



Frequently Asked Questions - Boundary Change Request by the Calgary Downtown Association Business Improvement Area

What is a Business Improvement Area (BIA)?

BIAs are established under the [Municipal Government Act of Alberta](#), and operate according to the [BIA Regulation](#).

The process to establish a BIA is community-led by local businesses within a specific geographic area (the boundaries) to establish a tax that will be used by the BIA to improve, beautify, and maintain property in the BIA; develop, improve, and maintain public parking; and promote the BIA as a business or shopping area. Set up as a legal entity through City bylaw, BIAs operate as non-profit organizations and are governed by a Council appointed Board of Directors that is comprised of individuals nominated by one or more taxpayers in the zone.

How are BIA operations funded?

Each BIA works with its business members to set priorities that are reflected in an annual budget approved by Council. The approved budget determines the amount of an annual BIA tax that is collected from all businesses within a BIA's boundary by The City of Calgary and then transferred back in full to the BIA to fund operations. During the year, BIAs may also apply for, and be awarded, additional grant funds to support programs and activities.

How many BIAs are there in Calgary?

There are 15 BIAs in Calgary: 17th Ave Retail & Entertainment District, 4th Street South West BIA, Beltline BIA, Bridgeland BIA, Calgary Downtown Association, Chinatown BIA, Crescent Heights Village BIA, Greenview Industrial BIA, Inglewood BIA, International Avenue BRZ, Kensington BRZ, Mainstreet Bowness BIA, Marda Loop BIA, Montgomery on the Bow BIA, and Victoria Park BIA.

How does a BIA change its boundaries and what does this mean for businesses that fall within the new boundaries?

The [BIA Regulation](#) sets out the requirements for an BIA to request a change to its boundaries. As a first step, the BIA Board of Directors makes a formal request to The City of Calgary for a change in boundaries, including a map showing the specific changes. The City then informs all current and would-be taxpayers of the request and how and when they can make representations to Council concerning the request. City Administration prepares a report for Council's review and consideration, including a bylaw amendment that would change the BIA boundaries in accordance with the request.

If the request is to expand a BIA's boundaries, and Council approves the request, then businesses within the new area will become members of the BIA, and subject to paying the BIA tax starting the following calendar year.

How is the BIA tax calculated?

The City assesses business premises each year for BIA taxation purposes. A business assessment reflects **the typical net annual rental value of your premises** based on the July 1 valuation date and provides the basis for your next year's BIA tax bill. BIA tax is based on the calendar year January 1 to December 31.

BIA tax rate calculation:

BIA tax rate = BIA's annual approved budget ÷ Total business assessment within the BIA

BIA tax bill calculation:

BIA tax bill = Assessed value of your business premises x BIA tax rate



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If the Calgary Downtown Association (CDA) BIA's request is approved, how much will businesses have to pay?

The estimated BIA tax amount (using the 2022 CDA BIA tax rate of 0.00410) for 80 per cent of businesses that would be included if the change in boundaries is approved, would be between \$25-\$350/year.

To understand your specific business assessment and an approximate amount of your potential BIA tax please contact the Assessment Business Unit by calling 403-268-2888 (Monday to Friday between 8:00 a.m. - 4:30 p.m.)

When will the CDA's boundary change request be presented to Council, and how can I participate?

The report recommending the change in boundaries will be presented to Council on September 13th, 2022 commencing at 9:30 a.m.

For information on how to submit written comments to City Council or participate in the meeting in person or remotely, please visit [Calgary.ca/agendaminutes](https://calgary.ca/agendaminutes) and click, "Learn how to participate in Council".

Where can I get more information?

For more information about the CDA's boundary change request, please contact:

Calgary Downtown Association

Heather McRae, Director Strategic Communications and Marketing | 403-215-1570

heatherm@downtowncalgary.com

Web: engage.downtowncalgary.com

Information about the process or for more information in general about BIAs and their operations:

The City of Calgary

Meghan Mahoney, BIA Strategist | 403-988-3634

Meghan.Mahoney@calgary.ca

Web: [Calgary.ca/BIA](https://calgary.ca/BIA)

Information about business assessments:

The City of Calgary, Assessment

403-268-2888

Web: calgary.ca/for-business/taxes/bia-assessment.html

Information about how to present to Council:

The City of Calgary, Clerks

Web: [Calgary.ca/agendaminutes](https://calgary.ca/agendaminutes) and click, "Learn how to participate in Council".