



THE CITY OF EDMONTON

BYLAW 17535

2016 CITY OF EDMONTON CAPITAL CITY DOWNTOWN COMMUNITY REVITALIZATION LEVY RATE AND SUPPLEMENTARY LEVY RATE BYLAW

Whereas, pursuant to section 3 of the City of Edmonton Capital City Downtown Community Revitalization Levy Regulation AR 141/2013 (the “Regulation”) established a community revitalization levy area known as “Capital City Downtown Community Revitalization Levy Area”;

And Whereas section 381.2 of the *Municipal Government Act*, R.S.A. 2000, c. M-26 (the “Act”), authorizes a council to pass a bylaw to impose a levy in respect of the incremental assessed value of property in a community revitalization levy area to raise revenue to be used toward the payment of infrastructure and other costs associated with redevelopment of property in the community revitalization levy area;

And Whereas City Council passed Bylaw 16521 to authorize the imposition of a community revitalization levy in the Capital City Downtown Community Revitalization Levy Area and which bylaw was approved by the Lieutenant Governor in Council on April 16, 2014;

And Whereas pursuant to Section 10 of AR 173/2010 City Council is required to pass a community revitalization levy rate bylaw annually;

And Whereas the estimated revenues to be raised through the Capital City Downtown Revitalization Levy to be applied towards the payment of infrastructure and other costs associated with the development of property within the Capital City Downtown Revitalization Levy area for the year 2016 are \$5,294,586;

And Whereas City Council is required each year to impose on the incremental assessed value of property within the Capital City Downtown Community Revitalization Levy Area, community revitalization levy rates that are equal to or greater than the tax rates established annually for the corresponding property tax bylaw for each assessment class or sub-class of property referred to in section 297 of the Act;

And Whereas, section 369 of the Act provides that City Council must pass a supplementary property tax bylaw annually to authorize the levying of a supplementary property tax in respect for which supplementary assessments have been made;

Edmonton City Council enacts:

PART I - PURPOSE, DEFINITIONS AND INTERPRETATION

- PURPOSE** 1 The purpose of this bylaw is to authorize the levying of a community revitalization levy rate upon all taxable property within the boundaries of the Capital City Downtown Community Revitalization Levy Area shown on the assessment and tax roll and supplementary community revitalization levy rate in respect for which supplementary assessments have been made.
- DEFINITIONS** 2 In this bylaw, unless the context otherwise requires:
- (a) **“Act”** means the *Municipal Government Act*, R.S.A. 2000, c.M-26;
 - (b) **“Assessment Roll”** means assessment roll as defined in section 303 of the Act;
 - (c) **“Community Revitalization Assessment Roll”** means the Community Revitalization Assessment Roll as defined in section 8 of the Regulation and is a continuation of the Assessment Roll;
 - (d) **“Community Revitalization Levy Rate”** means the rate imposed under a community revitalization levy bylaw for the applicable assessment class or sub-class of property;
 - (e) **“Community Revitalization Levy Roll”** means the Community Revitalization Levy Roll as defined in section 9 of the Regulation and is a continuation of the Property Tax Roll;
 - (f) **“Co-operative Housing Project”** shall mean a co-operative housing project that is:
 - (i) incorporated under the *Cooperatives Act*, S.A. 2001, c. C-28.1; or;

- (ii) comprised exclusively of the members that are either;
 - (A) members as defined by sections 1(1)(f) and 1(1)(ee) of the *Cooperatives Act*; or
 - (B) the City of Edmonton; or
 - (C) any combination of the above categories of A and B; and
 - (D) includes property owned by a non-profit housing society incorporated under the *Societies Act*, R.S.A. 2000, c. S-14, and occupied by tenants.
- (g) **“Council”** means the Council of the City of Edmonton;
- (h) **“Incremental Assessed Value”** means Incremental Assessed Value as defined in section 381.1(a) of the Act;
- (i) **“Manufactured Home”** means manufactured home as defined in section 284(l)(m) of the Act;
- (j) **“Manufactured Home Community”** means manufactured home community as defined in section 284(1)(n) of the Act;
- (k) **“Mobile Home”** means mobile home as defined in section 284(1)(n.1) of the Act;
- (l) **“Non-Residential Property”** means non-residential property as defined in section 297(4)(b) of the Act;
- (m) **“Other Residential”** means a sub-class of property classified as Class 1 – residential, as set out in section 297 of the *Municipal Government Act*, which includes property, or a portion of property that contains
 - (i) four or more self-contained dwelling units which are used or intended to be used for permanent living accommodations, together with any other buildings or amenity areas located on the property that are ancillary to the dwelling units; or
 - (ii) vacant land that in the future, as designated by a land use bylaw, a neighborhood area structure plan, or an area structure plan, may be developed into a property that contains four or more self-contained

dwelling units to be used for permanent living accommodations;

but not including a co-operative housing project.

