

BYLAW NUMBER 2R2017

**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 \$1,363,702**

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 \$1,366,152 to be paid by the affected property owners and The City;

AND WHEREAS in order to construct and complete the said local improvements, it will be necessary for The City to borrow the sum of \$1,363,702 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 2016 December 31 (audited) is \$3,204 million with \$450 million being tax supported debt, \$554 million being self-sufficient tax supported debt and \$2,200 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".

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 \$1,363,702 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 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.
9. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2017.

READ A SECOND TIME THIS ____ DAY OF _____, 2017.

READ A THIRD TIME THIS ____ DAY OF _____, 2017.

MAYOR
SIGNED THIS ____ DAY OF _____, 2017.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2017.

THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 2R2017

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
3. COST SHARED RESIDENTIAL PROJECT; 50% PROPERTY OWNER - 50% CITY SHARE

NOTES APPLICABLE TO 2017 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

THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 2R2017

BYLAW NUMBER 2R2017

PROJECT NUMBER			WARD NO.	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	FRONTAGE				FLANKAGE	PER METRE				PER YEAR		
Ward Number 01													
Driveway Crossing - Residential													
2017-700-004	01		6751 SILVERDALE RD NW		3,489.24	8.70	0.00	401.06	3,489.24	0.00	34.83	303.02	
1	2												
2017-700-005	01		6755 SILVERDALE RD NW		3,007.97	7.50	0.00	401.06	3,007.97	0.00	34.83	261.22	
1	2												
TOTAL					6,497.21	16.20	0.00		6,497.21	0.00		564.24	

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THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 2R2017

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I/W Code	S.A. Code	WARD NO.			FRONTAGE	FLANKAGE				PER METRE	PER YEAR
Ward Number 02											
Asphalt Paving 8m laneway											
2017-656-002	02		LANEWAY BEHIND 13-53 SAGE BANK LINK NW AND BEHIND 139-271 SAGE BANK GROVE NW.	99,797.03	252.07	0.00	395.91	99,797.03	0.00	34.38	8,666.17
1	1										
TOTAL				99,797.03	252.07	0.00		99,797.03	0.00		8,666.17

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THE CITY OF CALGARY
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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% PER METRE PER YEAR	
I/W Code	S.A. Code	WARD NO.			FRONTAGE	FLANKAGE				PER METRE	PER YEAR
Ward Number 05											
Asphalt Paving 9.14m laneway											
2017-660-001	05		LANEWAY BEHIND 255-295 MARTINDALE DRIVE NE.	43,510.51	109.90	0.00	395.91	43,510.51	0.00	34.38	3,778.36
1	1										
TOTAL				43,510.51	109.90	0.00		43,510.51	0.00		3,778.36

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THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 2R2017

BYLAW NUMBER 2R2017

PROJECT NUMBER				TOTAL EST. CONSTRUCTION COST	ASSESSABLE METRE		PROPERTY PAYOUT RATE (PER METRE)	PROPERTY SHARE (EXCL. INT.)	CITY SHARE (EXCL. INT.)	PROPERTY OWNERS ANNUAL	
I/W Code	S.A. Code	WARD NO.	LOCATION DESCRIPTION		FRONTAGE	FLANKAGE				PER METRE	PER YEAR
Ward Number 07											
Asphalt Paving 6.1m laneway											
07	1		LANEWAY BETWEEN 3 AVENUE NW AND 2 AVENUE NW FROM 19 STREET NW TO 20 STREET NW.	93,357.74	305.48	0.00	305.61	93,357.74	0.00	26.54	8,107.44
TOTAL				93,357.74	305.48	0.00		93,357.74	0.00		8,107.44

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THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 2R2017

BYLAW NUMBER 2R2017

PROJECT NUMBER				TOTAL EST. CONSTRUCTION COST	ASSESSABLE METRE		PROPERTY PAYOUT RATE (PER METRE)	PROPERTY SHARE (EXCL. INT.)	CITY SHARE (EXCL. INT.)	PROPERTY OWNERS ANNUAL	
I/W Code	S.A. Code	WARD NO.	LOCATION DESCRIPTION		FRONTAGE	FLANKAGE				PER METRE	PER YEAR
Ward Number 08											
Asphalt Paving 6.1m laneway											
08	LANEWAY BETWEEN 28 AVENUE SW AND 27 AVENUE SW FROM 21 STREET SW TO 22 STREET SW.	1	1	91,184.86	298.37	0.00	305.61	91,184.86	0.00	26.54	7,918.74
TOTAL				91,184.86	298.37	0.00		91,184.86	0.00		7,918.74

