

PROPOSED

ITEM #11.2.3
C2018-0086
ATTACHMENT 1

BYLAW NUMBER 1R2018

BEING A BYLAW OF THE CITY OF CALGARY TO AUTHORIZE:

- THE CONSTRUCTION OF THE LOCAL IMPROVEMENTS AS DESCRIBED WITHIN THE ATTACHED SCHEDULE "A"; AND
- THE IMPOSING OF A SPECIAL ASSESSMENT AGAINST THE PROPERTIES AFFECTED BY THE CONSTRUCTION OF THE LOCAL IMPROVEMENTS; AND
- THE ISSUING OF A DEBENTURE OR DEBENTURES NOT EXCEEDING A CUMULATIVE VALUE OF \$4,464,574

WHEREAS the Council of The City of Calgary ("Council") has decided to issue a bylaw pursuant to Sections 251, 263, and 397 of *The Municipal Government Act* R.S.A. 2000 c.M-26 ("the Act") to authorize the financing, undertaking and completing of the local improvements described in the attached Schedule "A";

AND WHEREAS the total cost of constructing the local improvements is estimated to be \$4,674,310 to be paid by the affected property owners.

AND WHEREAS in order to construct and complete the said local improvements, it will be necessary for The City to borrow the sum of \$4,464,574 from Alberta Capital Finance Authority ("ACFA") or other lenders to finance the property owners' share of the construction of the local improvements on the terms and conditions referred to in this Bylaw;

AND WHEREAS the estimated lifetime of the local improvements described within the attached Schedule "A" is equal to or in excess of 15 years;

AND WHEREAS the amount of the long term debt of The City as at 2017 December 31 (unaudited) is \$3,052 million with \$407 million being tax supported debt, \$349 million being self-sufficient tax supported debt and \$2,296 million being self-supported debt and no part of the principal or interest is in arrears;

AND WHEREAS all required approvals for the local improvements have been obtained and the local improvements are in compliance with all acts and regulations of the Province of Alberta;

AND WHEREAS Council has, pursuant to Section 396(1) of the Act, given proper notice of intention to undertake and complete the construction of the local improvements at the locations described in the attached Schedule "A". The cost or a portion thereof to be assessed against abutting (or benefiting) owners shall be in accordance with the attached Schedule "A"

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NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The proper officers of The City are hereby authorized to oversee the construction of the local improvement work as set forth in the attached Schedule "A", and to impose a special frontage assessment against the parcels of land abutting or benefiting the constructed improvements.
2. The proper officers of The City are hereby authorized to issue a debenture or debentures on behalf of The City in an amount not exceeding a cumulative value of \$4,464,574 to finance the property owners' share of the construction of the local improvements.
3. The City shall repay the indebtedness over 15 years in semi-annual equal principal and interest installments calculated at a rate not exceeding the rate fixed by the lender on the date of the of the borrowing, up to a maximum rate of 8%.
4. The City shall levy and raise in each year an amount by way of municipal taxes sufficient to pay the annual principal and interest on the indebtedness.
5. In addition to all rates and taxes, The City shall annually levy the special assessment on all lands affected by the local improvements to cover the property owners' portion of costs set forth in the attached schedule.
6. The indebtedness shall be contracted on the credit and security of The City.
7. The net amount borrowed under this Bylaw shall be applied only to the local improvements specified by this Bylaw.
8. Schedule "A" attached hereto is hereby declared to form part of this Bylaw.

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9. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

SCHEDULE "A"

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW 1R2018

INDEX OF INITIATION/WITHDRAWAL CODES (I/W)

1. PROJECT INITIATED AT REQUEST OF PROPERTY OWNER(S)

INDEX OF SPECIAL ASSESSMENT CODES (S.A.)

