



CITY OF EDMONTON

BYLAW 19619

A Bylaw to authorize the City of Edmonton to construct, finance and assess Sidewalk Reconstruction Local Improvements in the Calder 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 Calder 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 \$7,282,790.00 of which \$3,641,395.00 will be funded by the City at large and \$3,641,395.00 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 \$3,641,395.00 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 18,768 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 \$3,641,395.00 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 \$3,641,395.00 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 \$3,641,395.00, 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

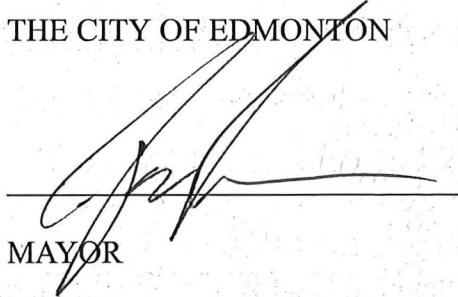
respective sums shown as yearly payments on Schedule "A" and there is hereby imposed on all lands fronting or abutting on that portion of the streets or places whereon the improvements are to be laid, a local improvement assessment sufficient to cover the owners' portion of the cost of the said work 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.

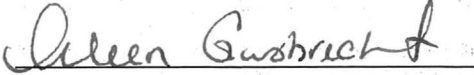
13. The net amount realized by the issue and sale of debentures authorized under this Bylaw shall be applied only for the purposes for which the indebtedness was created.

14. This Bylaw shall take effect on the day of the final passing thereof.

READ a first time this	19th	day of	April,	A.D. 2021;
READ a second time this	19th	day of	April,	A.D. 2021;
READ a third time this	19th	day of	April	A.D. 2021;
SIGNED AND PASSED this	19th	day of	April,	A.D. 2021.

THE CITY OF EDMONTON


MAYOR


CITY CLERK

PROPOSED SIDEWALK RECONSTRUCTION 2021 (50/50 PROGRAM) LOCAL IMPROVEMENTS
CALDER 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 (\$)
20	A	W	113A STREET SERVICE ROAD	39M. N OF 130 AVENUE	132 AVENUE	205	39,775
	B	E/W	114 STREET	129 AVENUE	131 AVENUE	669	129,800
	C	E/W	115 STREET	129 AVENUE	132 AVENUE	738	143,187
	D	E/W	116 STREET	129 AVENUE	132 AVENUE	679	131,740
	E	S/N	131 AVENUE	113A STREET	114 STREET	81	15,716
	F	N	130 AVENUE	113A STREET	115 STREET	130	25,223
	G	S/N	130 AVENUE	115 STREET	116 STREET	187	36,282
21	A	E/W	114 STREET	127 AVENUE	129 AVENUE	514	99,727
	B	E/W	115 STREET	127 AVENUE	129 AVENUE	484	93,906
	C	E/W	116 STREET	127 AVENUE	129 AVENUE	401	77,803
22	A	E/W	117 STREET	129 AVENUE	131 AVENUE	622	120,681
	B	E/W	118 STREET	131 AVENUE	132 AVENUE	22	4,269
	C	E/W	118 STREET	129 AVENUE	130 AVENUE	423	82,071
	D	E/W	119 STREET	130 AVENUE	131 AVENUE	298	57,818
	E	E/W	119 STREET	129 AVENUE	2ND A/N OF 129 AVENUE	240	46,565
	F	S/N	130 AVENUE	116 STREET	118 STREET	217	42,103
	G	S/N	130 AVENUE	119 STREET	120 STREET	137	26,581
	H	S/N	131 AVENUE	117 STREET	119 STREET	285	55,296
	I	N	119 STREET	119 STREET	119 STREET END	3	583
23	A	E/W	117 STREET	127 AVENUE	129 AVENUE	446	86,533
	B	E/W	118 STREET	127 AVENUE	129 AVENUE	481	93,324
	C	E/W	119 STREET	127 AVENUE	129 AVENUE	346	67,131
24	A	E/W	120 STREET	129 AVENUE	132 AVENUE	747	144,933
	B	E/W	121 STREET	129 AVENUE	132 AVENUE	774	150,172
	C	S/N	131 AVENUE	120 STREET	122 STREET	46	8,925
	D	S/N	130 AVENUE	120 STREET	122 STREET	46	8,925

Schedule "A"

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L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE (\$)
25	A	E/W	120 STREET	127 AVENUE	129 AVENUE	320	62,087
	B	E/W	121 STREET	127 AVENUE	129 AVENUE	509	98,757
	C	N	129 AVENUE	113A STREET	122 STREET	536	103,995
	D	S/N	128 AVENUE	120 STREET	122 STREET	46	8,925
26	A	E/W	122 STREET	129 AVENUE	131A AVENUE	764	148,232
	B	E/W	123 STREET	129 AVENUE	131A AVENUE	677	131,352
	C	E/W	123A STREET	129 AVENUE	132 AVENUE	751	145,710
	D	S/N	131A AVENUE	122 STREET	123 STREET	127	24,641
	E	N	131A AVENUE	123 STREET	123A STREET	90	17,462
	F	S	131 AVENUE	123 STREET	123A STREET	12	2,329
	G	S/N	131 AVENUE	123A STREET	124 STREET	23	4,463
	H	N	130 AVENUE	122 STREET	124 STREET	35	6,791
	I	S	130 AVENUE	123A STREET	A/W OF 123 A STREET	39	7,567
27A	A	E/W	122 STREET	127 AVENUE	129 AVENUE	504	97,787
	B	E/W	123 STREET	127 AVENUE	129 AVENUE	506	98,175
	C	E/W	123A STREET	127 AVENUE	129 AVENUE	454	88,086
	D	N	129 AVENUE	122 STREET	127 STREET	87	16,880
	E	S/N	128 AVENUE	122 STREET	123A STREET	79	15,328
28	A	E/W	124 STREET	129 AVENUE	131A AVENUE	743	144,157
	B	E/W	125 STREET	129 AVENUE	131A AVENUE	680	131,934
	C	E/W	126 STREET	129 AVENUE	132 AVENUE	666	129,218
	D	S/N	131A AVENUE	124 STREET	125 STREET	146	28,327
	E	S/N	131 AVENUE	125 STREET	126 STREET	110	21,343
	F	N	130 AVENUE	124 STREET	127 STREET	34	6,597
29	A	E/W	124 STREET	127 AVENUE	129 AVENUE	457	88,668
	B	E/W	125 STREET	127 AVENUE	129 AVENUE	422	81,877
	C	E	125 STREET	S TURN OF 125 STREET	127 AVENUE	56	10,866
	D	E/W	126 STREET	127 AVENUE	129 AVENUE	481	93,324
	E	W	126 STREET	126 STREET END	127 AVENUE	57	11,060
	F	S/N	128 AVENUE	123A STREET	126 STREET	125	24,253
	G	S	128 AVENUE	126 STREET	127 STREET	11	2,135
						18,768	3,641,395
TOTAL ANNUAL PAYMENT \$						236,664.48	