

# Neighborhood Renewal Local Improvements

AGM Presentation 2025

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# The Renewal Timeline

**Starting the Conversation** - October 2023

**Building a Project Vision Together** - January/February 2024

**Exploring Opportunities/Options & Trade-offs** - April/May 2024

**Community Feedback on Draft Design** - November/December 2024

**Community lead Streetlight and Sign Blade Design**

**Streetlight Expression of Interest** - May 1 Deadline for Submission

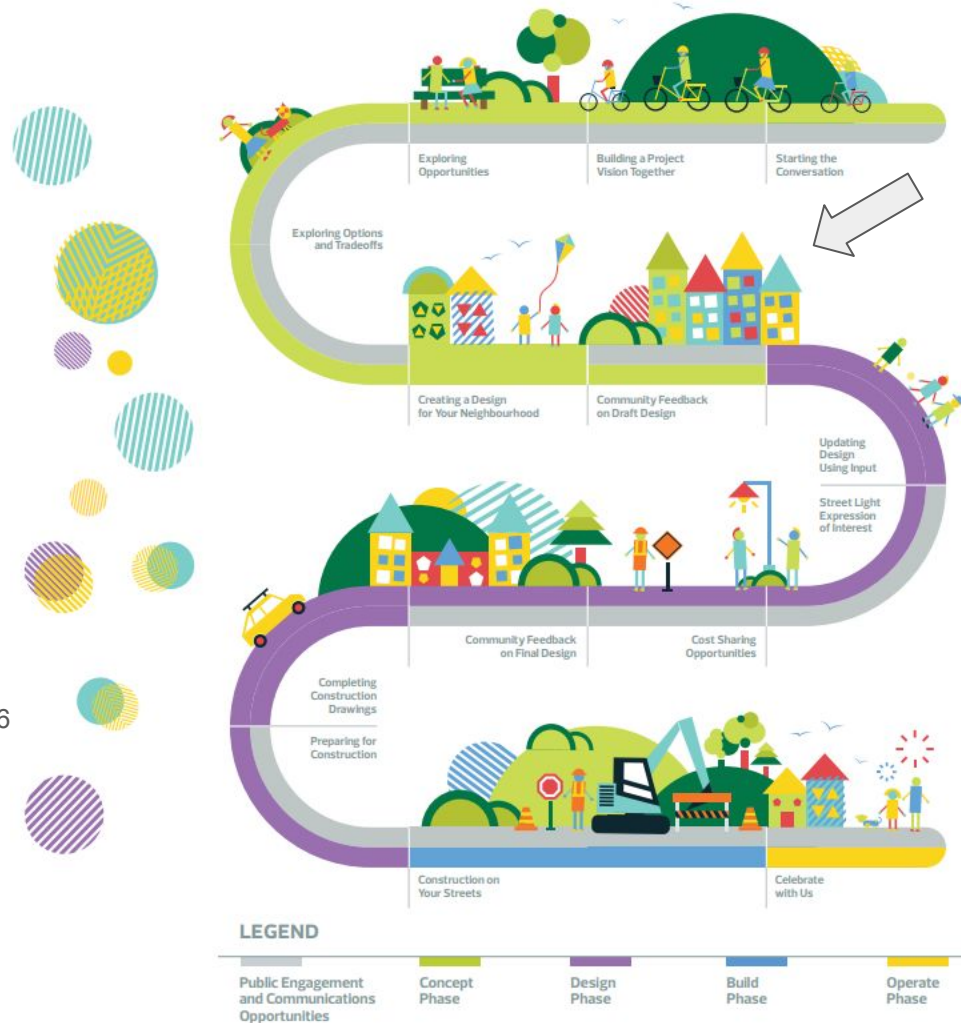
**Community Feedback on Local Improvement** - July/August 2025

**Local Improvement Assessments Mailed out** - January/February 2026

**Local Improvement Petition Results** - February/March 2026

Links:

[What is a Neighborhood Renewal](#)  
[Public Engagement Phases](#)



# What are Local Improvements

A local improvement is a project that benefits your neighbourhood more than the municipality as a whole. It is typically undertaken near or adjacent your property and is paid, in whole or in part, by benefitting property owners through a local improvement tax.

