

CITY OF EDMONTON

BYLAW 19622

A Bylaw to authorize the City of Edmonton to construct, finance and assess Decorative Street Lights Local Improvements in the Garneau Neighbourhood (Special Character Area)

WHEREAS:

- A. The Council of the City of Edmonton has decided to issue a bylaw pursuant to Sections 251, 263, and 404, of the *Municipal Government Act*, R.S.A. 2000, c. M-26, to authorize the City of Edmonton to construct, finance and assess Decorative Street Lights Local Improvement in the Garneau Neighbourhood (Special Character Area) (the “Project”);
- B. If, after a local improvement tax rate has been set, the actual cost of the local improvement is higher than the estimated cost on which the local improvement tax rate is based, the Council may revise the rate pursuant to Section 403(3) of the *Municipal Government Act*, R.S.A. 2000, c. M-26;
- C. Section 399 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, provides as follows:

The undertaking of a local improvement may be started, the local improvement tax bylaw may be passed and debentures may be issued before or after the actual cost of the local improvement has been determined;

- D. In order to construct and complete the said Project, it will be necessary for the City of Edmonton to borrow the sum of \$30,504.00 for the property owner's share on the terms and conditions referred to in this bylaw;
- E. The City of Edmonton will repay the indebtedness over a period of fifteen (15) years in semi-annual or annual instalments, with interest not exceeding nine per cent (9%) per annum, payable semi-annually or annually;
- F. 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;
- G. The estimated lifetime of the Project is a minimum of fifteen (15) years;
- H. The proposed construction will serve about 1,761 assessable metres of frontage;
- I. 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
- J. 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 \$1.38 per assessable metre per annum for fifteen (15) 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 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 three hundred-fifty-three-thousandths per cent (2.353%) interest charge per annum for a fifteen (15) year assessment.
 4. That for the purpose of the Project the sum of \$30,504.00 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 \$30,504.00 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 \$30,504.00, 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 fifteen (15) 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 DECORATIVE STREET LIGHTS CONSTRUCTION 2021 LOCAL IMPROVEMENT
 LOCAL IMPROVEMENT PROJECT 34 - GARNEAU NEIGHBOURHOOD (SPECIAL CHARACTER AREA)
 \$17.93 CASH COST PER METRE
 UNIT RATE OF \$1.38 PER METRE PER YEAR FOR 15 YEARS

L.I. PLAN No.	PART	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE (\$)
34	30	A	S/N	86 AVENUE	109 STREET	110 STREET	162	2,806
	30	B	E/W	110 STREET	85 AVENUE	86 AVENUE	41	711
	31	A	S/N	83 AVENUE	110 STREET	111 STREET	277	4,798
	31	B	S/N	84 AVENUE	109 STREET	111 STREET	524	9,076
	31	C	S/N	85 AVENUE	109 STREET	111 STREET	625	10,826
	31	D	E/W	110 STREET	83 AVENUE	85 AVENUE	132	2,287
							1,761	\$ 30,504
TOTAL ANNUAL PAYMENT							\$	2,430.18