASSED this day of 2021.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK

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

L.I. PLAN	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE (\$)
1	A	SN	156 AVENUE	98 STREET	100 STREET	255	49,476
	B	SN	100 STREET CUL-DE-SAC	100 STREET	100 STREET	191	37,058
	C	SN	157 AVENUE	98 STREET	100 STREET	276	53,550
	D	E/W	98 STREET	156 AVENUE	157 AVENUE	377	73,146
	E	SN	158 AVENUE	98 STREET	99 STREET	133	25,805
	F	SN	158A AVENUE	99 STREET	100 STREET	22	4,269
	G	SN	159 AVENUE	98 STREET	99 STREET	140	27,163
	H	E/W	98 STREET	158 AVENUE	159 AVENUE	405	78,579
	I	E/W	99 STREET	158 AVENUE	159 AVENUE	367	71,206
2	A	SN	154 AVENUE	98 STREET	101 STREET	462	89,638
	B	SN	155 AVENUE	98 STREET	100 STREET	372	72,176
	C	E/W	98 STREET	154 AVENUE	155 AVENUE	143	27,745
	D	E/W	101 STREET	154 AVENUE	155 AVENUE	127	24,641
	E	E/W	102 STREET CUL-DE-SAC	155 AVENUE	155 AVENUE	207	40,163
	F	SN	154 AVENUE	154 AVENUE CUL-DE-SAC	BEAUMARIS ROAD	193	37,446
	G	E/W	103 STREET	A/S 155 AVENUE	155 AVENUE	45	8,731
3	A	SN	155 AVENUE	BEAUMARIS ROAD	APPROX 36.5m E 101 STREET	444	86,145
	B	E/W	100 STREET	APPROX 36.5m E 101 STREET	160 AVENUE	800	155,217
	C	SN	158 AVENUE	BEAUMARIS ROAD	100 STREET	556	107,876
4	A	SN	154 AVENUE	105 STREET	106 STREET	334	64,803
	B	SN	106 STREET CUL-DE-SAC	106 STREET	106 STREET	121	23,477
	C	E/W	105 STREET	154 AVENUE	155 AVENUE	321	62,281
	D	E/W	106 STREET	154 AVENUE	155 AVENUE	428	83,041
	E	SN	155 AVENUE	BEAUMARIS ROAD	106 STREET	82	15,910
	F	E/W	106 STREET	106 STREET S	106 STREET N	199	38,610
	G	E/W	158 AVENUE	106 STREET N	BEAUMARIS ROAD	48	9,313
	H	SN	106 STREET N	158 AVENUE	106 STREET CUL-DE-SAC	151	29,298
	I	E/W	106 STREET CUL-DE-SAC	106 STREET N	106 STREET N	351	68,102
5	A	SN	160 AVENUE	101 STREET	102 STREET	152	29,492
	B	E/W	101 STREET	158 AVENUE	160 AVENUE	318	61,699
	C	E/W	102 STREET	158 AVENUE	160 AVENUE	323	62,669
	D	SN	STIRLING ROAD CUL-DE-SAC	STIRLING ROAD E	STIRLING ROAD E	237	45,983
	E	SN	STIRLING ROAD N	STIRLING ROAD E	STIRLING ROAD W	336	65,191
	F	E/W	STIRLING ROAD E	158 AVENUE	STIRLING ROAD N	209	40,551
	G	E/W	STIRLING ROAD W	BEAUMARIS ROAD	STIRLING ROAD N	229	44,431

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L.I. PLAN	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE (\$)	
6	A	E/W	BEAUMARIS ROAD	153 AVENUE	STIRLING ROAD W	793	153,858	
	B	N	BEAUMARIS ROAD	STIRLING ROAD W	109 STREET	262	50,834	
	C	E/W	161 AVENUE	BEAUMARIS ROAD	APPROX 98.45m S BEAUMARIS ROAD	141	27,357	
	D	S/N	161 AVENUE	APPROX. 98.45m S BEAUMARIS ROAD	108 STREET	203	39,387	
	E	E/W	108 STREET	161 AVENUE	BEAUMARIS ROAD	229	44,431	
	F	S/N	156 AVENUE CUL-DE SAC	BEAUMARIS ROAD	BEAUMARIS ROAD	351	68,102	
	G	S	BEAUMARIS ROAD	APPROX 36.63m W STIRLING ROAD W	161 AVENUE	79	15,328	
	7	A	S/N	CASTLE KEEP	CASTLE KEEP E	CASTLE KEEP W	257	49,864
		B	E/W	CASTLE KEEP W	CASTLE KEEP S	CASTLE KEEP E	364	70,624
C		E/W	CASTLE KEEP E	CASTLE KEEP S	158 AVENUE	385	74,698	
D		S/N	157 AVENUE	111 STREET	112 STREET	216	41,909	
E		S/N	157A AVENUE	111 STREET	112 STREET	183	35,506	
F		E/W	111 STREET	157 AVENUE	158 AVENUE	240	46,565	
G		E/W	112 STREET	157 AVENUE	157A AVENUE	124	24,059	
H		S/N	109 STREET S	109 STREET E	109 STREET E CUL-DE SAC	67	13,000	
I		E/W	109 STREET E CUL-DE-SAC	109 STREET S	109 STREET S	324	62,863	
8	A	S/N	159 AVENUE	110 STREET	112B STREET	372	72,176	
	B	S/N	161 AVENUE CUL-DE-SAC	110 STREET	110 STREET	257	49,864	
	C	E/W	110 STREET	159 AVENUE	161 AVENUE CUL-DE-SAC	278	53,938	
	D	E/W	111 STREET	159 AVENUE	161 AVENUE CUL-DE-SAC	223	43,267	
	E	S/N	160 AVENUE	112A STREET	112B STREET	140	27,163	
	F	E/W	112A STREET	159 AVENUE	160 AVENUE	192	37,252	
	G	E/W	112B STREET	159 AVENUE	160 AVENUE	288	55,878	
	H	S/N	161 AVENUE	112 STREET	161 AVENUE CUL-DE-SAC	240	46,565	
	I	E/W	161 AVENUE CUL-DE-SAC	161 AVENUE	161 AVENUE	283	54,908	
9	A	S/N	158 AVENUE	CASTLE KEEP	159 AVENUE	293	56,848	
	B	N	BEAUMARIS ROAD	109 STREET	CASTLE DOWNS ROAD	282	54,714	
	C	E/W	109 STREET	CASTLE KEEP	BEAUMARIS ROAD	374	72,564	
	D	E/W	112 STREET	159 AVENUE	BEAUMARIS ROAD	415	80,519	
						17,209	\$ 3,338,922	
TOTAL ANNUAL PAYMENT						\$ 217,028.55		