1. UNIFORM TAX RATE PROJECT
2. COST PROJECT

NOTES APPLICABLE TO 2018 LOCAL IMPROVEMENT PROJECTS

- INTEREST RATE FACTOR 15 YEARS AT 3.5% = (APPLICABLE TO UNIFORM TAX RATE PROJECTS ONLY)
- FORMULA FOR DETERMINING ASSESSABLE FRONTAGE OF IRREGULAR SHAPED LOTS:
SHORTEST WIDTH + (35% X (LONGEST WIDTH - SHORTEST WIDTH) EXCEPT FOR 'COST' TYPE
PROJECTS WHICH WILL USE ACTUAL FRONTAGE MEASUREMENTS

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**THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 1R2018**

PROJECT NUMBER			LOCATION DESCRIPTION	TOTAL EST. CONSTRUCTION COST	ASSESSABLE METRE		PROPERTY PAYOUT RATE (PER METRE)	PROPERTY SHARE (EXCL. INT.)	CITY SHARE (EXCL. INT.)	PROPERTY OWNERS ANNUAL RATE INCL INTEREST FOR 15 YEARS AT 3.5 %	
I/W Code	S.A. Code	WARD NO.			FRONTAGE	FLANKAGE				PER METRE	PER YEAR
			Ward Number 01								
			Driveway Crossing - Residential								
2017-700-013 1		01	#8 6505 36 AVENUE NW	2,402.79	5.30	0.00	453.36	2,402.79	0.00	39.37	208.66
TOTAL				2,402.79	5.30	0.00		2,402.79	0.00		208.66

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I/W Code	S.A. Code				FRONTAGE	FLANKAGE				PER METRE	PER METRE
Ward Number 03											
Asphalt Paving 8m laneway											
2017-656-003 1 1	03		LANEWAY BEHIND 113 TO 231 SADDLEBROOK CIRCLE NE AND 56 TO 84 SADDLEBROOK LANDING NE.	103,696.75	261.92	0.00	395.91	103,696.75	0.00	34.38	9,004.81
2017-656-004 1 1	03		LANEWAY BEHIND 53-81 TARALEA MR NE.	63,155.56	159.52	0.00	395.91	63,155.56	0.00	34.38	5,484.30
2017-656-006 1 1	03		LANEWAY BETWEEN TARALAKE STREET NE AND TARADALE DRIVE NE FROM TARALAKE LANE NE TO TARALAKE WAY NE.	106,994.68	270.25	0.00	395.91	106,994.68	0.00	34.38	9,291.20
2017-656-010 1 1	03		LANEWAY BEHIND PROPERTY 402 TO 450 TARALAKE WY NE.	104,219.35	263.24	0.00	395.91	104,219.35	0.00	34.38	9,050.19
2017-656-011 1 1	03		LANEWAY BEHIND 4-68 TARALAKE PARK NE AND BEHIND 1054-1090 TARADALE DRIVE NE.	138,105.29	348.83	0.00	395.91	138,105.29	0.00	34.38	11,992.78
2017-656-013 1 1	03		LANEWAY BEHIND 1053-1125 TARADALE DRIVE NE AND BESIDE 1129 TARADALE DRIVE NE; 349-397 TARALAKE LANDING NE.	135,682.32	342.71	0.00	395.91	135,682.32	0.00	34.38	11,782.37
TOTAL				651,853.95	1,646.47	0.00		651,853.95	0.00		56,605.65

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I/W Code	S.A. Code	WARD NO.			FRONTAGE	FLANKAGE				PER METRE	PER YEAR
			Ward Number 04								
			Asphalt Paving 9.14m laneway								
2017-660-003 1	1	04	LANEWAY BEHIND 47- 83 MACEWAN MEADOW RISE NW.	106,468.12	268.92	0.00	395.91	106,468.12	0.00	34.38	9,245.47
TOTAL				106,468.12	268.92	0.00		106,468.12	0.00		9,245.47

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I/W Code	S.A. Code	WARD NO.			FRONTAGE	FLANKAGE				PER METRE	PER METRE
			Ward Number 05								
			Asphalt Paving 9.14m laneway								
2017-660-002 1	1	05	LANEWAY BEHIND 27-55, 101-229, MARTINGLEN WAY NE. BEHIND 3-31 MARINGLEN LINK NE & BEHIND 321-353 MARTINDALE BV NE .	319,091.58	805.97	0.00	395.91	319,091.58	0.00	34.38	27,709.25
2017-660-004 1	1	05	BACK LANE PAVING BEHIND MARTINGROVE DR NE AND MARTINDALE CL NE AND 64 AV NE. .	155,137.33	391.85	0.00	395.91	155,137.33	0.00	34.38	13,471.80
TOTAL				474,228.91	1,197.82	0.00		474,228.91	0.00		41,181.05

