

# COST-SHARING OPPORTUNITIES

**DECIDE:** You are invited to participate in making a decision for local improvements in the neighbourhood

**OUTCOME:** Local Improvement decisions for decorative street lights and sidewalk reconstruction are added to the final neighbourhood design

**COMMITMENT:** We commit to including the local improvement decisions in the final neighbourhood design

**DECIDE**

BUILDING GREAT  
NEIGHBOURHOODS  
AND OPEN SPACES

Edmonton

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 next 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.

## THE LOCAL IMPROVEMENT PROCESS

The discussion on local improvements in your neighbourhood will start early in the neighbourhood renewal process. The early stages of the process will include information on what local improvements may be available in your neighbourhood.

## THE PROCESS TO UPGRADE TO DECORATIVE STREET LIGHTING

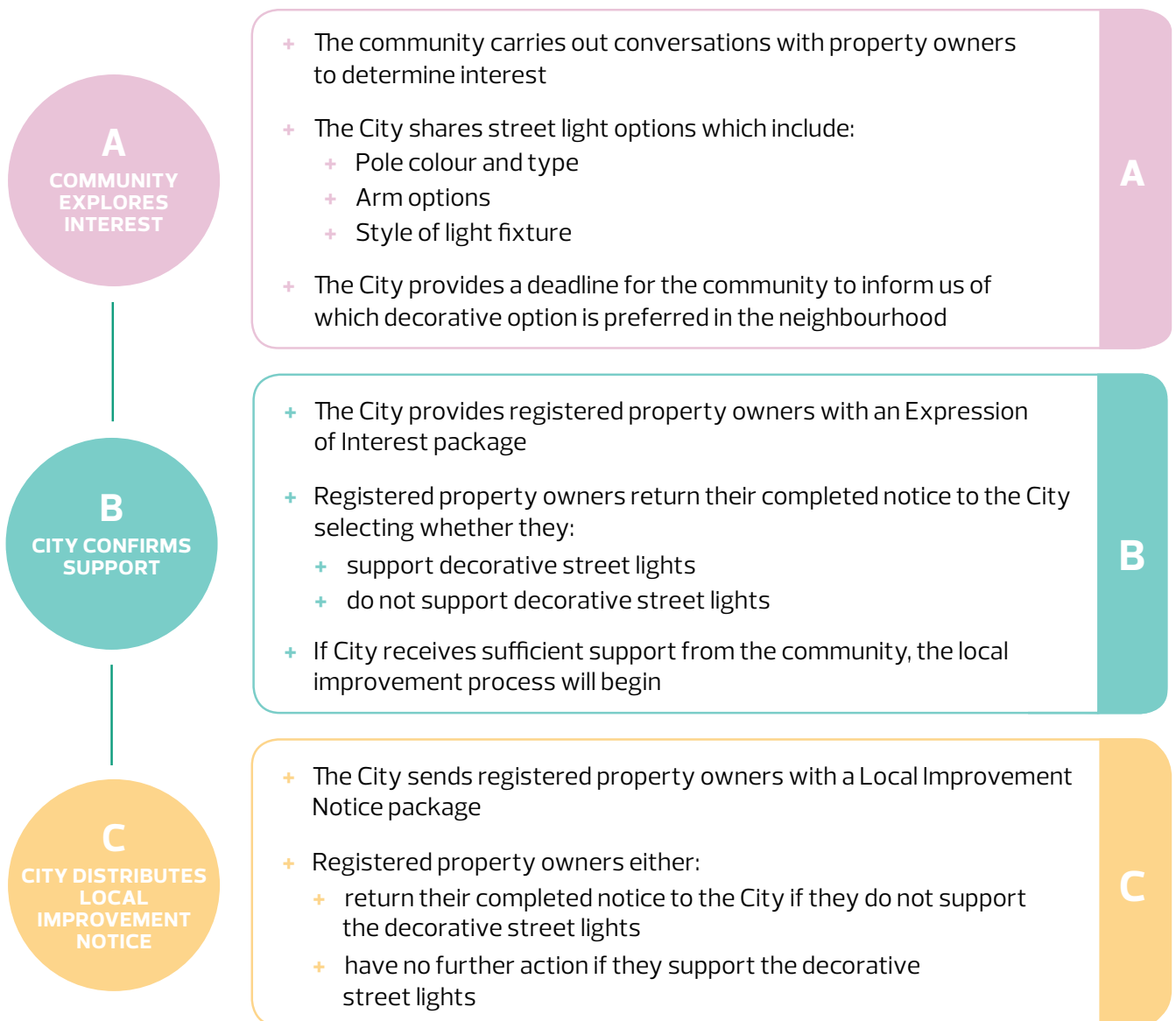
It's a **three-step process** where:

- A** Community explores interest
- B** City confirms support
- C** City distributes Local Improvement notice



## DECORATIVE STREET LIGHT UPGRADES

New galvanized 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.



