

**CITY OF EDMONTON**

**BYLAW 19176**

A Bylaw to authorize the City of Edmonton to construct, finance and assess Sidewalk Reconstruction Local Improvements in the Eastwood 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 Eastwood 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 \$5,308,604.00 of which \$2,654,302.00 will be funded by the City at large and \$2,654,302.00 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 \$2,654,302.00 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, 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;
- H. The estimated lifetime of the Project is a minimum of twenty (20) years;
- I. The proposed construction will serve about 13,187 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 \$13.71 per assessable metre per annum for twenty (20) years be set for the Project, residential and commercial standard, undertaken in 2020. 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 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 one hundred-forty-six-thousandths per cent (3.146%) interest charge per annum for a twenty (20) year assessment.
4. That for the purpose of the Project the sum of \$2,654,302.00 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 \$2,654,302.00 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 \$2,654,302.00, 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

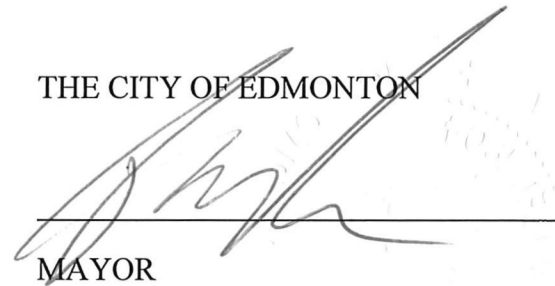
set forth in said Schedule "A". The local improvement assessment shall be in addition to all other rates and taxes.

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.

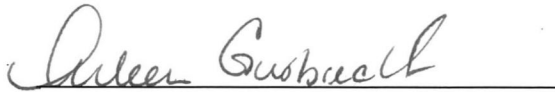
READ a first time this	27 <sup>th</sup>	day of	April	2020;
READ a second time this	27 <sup>th</sup>	day of	April	2020;
READ a third time this	27 <sup>th</sup>	day of	April	2020;
SIGNED and PASSED THIS	27 <sup>th</sup>	day of	April	2020.

THE CITY OF EDMONTON




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MAYOR




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CITY CLERK

PROPOSED SIDEWALK RECONSTRUCTION 2020 (50/50 PROGRAM) LOCAL IMPROVEMENTS  
EASTWOOD NEIGHBOURHOOD  
\$201.28 CASH COST PER METRE  
UNIT RATE OF \$13.71 PER METRE PER YEAR FOR 20 YEARS

L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE (\$)
1	A	N	124 AVENUE	82 STREET	86 STREET	125	25,161
	B	S	125 AVENUE	82 STREET	83 STREET	13	2,617
	C	E/W	85 STREET	123 AVENUE	85 STREET CUL-DE-SAC	446	89,771
	D	E/W	83 STREET	123 AVENUE	125 AVENUE	497	100,037
2A	A	S/N	123 AVENUE	85 STREET	86 STREET	28	5,636
	B	S	123 AVENUE	82 STREET	85 STREET	64	12,882
	C	E/W	89 STREET	121 AVENUE	122 AVENUE	161	32,407
	D	E/W	88 STREET	121 AVENUE	122 AVENUE	305	61,391
	E	E/W	87 STREET	121 AVENUE	122 AVENUE	305	61,391
	F	E/W	86 STREET	121 AVENUE	122 AVENUE	305	61,391
	G	E/W	85 STREET	121 AVENUE	123 AVENUE	610	122,781
	H	E/W	83 STREET	121 AVENUE	123 AVENUE	610	122,781
3	A	S	121 AVENUE	82 STREET	89 STREET	113	22,745
	B	E/W	89 STREET	120 AVENUE	121 AVENUE	305	61,391
	C	E/W	88 STREET	120 AVENUE	121 AVENUE	302	60,787
	D	E/W	87 STREET	120 AVENUE	121 AVENUE	293	58,976
	E	E/W	86 STREET	120 AVENUE	121 AVENUE	305	61,391
	F	E/W	85 STREET	120 AVENUE	121 AVENUE	297	59,781
	G	E/W	83 STREET	120 AVENUE	121 AVENUE	279	56,158
4	A	S	121 AVENUE	81 STREET	82 STREET	13	2,617
	B	E/W	81 STREET	120 AVENUE	122 AVENUE	428	86,148
	C	E/W	80 STREET	120 AVENUE	122 AVENUE	481	96,816
	D	E/W	79 STREET	120 AVENUE	122 AVENUE	574	115,535
	E	W	77 STREET	121 AVENUE	122 AVENUE	153	30,796
	F	E	77 STREET	120 AVENUE	MOUNT LAWN ROAD	153	30,796
	G	W	76 STREET	120 AVENUE	MOUNT LAWN ROAD	153	30,796

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L.I. PLAN No.	REF.	SIDE	ON	FROM	TO	ASSESSABLE LENGTHS (METRES)	PROPERTY SHARE (\$)
5	A	N	119 AVENUE	86 STREET	89 STREET	120	24,154
	B	S/N	120 AVENUE	88 STREET	89 STREET	47	9,461
	C	N	120 AVENUE	86 STREET	88 STREET	53	10,668
	D	E/W	89 STREET	A/N 118 AVENUE	120 AVENUE	514	103,458
	E	E/W	88 STREET	A/N 118 AVENUE	120 AVENUE	470	94,602
	F	E/W	87 STREET	A/N 118 AVENUE	120 AVENUE	495	99,634
6	A	S	119 AVENUE	83 STREET	85 STREET	56	11,272
	B	N	119 AVENUE	82 STREET	85 STREET	28	5,636
	C	N	120 AVENUE	82 STREET	86 STREET	102	20,531
	D	E/W	86 STREET	A/N 118 AVENUE	120 AVENUE	372	74,877
	E	E/W	85 STREET	APPROX. 42m N 118 AVENUE	120 AVENUE	438	88,161
	F	E/W	83 STREET	A/N 118 AVENUE	120 AVENUE	517	104,062
7	A	S	119 AVENUE	79 STREET	82 STREET	192	38,646
	B	N	119 AVENUE	81 STREET	82 STREET	14	2,818
	C	N	119 AVENUE	FORT ROAD	A/E 81 STREET	44	8,857
	D	S	119 AVENUE	A/E 76 STREET	77 STREET	68	13,688
	E	S/N	120 AVENUE	80 STREET	82 STREET	241	48,509
	F	N	120 AVENUE	FORT ROAD	80 STREET	37	7,448
	G	S/N	120 AVENUE	75 AVENUE	FORT ROAD	243	48,912
	H	E/W	81 STREET	119 AVENUE	120 AVENUE	214	43,074
	I	E/W	80 STREET	119 AVENUE	120 AVENUE	282	56,761
	J	W	79 STREET	FORT ROAD	120 AVENUE	39	7,850
	K	E/W	78 STREET	A/N 118 AVENUE	120 AVENUE	423	85,142
	L	E/W	77 STREET	77 STREET CLOSURE	120 AVENUE	478	96,212
	M	W	76 STREET	119 AVENUE	120 AVENUE	153	30,796
	N	W	80 STREET	APPROX. 40m S 119 AVENUE	119 AVENUE	7	1,409
O	E/W	79 STREET	A/N 118 AVENUE	119 AVENUE	222	44,685	
						<b>13,187</b>	<b>2,654,302</b>
<b>TOTAL ANNUAL PAYMENT</b>						<b>\$ 180,793.77</b>	