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I/W Code	S.A. Code	WARD NO.			FRONTAGE	FLANKAGE				PER METRE	PER METRE
Ward Number 08											
Asphalt Paving 6.1m laneway											
2017-655-005 1 1		08	LANEWAY BEHIND 3004-3040 34 STREET SW.	93,149.93	304.80	0.00	305.61	93,149.93	0.00	26.54	8,089.39
2017-655-008 1 1		08	LANEWAY BEHIND 1903-1935 31 STREET SW AND BEHIND 320419 AVENUE SW. .	89,458.07	292.72	0.00	305.61	89,458.07	0.00	26.54	7,768.78
2017-655-009 1 1		08	LANEWAY BEHIND 2002-2040 32 AVENUE SW.	88,361.02	289.13	0.00	305.61	88,361.02	0.00	26.54	7,673.51
2017-655-010 1 1		08	LANEWAY BEHIND 2804-2840 30 STREET SW.	93,149.93	304.80	0.00	305.61	93,149.93	0.00	26.54	8,089.39
2017-655-011 1 1		08	LANEWAY BETWEEN 25 STREET SW AND 25A STREET SW FROM 23 AVENUE SW TO 25 AVENUE SW.	93,149.93	304.80	0.00	305.61	93,149.93	0.00	26.54	8,089.39
TOTAL				457,268.88	1,496.25	0.00		457,268.88	0.00		39,710.46

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I/W Code	S.A. Code	WARD NO.			FRONTAGE	FLANKAGE				PER METRE	PER YEAR
Ward Number 09											
Asphalt Paving 6.1m laneway											
2017-655-003 1	1	09	LANEWAY BETWEEN 10 AVENUE NE AND 9 AVENUE NE FROM 4 STREET NE TO 5 STREET NE.	86,628.21	283.46	0.00	305.61	86,628.21	0.00	26.54	7,523.03
Driveway Crossing - Residential											
2017-700-009 1	2	09	2220 CRESTWOOD RD SE	1,980.76	4.00	0.00	495.19	1,980.76	0.00	43.00	172.00
TOTAL				88,608.97	287.46	0.00		88,608.97	0.00		7,695.03

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I/W Code	S.A. Code				FRONTAGE	FLANKAGE				PER METRE	PER YEAR
Ward Number 11											
Asphalt Paving 4.88m laneway											
2017-650-001 1 1	11		LANEWAY BEHIND 3601-3641 7 STREET SW.	91,380.45	299.01	0.00	305.61	91,380.45	0.00	26.54	7,935.73
Asphalt Paving 6.1m laneway											
2017-655-004 1 1	11		LANEWAY PAVING BEHIND 503-539 48 AVENUE SW.	93,149.93	304.80	0.00	305.61	93,149.93	0.00	26.54	8,089.39
2017-655-006 1 1	11		LANEWAY BETWEEN 17 STREET SW AND 16A STREET SW FROM 37 AVENUE SW TO 38 AVENUE SW.	54,771.42	179.22	0.00	305.61	54,771.42	0.00	26.54	4,756.50
2017-655-007 1 1	11		LANEWAY BETWEEN 16A STREET SW AND 17 STREET SW FROM 40 AVENUE SW TO 42 AVENUE SW. .	128,836.01	421.57	0.00	305.61	128,836.01	0.00	26.54	11,188.47
2017-655-012 1 1	11		LANEWAY BETWEEN 16A STREET SW AND 17 STREET SW FROM 44 AVENUE SW TO 46 AVENUE SW.	110,902.81	362.89	0.00	305.61	110,902.81	0.00	26.54	9,631.10
Driveway Crossing - Residential											
2017-700-008 1 2	11		9016 BAY RIDGE DRIVE SW	3,686.19	8.50	0.00	433.67	3,686.19	0.00	37.66	320.11
2017-700-010 1 2	11		8939 BAYLOR CRESCENT SW	4,327.89	10.10	0.00	428.50	4,327.89	0.00	37.21	375.82
2017-700-011 1 2	11		155 DOVERGLEN CR SE	3,686.19	8.50	0.00	433.67	3,686.19	0.00	37.66	320.11
2017-700-012 1 2	11		9015 BAY RIDGE DR SW	4,047.14	9.40	0.00	430.55	4,047.14	0.00	37.39	351.47
2017-700-014 1 2	11		15 SPOKANE ST SW	1,400.13	2.80	0.00	500.05	1,400.13	0.00	43.42	121.58
2017-700-016 1 2	11		9607 PALISAN PL SW	3,565.86	8.20	0.00	434.86	3,565.86	0.00	37.76	309.63
2017-700-017 1 2	11		8223 7 ST SW	3,013.80	6.00	0.00	502.30	3,013.80	0.00	43.62	261.72

