



11 August 2022

**RE: Calgary Downtown Association Business Improvement Area Proposed Boundary Change**

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Dear Business Owner:

This letter is to inform you that The City of Calgary has received a request from the Calgary Downtown Association Business Improvement Area (BIA) to change its boundaries. Your business is located within the proposed expanded boundaries. Attached is a map that identifies the current and proposed expanded boundaries. **If this request is passed at Council on September 13, 2022, it will result in a Business Improvement Area tax being imposed on your business, please see the back of this letter for more information.** The annual estimated BIA tax amount (using the 2022 Calgary Downtown Association BIA tax rate) for 80% of businesses in this area would be between \$25-\$350/year.

BIAs are established through a community-led process where businesses within a specific geographic area (the boundaries) agree to pay an additional tax 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.

The annual BIA tax is collected from all businesses within the BIA boundaries by The City of Calgary and is transferred in full back to the BIA. The BIA operates as a non-profit organization and works with its business members to set priorities that are reflected in an annual budget approved by Council.

As outlined in section 8(1) of the *Business Improvement Area Regulation* (AR 93/2016), before City Council can approve a proposed change in boundary, business owners within the BIA's current and proposed boundaries must be given the opportunity to make representations to City Council.

**The opportunity to do this is scheduled for:**

**Date and time:** September 13, 2022; commencing at 9:30 a.m.

**Location:** Council Chamber, Calgary Municipal Building, 800 Macleod Tr. S.E.

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

**How is a Business Improvement Area bill calculated?**

The City of Calgary assesses business premises each year for Business Improvement Area (BIA) taxation purposes. Your 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 rate calculation:**

$$\text{BIA tax rate} = \text{BIA's annual approved budget} \div \text{Total business assessment within the BIA}$$

**BIA tax bill calculation:**

$$\text{BIA tax bill} = \text{Assessed value of your business premises} \times \text{BIA tax rate}$$

\*BIA tax is based on the calendar year January 1 to December 31.

**Have Questions? Please don't hesitate to reach out:**

**Calgary Downtown Association**  
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**The City of Calgary, BIA Office**  
Meghan Mahoney | 403-988-3634  
[Meghan.Mahoney@calgary.ca](mailto:Meghan.Mahoney@calgary.ca)  
Web: [calgary.ca/BIA](http://calgary.ca/BIA)

Sincerely,



Lori Kerr, Manager  
Major Partners, Partnerships  
Community Services

Attachment: Map of the Proposed Calgary Downtown Association Boundary Expansion  
CC: Terry Wong, Councillor Ward 7

# Map of the Proposed Changes to the Downtown Association Business Improvement Area