- Sidewalk Improvements
- Lighting Improvements
- Sign Blades

Sidewalk Reconstruction history: The cost shared sidewalk concept originated in 1995 as a pilot project in the neighborhoods of Prince Rupert and Jasper Park. Approved by City Council in 1998, and has been the 50/50 cost share standard for Neighborhood renewals since 2009. Meant to expedite the renewal process by allowing the City to work on more neighborhoods at once.

# Lot Calculations: Sidewalks & Lighting Options

## Standard Lot

Frontage x Rate = Cost

*Most lots fall into the  
“Standard Lot” definition,  
with the simple calculation*

## Corner Lot

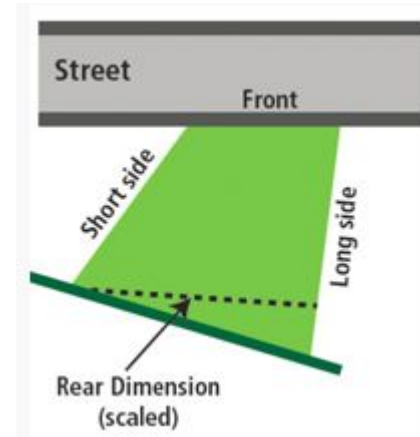
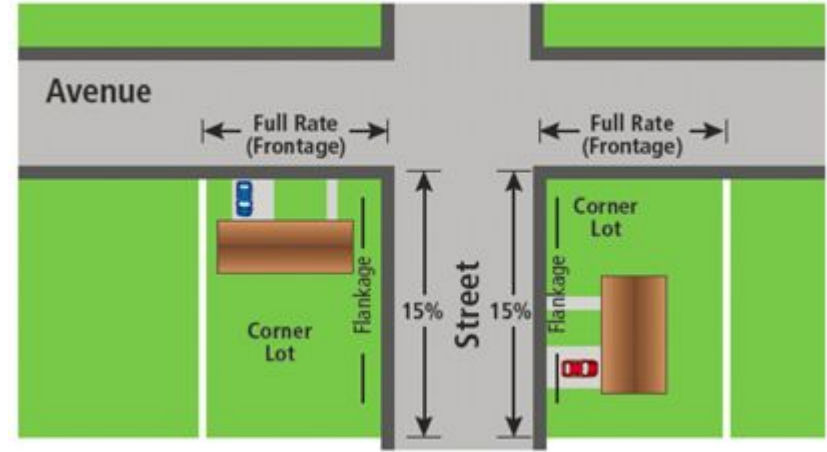
100% of Short Side + 15% of Long Side = Frontage

Frontage x Rate = Cost

## Irregular/Pie Lot\* (Cul-de-Sac)

Front + Back / 2 = Frontage

Frontage x Rate = Cost



\*For the purposes of assessment, may not be more than twice the front measurement. The rear dimension of a pie-shaped lot is scaled off the corner at the shortest side and is projected at a right angle to the longest side.