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I/W Code	S.A. Code	WARD NO.	LOCATION DESCRIPTION		FRONTAGE	FLANKAGE				PER METRE	PER YEAR
2017-700-018 1	2	11	3107 106 AV SW	3,848.13	11.20	0.00	343.58	3,848.13	0.00	29.84	334.21
TOTAL				506,615.95	1,632.19	0.00		506,615.95	0.00		43,995.84

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I/W Code	S.A. Code				FRONTAGE	FLANKAGE				PER METRE	PER METRE
Ward Number 12											
Asphalt Paving 8m laneway											
2017-656-005 1 1	12		LANEWAY BEHIND 3-91 AUTUMN VIEW SE.	70,115.66	177.10	0.00	395.91	70,115.66	0.00	34.38	6,088.70
2017-656-007 1 1	12		LANEWAY BEHIND 240-360 CRANBERRY CIRCLE SE AND BEHIND 152-188 CRANBERRY LANE SE.	141,656.60	357.80	0.00	395.91	141,656.60	0.00	34.38	12,301.16
2017-656-008 1 1	12		LANEWAY BEHIND 69 - 257 CRANFORD DRIVE SE AND BEHIND 105 - 213 CRANARCH PLACE SE	306,901.51	775.18	0.00	395.91	306,901.51	0.00	34.38	26,650.69
2017-656-009 1 1	12		LANEWAY PAVING BEHIND 300 COPPERFIELD GV SE AND 200 COPPERFIELD GV SE.	146,934.08	371.13	0.00	395.91	146,934.08	0.00	34.38	12,759.45
2017-656-012 1 1	12		LANEWAY BEHIND 31 TO 71 AND 156 TO 187 AUTUMN CRESCENT SE AND 817 TO 837 AUBURN BAY BOULEVARD SE.	95,616.22	241.51	0.00	395.91	95,616.22	0.00	34.38	8,303.11
2017-656-014 1 1	12		LANEWAY BEHIND 263-295 MAHOGANY HT SE.	101,206.47	255.63	0.00	395.91	101,206.47	0.00	34.38	8,788.56
2017-656-015 1 1	12		LANEWAYS SURROUNDING 1000, 2000 & 3000 NEW BRIGHTON GROVE SE.	192,079.70	485.16	0.00	395.91	192,079.70	0.00	34.38	16,679.80
Street lighting - Shepard Business Park											
* 2017-782-001 1 2	12		RUNNING EAST-WEST ON VENTURE AV, INNOVATION AV, EXPLORATION AV AND INITIATIVE AV SE. RUNNING NORTH-SOUTH ON ENDEAVOR DR, ENTERPRISE WAY, INDUSTRY WAY AND TECHNOLOGY WAY SE.	1,317,000.00	164.76	0.00	7,993.30	1,317,000.00	0.00	694.02	114,348.75
TOTAL				2,371,510.24	2,828.27	0.00		2,371,510.24	0.00		205,920.22

*Assessment is on a per hectare basis as opposed to a per metre basis, for this project only.