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THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 2R2017

BYLAW NUMBER 2R2017

PROJECT NUMBER		WARD NO.	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% PER METRE PER YEAR	
I/W Code	S.A. Code				FRONTAGE	FLANKAGE				PER METRE	PER YEAR

Ward Number 09

REPLACEMENT RESIDENTAIL SIDEWALK 1.4M

2017-031-001	09	NEW SIDEWALK IN FRONT OF 204 AND 206 26 AVENUE NE	4,900.00	15.24	0.00	160.76	2,450.00	2,450.00	2,450.00	13.96	212.75
1	2/3										
Asphalt Paving 6.1m laneway											
2017-655-001	09	LANEWAY BEHIND 16-88 LYNNWOOD DRIVE SE.	244,637.75	800.49	0.00	305.61	244,637.75	244,637.75	0.00	26.54	21,245.00
1	1										
TOTAL				249,537.75	815.73	0.00	247,087.75	247,087.75	2,450.00		21,457.75

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THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 2R2017

BYLAW NUMBER 2R2017

PROJECT NUMBER		WARD NO.	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% PER METRE PER YEAR	
I/W Code	S.A. Code				FRONTAGE	FLANKAGE				PER METRE	PER YEAR

Ward Number 11

Asphalt Paving 6.1m laneway

2016-655-019	1	1	LANEWAY BETWEEN 46 AVENUE SW AND 45 AVENUE SW FROM 19 STREET SW TO 20 STREET SW.	116,773.58	382.10	0.00	305.61	116,773.58	0.00	26.54	10,140.93
2016-655-023	1	1	LANEWAY BEHIND 258 TO 286 SOMME AVENUE SW, 2105 TO 2127 36 AVENUE SW, AND 3703 TO 3709 20 STREET SW.	65,758.10	215.17	0.00	305.61	65,758.10	0.00	26.54	5,710.61

Driveway Crossing - Residential

2016-700-023	1	2	132 MALIBOU RD SW	4,003.48	9.40	0.00	425.90	4,003.48	0.00	36.98	347.61
2017-700-001	1	2	8027 ELBOW DRIVE SW	2,687.12	6.70	0.00	401.06	2,687.12	0.00	34.83	233.36
2017-700-003	1	2	35 BRALORNE CR SW	3,450.67	7.70	0.00	448.14	3,450.67	0.00	38.91	299.61
2017-700-006	1	2	9012 BAY RIDGE DR SW	3,650.73	8.20	0.00	445.21	3,650.73	0.00	38.66	317.01

TOTAL				196,323.68	629.27	0.00		196,323.68	0.00		17,049.13
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THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 2R2017

BYLAW NUMBER 2R2017

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	
IW Code	S.A. Code	WARD NO.			FRONTAGE	FLANKAGE				PER METRE	PER YEAR
Ward Number 12											
Asphalt Paving 8m laneway											
2016-656-014	12	LANEWAY BEHIND 310 TO 366 CRANFORD DRIVE SE AND 223 TO 271 CRANFORD CLOSE SE.	90,303.11	228.09	0.00	395.91	90,303.11	0.00	34.38	7,841.73	
Asphalt Paving 6.1m laneway											
2017-656-002	12	LANEWAY BEHIND 3 TO 23 PRESTWICK CLOSE SE, 791 TO 807 PRESTWICK CIRCLE SE AND 102 TO 118 PRESTWICK TERRACE SE.	61,452.06	201.08	0.00	305.61	61,452.06	0.00	26.54	5,336.66	
Asphalt Paving 8m laneway											
2017-656-001	12	LANEWAY BEHIND 1499 TO 1591 NEW BRIGHTON DRIVE SE, 10 TO 30 NEW BRIGHTON HEIGHTS SE AND 1042 TO 1202 NEW BRIGHTON PARK SE.	225,514.30	569.61	0.00	395.91	225,514.30	0.00	34.38	19,583.19	
TOTAL			377,269.47	998.78	0.00		377,269.47	0.00		32,761.58	