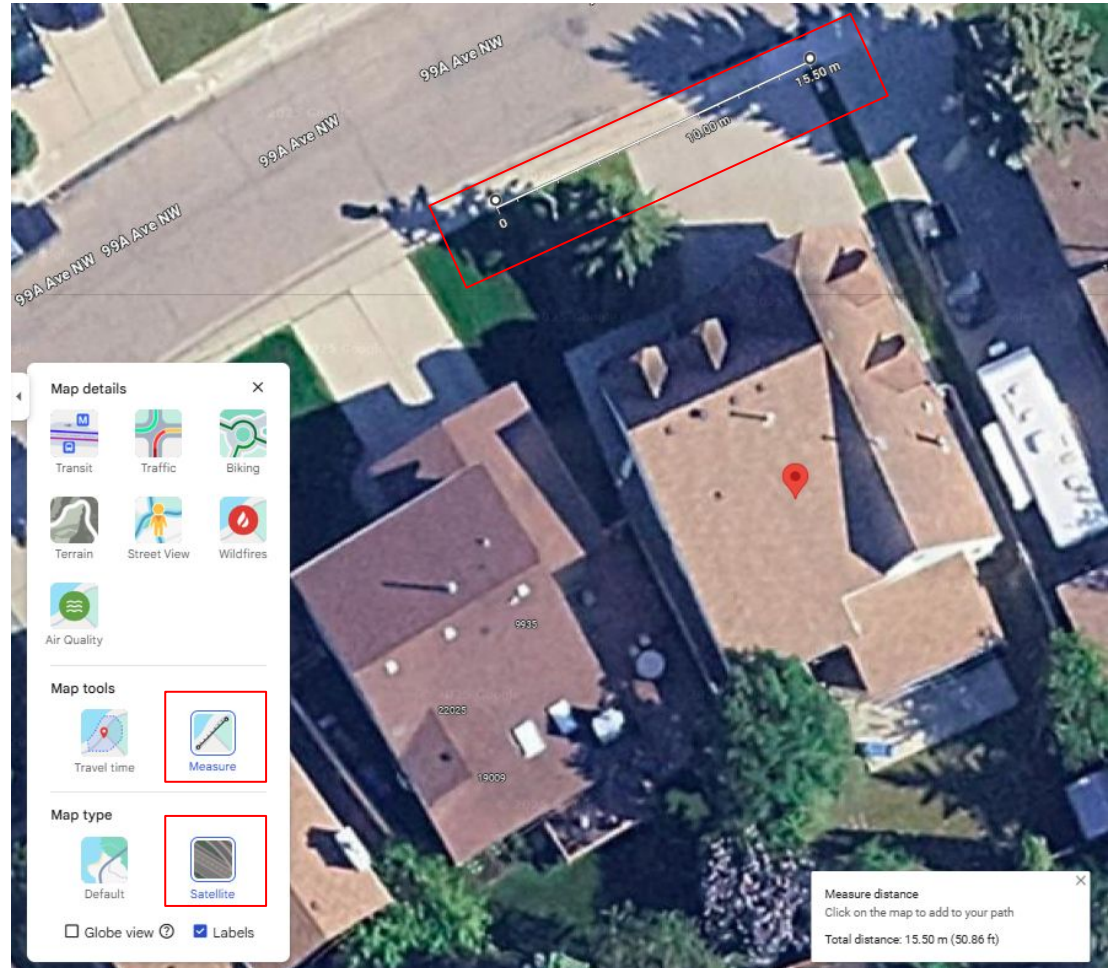
# Lot Estimate:

You can estimate your lot frontage with Google Maps.

1. Find your Address on Google Maps
2. Change the Map Type to “Satellite” so you can see an aerial view of your property
3. Use the “Measure” tool under Map Tools, and click the outermost two points of your lot frontage.

*For this property, the frontage is approximately 15.5m*

4. Use the same tool for corner/irregular lots for calculations



# Sidewalks

Rates are set annually to reflect construction market prices and interest rates.

2024 Neighbourhood Sidewalk Reconstruction (50/50) rates are:

**\$198.52/m - cash rate**

**\$16.93/m - amortized for 20 years\***

Cost for a typical 15.24m (50ft) lot:

**\$3,025.44 - one-time**

**\$258.01/ 20 years\***

\*Part of the City's funding is borrowed from the provincial government. This cost is passed on to property owners who choose to extend their payments over the course of local improvement. Exact costs are provided with the Local Improvement Notice. This tax is associated with the property and not with the property owner

## Petitioning Sidewalk Improvements

**Property owners may petition against a sidewalk reconstruction within 30 days of receiving the Local Improvement Notice - January/February 2026.**

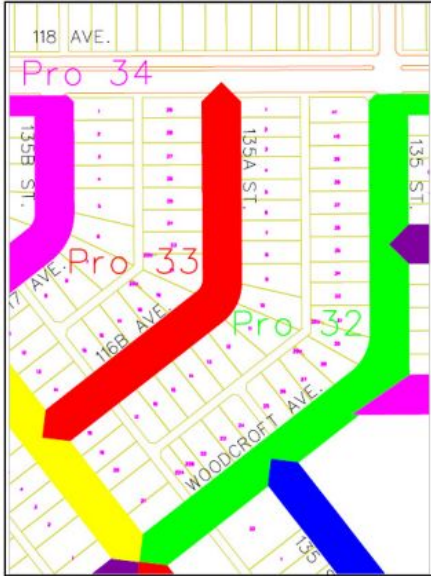
For neighbourhoods that are part of a Neighbourhood Renewal Program, Neighbourhoods are divided into project areas. In order to defeat a sidewalk local improvement project, the City must receive valid petitions back from a majority of the property owners within their project area. (Majority = 50% + 1 of the benefitting owners).