- (n) **“Property Tax Roll”** means the tax roll as defined in section 329 of the Act;
- (o) **“Residential Assessment Class Property”** means residential property as defined in section 297(4)(c) of the Act;
- (p) **“Residential”** means a sub-class of property classified as Class 1 – residential, as set out section 297 of the *Municipal Government Act*, which includes property, or a portion of property, that contains
 - (i) three or less self-contained dwelling units which are used or intended to be used for permanent living accommodations, together with any other buildings or amenity areas located on the property that are ancillary to the dwelling units;
 - (ii) a self-contained dwelling unit and parking area, if any, established under the same condominium plan and any common property associated with the unit;
 - (iii) a co-operative housing project;
 - (iv) a mobile home or manufactured home located on a site in a mobile home or manufactured home community, and any other improvements located on the property owned and occupied by the person occupying the mobile home or manufactured home;
 - (v) vacant land that in the future, as designated by a land use bylaw, a neighborhood area structure plan, or an area structure plan, may be developed into a property used for permanent living accommodations that will not contain more than three self-contained dwelling units;
 - (vi) natural areas and parkland, including an area of land that in the near future may be designated as environmental reserve;

but does not include property that falls into the Other Residential sub-class.

- (q) **“Supplementary Assessment”** means an assessment made pursuant to section 314 of the Act;
- (r) **“Supplementary Assessment Roll”** means a supplementary assessment roll as defined by section 315 of the Act;
- (s) **“Supplementary Property Tax Roll”** means a supplementary property tax roll as defined by section 369 of the Act.

**RULES FOR
INTERPRETATION**

- 3 The marginal notes and headings in this bylaw are for reference purposes only.

PART II - ASSESSMENT CLASSES AND TAX RATES

**ASSESSMENT
CLASSES AND SUB-
CLASSES**

- 4 For the purpose of the 2016 City of Edmonton Capital City Downtown Community Revitalization Levy Rate Bylaw, all assessed property within the boundary of the Capital City Downtown Community Revitalization Levy Area is hereby divided into one of the following assessment classes and subclasses:
- (a) Residential Assessment Class Property:
 - (i) Residential;
 - (ii) Other Residential
 - (b) Non-Residential Property;
 - (c) Farmland;
 - (d) Machinery and Equipment.

**LEVY OF
COMMUNITY
REVITALIZATION
LEVY RATES**

- 5 The Chief Administrative Officer is hereby authorized to levy the rates set out in Schedule “A” against the incremental assessed value of all taxable property within the Capital City Downtown Community Revitalization Levy Area as shown on the Community Revitalization Assessment Roll and the Supplementary Assessment Roll and classified according to this bylaw.

PART III - COMMUNITY REVITALIZATION LEVY ROLL AND PROPERTY TAX NOTICES

COMMUNITY REVITALIZATION LEVY ROLL	6	A Community Revitalization Levy Roll shall be prepared in accordance with section 9 of the Regulation.
PROPERTY TAX NOTICES	7	(1) Property tax notices shall be prepared in accordance with section 333 of Act for all taxable property shown on the Community Revitalization Assessment Roll. (2) Property tax notices shall be sent in accordance with section 333 and 335 of the Act to the taxpayers.
PAYMENT DEADLINE	8	The taxes imposed, assessed and collected by the community revitalization levy rates for the Capital City Downtown Community Revitalization Levy Area are due and payable to the City of Edmonton on June 30, 2016.

PART IV - SUPPLEMENTARY COMMUNITY REVITALIZATION LEVY RATES

SUPPLEMENTARY COMMUNITY REVITALIZATION LEVY RATES	9	The supplementary community revitalization levy rates for 2016 are the same as the community revitalization levy rates set out in Schedule "A".
SUPPLEMENTARY PROPERTY TAX ROLL	10	A supplementary property tax roll shall be prepared in accordance with section 369 of the Act.
SUPPLEMENTARY PROPERTY TAX NOTICES	11	(1) Supplementary property tax notices shall be prepared in accordance with section 369 of the Act for all taxable property shown on the supplementary property tax roll. (2) Supplementary property tax notices shall be sent in accordance with section 369 of the Act to the person liable to pay the taxes.

PART V - GENERAL

NUMBER OF GENDER REFERENCES	12	All references in this bylaw will be read with such changes in number and gender as may be appropriate according to whether the reference is to a male or female person, or a corporation or partnership.
REPEALS	13	Bylaw 17535 is hereby repealed on May 1, 2026.
EFFECTIVE DATE	14	This bylaw takes effect after third reading and signatures have been completed.

READ a first time this	28th	day of	April	, A. D. 2016;
READ a second time this	28th	day of	April	, A. D. 2016;
READ a third time this	28th	day of	April	, A. D. 2016;
SIGNED and PASSED this	28th	day of	April	, A. D. 2016.

CITY OF EDMONTON



MAYOR

CITY CLERK

**BYLAW 17535
SCHEDULE A**

2016 City of Edmonton Capital City Downtown Community Revitalization Levy Rates

Municipal Equivalent

Assessment Class	Total Taxable Incremental Assessment	Levy Rate	Municipal Equivalent	Exempt Incremental Assessment
Residential	88,534,693	0.0056427	499,575	17,500
Farmland	0	0.0056427	0	0
Other Residential	106,067,496	0.0064891	688,283	30,013,402
Non-Residential	192,879,734	0.0155435	2,998,026	1,348,203,014
Machinery and Equipment**	0	0.0155435	0	0
Totals	387,481,923		4,185,884	1,378,233,919

**Exempt by City Bylaw

Education Equivalent

Assessment Class	Total Taxable Incremental Assessment	Levy Rate	Education Equivalent	Exempt Incremental Assessment
Residential	88,534,693	0.0023613	209,057	17,500
Farmland	0	0.0023613	0	0
Other Residential	106,067,496	0.0023613	250,457	30,013,402
Non-Residential	181,231,234	0.0035821	649,188	1,359,851,517
Machinery and Equipment	0	0	0	0
Totals	375,833,423		1,108,702	1,389,882,419