PROPOSED

THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 2R2017

BYLAW NUMBER 2R2017

PROPERTY OWNERS
ANNUAL
RATE INCL INTEREST
FOR 15 YEARS AT 3.5 %
PER METRE PER YEAR

PROJECT NUMBER		WARD NO.	LOCATION DESCRIPTION	TOTAL EST. CONSTRUCTION COST	ASSESSABLE METRE		PROPERTY PAYOUT RATE (PER METRE)	PROPERTY SHARE (EXCL. INT.)	CITY SHARE (EXCL. INT.)	ANNUAL RATE INCL INTEREST FOR 15 YEARS AT 3.5 %	
I/W Code	S.A. Code				FRONTAGE	FLANKAGE				PER METRE	PER YEAR
Ward Number 14											
Asphalt Paving 9.14m laneway											
2016-660-003	14		LANEWAY BEHIND 74 TO 118 QUEEN ANNE CLOSE SE, 840 TO 860 QUEENSLAND DRIVE SE AND 411 TO 447 QUEEN ANNE WAY SE.	205,746.51	519.68	0.00	395.91	205,746.51	0.00	34.38	17,866.60
Driveway Crossing - Residential											
2017-700-002	14		28 WALDEN GR SE	2,927.76	7.30	0.00	401.06	2,927.76	0.00	34.83	254.26
1	2										
TOTAL				208,674.27	526.98	0.00		208,674.27	0.00		18,120.86
GRAND TOTAL				1,366,152.52	3,952.78	0.00		1,363,702.52	2,450.00		118,424.27

PROPOSED

THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 2R2017
FINANCING SUMMARY

TOTAL LOCAL IMPROVEMENT FINANCING REQUIRED FOR	
PROPERTY OWNERS SHARE	1,363,702.00*
CITY SHARE	2,450.00*
TOTAL ESTIMATED CONSTRUCTION COST	1,366,152.00*
TOTAL LEVY AUTHORIZED BYLAW NO. 2R2017	1,363,702.00*

* Amount rounded to nearest dollar

PROPOSED

THE CITY OF CALGARY
LOCAL IMPROVEMENTS SYSTEM
AUDIT TRAIL
PETITION SUMMARY
BYLAW 2R2017

BYLAW NUMBER 2R2017

NUMBER OF PROJECTS PETITIONED AGAINST:	5
NUMBER OF PETITIONS AGAINST VALIDATED:	1
NUMBER OF PETITIONS AGAINST NOT VALIDATED:	4

PROPOSED

THE CITY OF CALGARY
LOCAL IMPROVEMENTS SYSTEM
2017 PETITION AGAINST SUMMARY
BYLAW 2R2017

PROJECT NUMBER	PETITION AGAINST	DATE RECEIVED	WARD NO.	TYPE OF IMPROVEMENT LOCATION REFERENCE	VALID SIGN. %	VALID LAND %	STATUS
2017-660-001	2017-05-005	2017/05/25	05	Asphalt Paving 9.14m laneway LANEWAY BEHIND 255-295 MARTINDALE DRIVE NE.	45.45	46.22	INVALID

PROPOSED

THE CITY OF CALGARY
LOCAL IMPROVEMENTS SYSTEM
2017 OUTSTANDING PETITION AGAINST SUMMARY
BYLAW 2R2017

BYLAW NUMBER 2R2017

PROJECT NUMBER	WARD NO.	TYPE OF IMPROVEMENT AND LOCATION REFERENCE	DESCRIPTION
2017-655-001	9	ASPHALT PAVING 6.1M LANEWAY LANEWAY BEHIND 16-88 LYNNWOOD DR SE	HAS NOT BEEN RETURNED
2016-655-023	11	ASPHALT PAVING 6.1M LANEWAY LANEWAY BEHIND 258-286 SOMME AV SW, 2105-2127 36 AV SW AND BEHIND 3703-3709 20 ST SW	HAS NOT BEEN RETURNED
2017-656-001	12	ASHPALT PAVING 8M LANEWAY LANEWAY BEHIND 1499-1591 NEW BRIGHTON DR SE, 10-30 NEW BRIGHTON HEIGHTS SE AND 1042-1202 NEW BRIGHTON PA SE	HAS NOT BEEN RETURNED
2016-660-003	14	ASPHALT PAVING 9.14M LANEWAY LANEWAY BEHIND 74-118 QUEEN ANNE CL SE, 840-860 QUEENSLAND DR SE AND 411-447 QUEEN ANNE WY SE	HAS NOT BEEN RETURNED

PROPOSED