For project areas where valid and sufficient petitions have been received, the project area will continue to be maintained with maintenance procedures only which include patching, grinding and mud jacking

If sidewalk reconstruction is requested by the property owners in the future and there is no Neighbourhood Renewal program occurring simultaneously, the property owners will be responsible to pay for 100% of the cost

# Sidewalks

La Perle will be divided into a dozen or more sidewalk Local Improvement projects. Each LI project may be petitioned against but must have the majority of Property Owners of that LI project area to defeat it. If one LI project is petitioned against, other projects will proceed if supported by the majority of the property owners.



**Petition Fails** (less than 50%): Support for sidewalk reconstruction



**Petition Successful** (more than 50%): No reconstruction, only sidewalk maintenance-patching, grinding, mudjacking





# Light Upgrades

During Neighbourhood Renewal, street lights with standard galvanized poles are replaced at no cost to the homeowners. If a neighbourhood opts for decorative street lights, the property owners are responsible to pay 100% of the cost over and above the cost of replacing the street lights with standard galvanized poles. Please note that decorative street lights must be installed for the entire neighbourhood.

Property owners have 2 payment options:

**1. Lump sum payment:** The full cost is paid at one time.

**2. Local Improvement tax:** The full cost is amortized, and the payments are added to your property taxes. The tax stays with the property. Should you move, the payments become the responsibility of the new owner.

## Expression of Interest Process

**May:** The community league or property owners send 1 decorative street light selection to the City no later than **May 1** of the year prior to construction.

**July/August:** The City sends an Expression of Interest (EOI) package containing estimated costs for the upgrades to decorative street lighting to registered property owners. The package includes a form with a **yes** or **no** indication for responses. **September:** Responses are required in September from a sample size of at least 20% of neighbourhood property owners to demonstrate community support for the decorative option.

**November/December:** The City validates the signatures and assesses whether the Local Improvement will proceed.

- If 50% +1 of the responses are in support (**yes**), the local improvement process will proceed.
- If 50% +1 of the responses are not in support (**no**), the local improvement process will not proceed.
- If less than 20% of property owners submit an EOI form by deadline, it will be at the discretion of the City to initiate the process or not, based on previous public engagement feedback

# Lighting Options

## Arm:



*Scroll*



*Heritage*



*Newport*

## Colour:



*Blue*



*Green*



*Black*

## Pole:



*Octagonal*



*Fluted*

## Luminaire:



*Renaissance*



*Regular*

# Lighting Options

Decorative Street Lighting Estimated Costs (2021)	Colour	Pole/Arm		Luminaire
	Black	Octagonal/Arm	Fluted/Arm	Renaissance
One Time Cash Payment per Meter of Frontage	\$5 - \$10	\$10 - \$15	\$15 - 20	\$15 - \$20
Yearly Rate per Meter of Frontage for 15 years	\$0.40 - \$0.85	\$0.85 - \$1.25	\$1.25 - \$1.70	\$1.25 - \$1.70
One Time Cash Payment for Typical Lot (50ft)	\$75 - \$150	\$150 - \$225	\$225 - \$300	\$225 - \$300
Yearly Rate for 15 years for Typical Lot (50ft)	\$7 - \$13	\$13 - \$20	\$19 - \$26	\$19 - \$26

## Powder Coated - Argyll

**Heritage** - Inglewood, Bellevue, Westmount, Glenora, Laurier Heights, Grovenor, North Glenora, Woodcroft

**Newport** - Strathern

**Scroll** - Crestwood (with Luminaire)



Standard galvanized, **no cost**



Black, powder coated galvanized



Black, Heritage arm, Octagonal



Black, Fluted, Newport

# Sign Blades

Street signs will be replaced as part of the renewal anyway, so we have the opportunity to add some local personality.



La Perle is named after Eleodore Joseph (Leo) LaPerle, who was born in Ontario on April 9, 1895. His father moved with his family to Edmonton in 1906 and opened a general store at the Winterburn Corner. Leo LaPerle took over his father's store in 1929, which operated until 1969 when it was torn down.

Our Neighborhood was built in the late 1970's (26% of dwellings) to early 1990's (68% of dwellings).

