



CITY OF EDMONTON

BYLAW 18693

A Bylaw to authorize the City of Edmonton to construct, finance and assess Sidewalk Reconstruction Local Improvements in the Royal Gardens Neighbourhood

WHEREAS:

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 Royal Gardens Neighbourhood (the “Project”);

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;

These rates will apply whether the actual cost of the local improvement is greater or less than the uniform tax rate;

The total estimated cost of the Project is \$4,721,952.00 of which \$2,360,976.00 will be funded by the City at large and \$2,360,976.00 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;

In order to construct and complete the said Project, it will be necessary for the City of Edmonton to borrow the sum of \$2,360,976.00 for the property owners' share on the terms and conditions referred to in this Bylaw;

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;

The amount of the existing debenture debt of the City of Edmonton at December 31, 2018 is \$3,046,193,851.11 as calculated in accordance with the *Debt Limit Regulation, A.R. 255/2000*, as amended, no part of which is in arrears;

The estimated lifetime of the Project is a minimum of twenty (20) years;

The proposed construction will serve about 11,495 assessable metres of frontage;

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;

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 \$15.02 per assessable metre per annum for twenty (20) years be set for the Project, residential and commercial standard, undertaken in 2019. 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 adding together the lot dimensions of the front of the parcel and the lot dimensions of the rear of the parcel and dividing the total by two,
 - 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 adding together the lot dimension of the front of the

parcel and the scaled dimension of the rear of the parcel (based on a production of the shortest parcel flankage length being imposed to that point on the longest parcel flankage length) and dividing the total by two and this average shall not exceed by more than two times the front parcel dimension.

b) with respect to the side or flankage of such parcels, they shall be assessed fifteen percent (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 three and nine hundred-thirty-thousandths per cent (3.930%) interest charge per annum for a twenty (20) years assessment.

4. That for the purpose of the Project the sum of \$2,360,976.00 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 \$2,360,976.00 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 \$2,360,976.00, 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	30 th	day of	April	2019;
READ a second time this	30 th	day of	April	2019;
READ a third time this	30 th	day of	April	2019;
SIGNED AND PASSED this	30 th	day of	April	2019.

THE CITY OF EDMONTON



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MAYOR



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A/CITY CLERK

PROPOSED SIDEWALK RECONSTRUCTION 2019 (50/50 PROGRAM) LOCAL IMPROVEMENTS
 ROYAL GARDENS NEIGHBOURHOOD
 \$205.39 CASH COST PER METRE
 UNIT RATE OF \$15.02 PER METRE PER YEAR FOR 20 YEARS

L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE (\$)
20	A	S/N	41 AVENUE	117 STREET	ROYAL ROAD	194	39,846
	B	S/N	42 AVENUE	117 STREET	117 STREET	264	54,223
	C	S	43 AVENUE	117 STREET	ROYAL ROAD	118	24,237
	D	N	43 AVENUE	117 STREET	43 AVENUE CUL-DE-SAC	176	36,149
	E	S/N	44 AVENUE	117 STREET	44 AVENUE CUL-DE-SAC	479	98,382
	F	E/W	117A STREET	44 AVENUE	44 AVENUE	192	39,435
	G	S/N	44A AVENUE	115 STREET	117 STREET	398	81,746
	H	S/N	44 AVENUE	115 STREET	116 STREET	267	54,840
	I	N	43 AVENUE	115 STREET	116 STREET	34	6,984
	J	E/W	43 AVENUE	43 AVENUE	43 AVENUE	161	33,068
	K	E/W	117 STREET	41 AVENUE	44A AVENUE	621	127,548
	L	E/W	116 STREET	43 AVENUE	44 AVENUE	227	46,624
21	A	N	43 AVENUE	111 STREET	115 STREET	402	82,567
	B	S/N	44 AVENUE	114A STREET	114B STREET	148	30,398
	C	S/N	44A AVENUE	114 STREET	115 STREET	558	114,608
	D	E/W	115 STREET	43 AVENUE	A/N 44A AVENUE	381	78,254
	E	E/W	114B STREET	43 AVENUE	44 AVENUE	372	76,406
	F	E/W	114A STREET	43 AVENUE	44 AVENUE	432	88,729
	G	W	114 STREET	43 AVENUE	44A AVENUE	277	56,894
22	A	S/N	41 AVENUE	114 STREET	116 STREET	651	133,709
	B	S/N	42 AVENUE	114 STREET	116 STREET	1,027	210,936
	C	E/W	115 STREET	40 AVENUE	43 AVENUE	372	76,406
23	A	S/N	41 AVENUE	111A STREET	113 STREET	480	98,588
	B	S	43 AVENUE	111A STREET	114 STREET	418	85,854
	C	E/W	113 STREET	41 AVENUE	43 AVENUE	379	77,843
	D	E/W	112A STREET	41 AVENUE	41 AVENUE	287	58,947
	E	E/W	112 STREET	40 AVENUE	43 AVENUE	271	55,661
	F	E/W	111B STREET	41 AVENUE	41 AVENUE	182	37,381
	G	E/W	111A STREET	41 AVENUE	43 AVENUE	228	46,829
	H	N	43 AVENUE	111A STREET	113 STREET	21	4,314
24	A	S/N	41 AVENUE	116 STREET	117 STREET	176	36,149
	B	S	43 AVENUE	116 STREET	116 STREET	533	109,473
	C	N	43 AVENUE	116 STREET	APPROX. 25m E 116 STREET	6	1,233
	D	E/W	117 STREET	40 AVENUE	41 AVENUE	161	33,068
	E	E/W	116 STREET	41 AVENUE	43 AVENUE	177	36,355
	F	E/W	115 STREET	43 AVENUE S	43 AVENUE N	37	7,600
	G	W	114 STREET	43 AVENUE S	43 AVENUE N	19	3,903
	H	E/W	114 STREET	40 AVENUE	43 AVENUE	369	75,789

11,495
2,360,976
TOTAL ANNUAL PAYMENT \$ 172,654.90