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I/W Code	S.A. Code				FRONTAGE	FLANKAGE				PER METRE	PER METRE
			Ward Number 14								
			Driveway Crossing - Residential								
2017-700-007 1 2		14	411 WOODBEND ROAD SE	2,964.27	6.70	0.00	442.43	2,964.27	0.00	38.42	257.41
2017-700-015 1 2		14	60 DEERFIELD DR SE	4,600.22	6.10	0.00	754.13	4,600.22	0.00	65.48	399.43
2017-700-019 1 2		14	128 LAKE MEAD PL SE	2,691.76	9.70	0.00	277.50	2,691.76	0.00	24.10	233.77
2017-700-020 1 2		14	124 LAKE MEAD PL SE	2,924.16	13.10	0.00	223.22	2,924.16	0.00	19.39	254.01
2017-700-021 1 2		14	1311 MAPLEGLADE CR SE	2,172.15	4.60	0.00	472.21	2,172.15	0.00	41.00	188.60
TOTAL				15,352.56	40.20	0.00		15,352.56	0.00		1,333.22
GRAND TOTAL				4,674,310.37	9,402.88	0.00		4,674,310.37	0.00		405,895.60

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THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 1R2018
FINANCING SUMMARY

TOTAL LOCAL IMPROVEMENT FINANCING REQUIRED FOR	
PROPERTY OWNERS SHARE	4,674,310.00*
CITY SHARE	0.00*
TOTAL ESTIMATED CONSTRUCTION COST	4,674,310.00*
TOTAL LEVY AUTHORIZED BYLAW NO. 1R2018	4,674,310.00*

* Amount rounded to nearest dollar

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THE CITY OF CALGARY
LOCAL IMPROVEMENTS SYSTEM
AUDIT TRAIL
PETITION SUMMARY
BYLAW 1R2018

NUMBER OF PROJECTS PETITIONED AGAINST	10
NUMBER OF PETITIONS AGAINST RETURNED	1
NUMBER OF PETITIONS AGAINST NOT RETURNED	9

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THE CITY OF CALGARY
LOCAL IMPROVEMENTS SYSTEM
2018 PETITION AGAINST SUMMARY
BYLAW 1R2018

PROJECT NUMBER	PETITION AGAINST	DATE RECEIVED	WARD NO.	TYPE OF IMPROVEMENT LOCATION REFERENCE	VALID SIGN. %	VALID LAND %	STATUS
2017-655-003	2017-11-028	2017/12/21	09	Asphalt Paving 6.1m laneway LANEWAY BETWEEN 10 AVENUE NE AND 9 AVENUE NE FROM 4 STREET NE TO 5 STREET NE.	50.00	48.56	INVALID

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THE CITY OF CALGARY
LOCAL IMPROVEMENTS SYSTEM
2018 OUTSTANDING PETITION AGAINST SUMMARY
BYLAW 1R2018

WARD NO.	PROJECT NUMBER	PETITION NUMBER	DEADLINE DATE	DESCRIPTION
03	2017-656-003	2017-12-003	21/12/2017	PETITION AGAINST HAS NOT BEEN RETURNED
03	2017-656-010	2017-11-029	21/12/2017	PETITION AGAINST HAS NOT BEEN RETURNED
05	2017-660-002	2017-11-027	21/12/2017	PETITION AGAINST HAS NOT BEEN RETURNED
05	2017-660-004	2017-11-026	21/12/2017	PETITION AGAINST HAS NOT BEEN RETURNED
08	2017-655-005	2017-12-019	21/12/2017	PETITION AGAINST HAS NOT BEEN RETURNED
08	2017-655-009	2017-12-023	21/12/2017	PETITION AGAINST HAS NOT BEEN RETURNED
12	2017-656-008	2017-11-032	21/12/2017	PETITION AGAINST HAS NOT BEEN RETURNED
12	2017-656-009	2017-12-006	21/12/2017	PETITION AGAINST HAS NOT BEEN RETURNED
12	2017-656-015	2017-12-002	21/12/2017	PETITION AGAINST HAS NOT BEEN RETURNED