

Cost Sharing Opportunities

The Neighbourhood Renewal program has been paid for through City-wide property taxes by creating a reserve dedicated to the program. However, two specific improvements—decorative street lights and sidewalk reconstruction—are cost-shared by the City and owners of property in the neighbourhood, as they are considered a local improvement.

What is a Local Improvement?

A local improvement is a construction project undertaken near or adjacent to residents' properties which benefit the residents' area greater than to Edmonton as a whole. Local improvements are a part of the neighbourhood renewal discussions with you and your neighbours.

Sidewalk Reconstruction

Sidewalk reconstruction is a City-initiated local improvement process. Property owners will receive a local improvement package in the mail about 4–6 months before neighbourhood reconstruction begins. This package includes information for property owners to DECIDE on whether they would like to proceed with the sidewalk reconstruction or not. If the property owner does not wish to proceed with the sidewalk reconstruction, they must complete and return the petition form included within the package. Property owners have 30 days to petition against the local improvement. The petition process is guided by the Provincial Municipal Government Act as well as City policies and procedures.

- Neighbourhoods are divided into project areas for the sidewalk reconstruction. Project areas will be defined on your local improvement notice.
- Sidewalk reconstruction will not proceed if the City receives petitions from the majority (50%+1) of property owners within a given project area.
 - If a local improvement is defeated, the City will undertake regular sidewalk maintenance (grinding, asphalt patching or mudjacking) to make the sidewalk safe for pedestrians.
- The petition form must be signed by all property owners on the property title and witnessed by a Commissioner of Oaths. A free Commissioner of Oaths is available by contacting the City and will also be available at any public meetings or sessions held during the petition period.

Decorative Street Light Upgrades

New standard street lights are included in the neighbourhood renewal process at no additional cost to the property owner. However some communities choose to pay for a decorative street light upgrade and the cost of the upgrade is charged to the property owners as a local improvement. The options for street lights include pole colours, styles, and arm options including the style of light.

The options being considered for Royal Gardens have been provided at the end of this handout.

The Process to Upgrade to Decorative Street Lighting:

It's a two-step process where community preference is identified through an Expression of Interest and then decided by a Local Improvement process. The Expression of Interest is the first step in identifying a community's interest in a Decorative Street Lighting Local Improvement. In order to initiate the Local Improvement Process, 50%+1 of a representative sample of the neighbourhood needs to respond in favour of decorative street lights. The representative sample is dependent on the number of property owners within your neighbourhood.

For Royal Gardens, the number of required submissions must meet or exceed 400 in order for it to be considered a representative sample.

Step 1 – Expression of Interest (EOI) Process: July – November

- July – The community league or property owners send one street light selection to the City no later than July 3 of the year prior to construction.
- September/October – The City sends an EOI package containing estimated costs for the upgrades to decorative street lighting to registered property owners.
- November – Property owners must return the EOI to the City by November 20 to inform the City of their preference to upgrade or not.
- November/December – The City validates the signatures. If a representative sampling of property owners sign in support, the City initiates a Decorative Street Light Local Improvement (Step 2).

Step 2 – Local Improvement Process: December – Early Spring

- January/February – The City sends out the local improvement tax notice to property owners.
- 30 day petition period – After mailout, there is a 30 day petition period for property owners to petition against the local improvement if they'd like to do so. A majority of the affected property owners in the neighbourhood need to sign and return the tax notice in order to defeat the local improvement.
 - The petition against must be signed by 50%+1 of property owners within the entire neighbourhood to defeat the local improvement.
 - This process is governed by the Municipal Government Act and City Policy
- A valid petition against must include the signature of all titled owners. The titled owners' signatures must be witnessed and the witness must swear an affidavit before a Commissioner of Oaths.
- If the petition against the local improvement succeeds, the City will notify property owners, the decorative street lights will be not installed, and standard galvanized street lights will be installed.
- If a sufficient petition against the local improvement is not received, City Council will pass a Local Improvement Bylaw, and the decorative street lights will be installed.

How are Local Improvements Paid For?

Local improvement charges will show on your property taxes after completion of the work. Local improvements are paid for in whole (decorative street light upgrade) or in part (sidewalk reconstruction) by property owners in one of two ways:

1. Lump sum payment: One-time full cost payment.
2. Amortized payment: The cost is paid for gradually on your yearly property taxes (includes interest charges). The tax stays with the property and if you sell your property, the next owner will continue to pay the balance. At any time, property owners may choose to pay the remainder of the balance by contacting the City through 311.

Cost of Sidewalk Reconstruction

Property owners pay 50% of the cost of sidewalk reconstruction based on the length of sidewalk in front of your property, different shaped lots have different methods to calculate the cost. For more information see: edmonton.ca/LocalImprovements

Property owners can pay a one-time, lump sum payment or yearly payment amortized over 20 years.

The exact cost for the local improvement will be included on your tax notice the year following the sidewalk construction.

Cost of Decorative Street Lights

The cost depends on the option selected, the borrowing finance rate, the number of streetlights, and the number of property owners sharing the expense.

Similar to the sidewalk reconstruction, property owners can pay a one-time, lump sum payment or a property tax levy amortized over 15 years.

The estimated cost for the upgrade is included in your mailed Expression of Interest package. The exact cost for the local improvement will be included on your tax notice the year following the installation of the decorative streetlights.

Decorative Street Lights for Royal Gardens

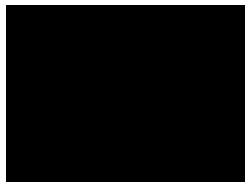
The Decorative Street Light option in the Expression of Interest for the Royal Gardens neighbourhood includes the following:



Decorative Arm:
Heritage



Pole Style:
Octagonal



Pole Colour:
Black

If you are a property owner in the neighbourhood and have not yet completed an Expression of Interest form, please submit the form by November 20, 2018.



No Upgrade
Standard Street Light



Upgrade Option
Decorative Street Light