## SIDEWALK RECONSTRUCTION

Sidewalk reconstruction is a City-initiated local improvement process. Property owners will receive a local improvement package in the mail about 3–5 months before neighbourhood reconstruction begins.

If the property owner does not wish to proceed with the sidewalk reconstruction, they must complete and return the local improvement 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.–



## 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 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.

## COST OF SIDEWALK RECONSTRUCTION

Property owners pay 50% of the cost of sidewalk reconstruction. The cost of sidewalk reconstruction is based on the previous construction year's costs, the borrowing finance rate, and the length of sidewalk next to your property. Different shaped lots have a different method to calculate the cost. (See [edmonton.ca/localimprovements](http://edmonton.ca/localimprovements))

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

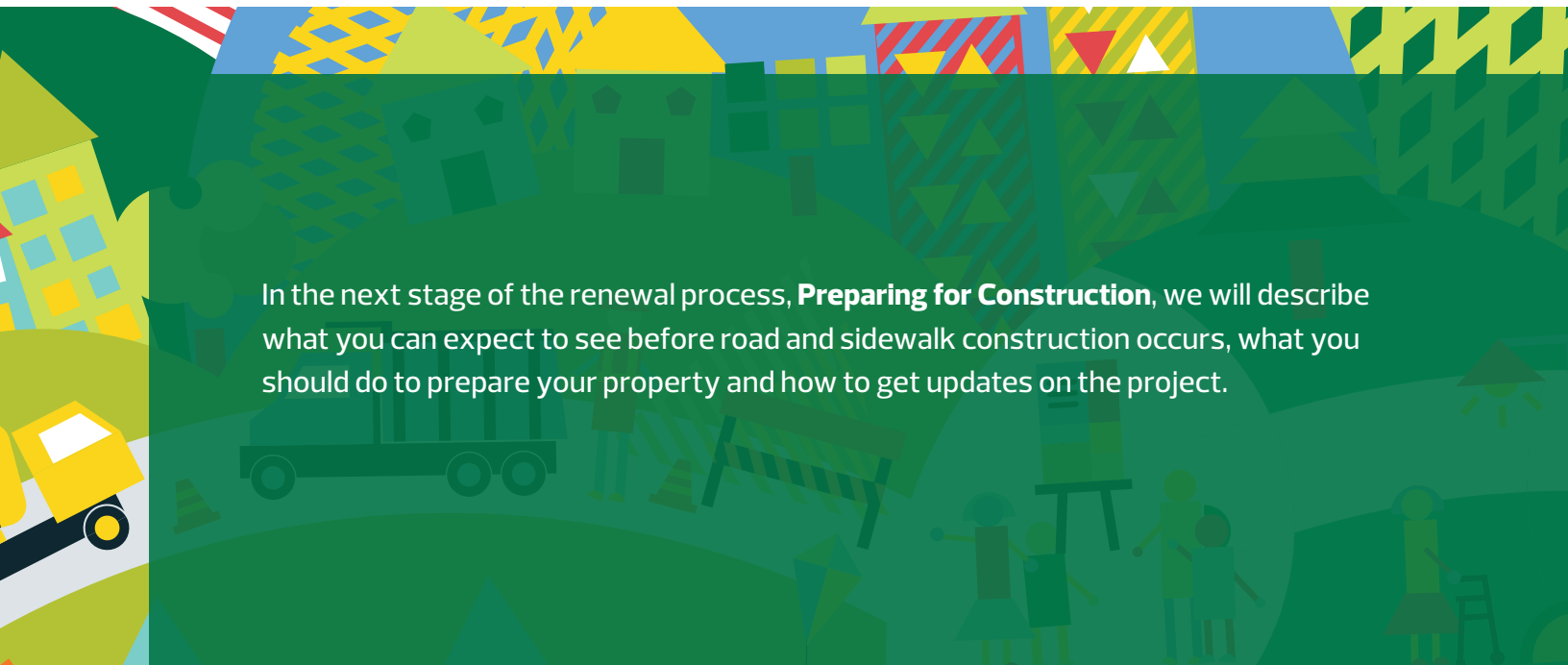
The cost depends on the option selected, the borrowing finance rate, the number of streetlights, and the number of property owners sharing the expense.

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 exact cost for the local improvement will be included on your tax notice the year following the installation of the decorative streetlights.



## Notes:



In the next stage of the renewal process, **Preparing for Construction**, we will describe what you can expect to see before road and sidewalk construction occurs, what you should do to prepare your property and how to get updates on the project.