

PROPOSED

C2021-0230
ATTACHMENT 1

BYLAW NUMBER 1L2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AUTHORIZE:
THE ENHANCED MAINTENANCE OF
STEPHEN AVENUE MALL TO BE UNDERTAKEN
AS A LOCAL IMPROVEMENT DURING THE
CALENDAR YEAR 2021;
AND THE LEVYING OF A SPECIAL
ASSESSMENT IN 2022 AGAINST THE
BENEFITTING PROPERTIES.**

WHEREAS the council of a municipality may on its own initiative propose a local improvement pursuant to Section 393 of the Municipal Government Act R.S.A. 2000 c. M-26 ("the Act");

AND WHEREAS the Council of The City of Calgary ("Council") wishes to undertake the enhanced maintenance of Stephen Avenue Mall as a local improvement, including but not limited to the supply of light and electricity, snow removal, street and fixture cleaning and related maintenance operations; and has agreed to bear part of the cost thereof;

AND WHEREAS Council must pass a local improvement tax bylaw in respect of each local improvement pursuant to Section 397 of the Act;

AND WHEREAS Council is authorized to impose a local improvement tax on all of the land in a particular area of a municipality to raise revenue for the local improvement that benefits that area of the municipality;

AND WHEREAS Council requires that The City of Calgary ("The City") bear part of the cost of the said local improvement pursuant to Section 405 of the Act;

AND WHEREAS a proper Notice has been mailed which described the particulars of the proposed local improvement tax to be levied therefore, pursuant to Section 396 of the Act;

AND WHEREAS The City will carry out the enhanced operation and maintenance of the said Stephen Avenue Mall, as described in the attached Schedule "1" to this Bylaw, during the calendar year 2021;

AND WHEREAS it has been estimated that the total 2020 cost of the enhanced operation and maintenance of the Stephen Avenue Mall as a local improvement, as described in the attached Schedule "1," is \$354,092 a portion of which cost shall be recovered on each unit of frontage pursuant to Section 395 of the Act;

AND WHEREAS the life of the improvement and the tax is equal to one (1) year;

PROPOSED

BYLAW NUMBER 1L2021

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 enhanced maintenance and operation of the Stephen Avenue Mall as a local improvement in 2021 as set forth in the attached Schedule "1", and to levy a local improvement tax in 2022 based on the actual enhanced mall maintenance cost for 2021, against the properties appearing in the attached Schedule "1".
2. There shall be levied against each parcel benefitting from the said local improvement, a local improvement tax, being the cost of that improvement over a period of one (1) year, computed by dividing the cost of the work by the total linear metres in the property fronting the affected area, with The City bearing fifty percent (50%) of the cost. The persons liable to pay the local improvement tax to be imposed are the owners of the parcels of land in respect of which the local improvement tax is imposed.
3. The attached Schedule "1" is hereby declared to form part of this Bylaw.
4. 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 _____

PROPOSED

BYLAW NUMBER 1L2021

SCHEDULE "1"

THE CITY OF CALGARY

LOCAL IMPROVEMENT BYLAW 1L2021

INDEX OF INITIATION/WITHDRAWAL CODES (I/W)

1. PROJECT INITIATED AT REQUEST OF ADMINISTRATION

INDEX OF SPECIAL ASSESSMENT CODES (S.A.)

1. COST PROJECT
2. COST SHARED RESIDENTIAL PROJECT: 50% PROPERTY OWNER – 50% CITY SHARE

NOTES APPLICABLE TO 2021 LOCAL IMPROVEMENT PROJECTS

- INTEREST RATE FACTOR 15 YEARS AT 0% = (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

PROPOSED

BYLAW NUMBER 1L2021

THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 1L2021

PROJECT NUMBER

| PROJECT NUMBER | | | LOCATION DESCRIPTION | TOTAL EST. CONSTRUCTION COST | ASSESSABLE METRE | | EST. PROPERTY PAYOUT RATE (PER METRE) | EST. PROPERTY SHARE (EXCL. INT.) | EST. CITY SHARE (EXCL. INT.) |
|-------------------|--------------|-------------|--|------------------------------------|---------------------|----------|---|--|------------------------------------|
| I/W Code | S.A. Code | WARD NO. | | | FRONTAGE | FLANKAGE | | | |
| SCHEDULE 1 | | | Mall Maintenance (PROGRAM 132) | | | | | | |
| 2020-800-001 1 | | 07 1/2 | BOTH SIDES OF STEPHEN (8TH) AVENUE MALL FROM 1 STREET SE TO 4 STREET SW - 2021 MAINTENANCE | 354,092.00 | 1,361.39 | 0.00 | 130.05 | 177,046.00 | 177,046.00 |
| TOTAL | | | | 354,092.00 | 1,361.39 | 0.00 | | 177,046.00 | 177,046.00 |
| GRAND TOTAL | | | | 354,092.00 | 1,361.39 | 0.00 | | 177,046.00 | 177,046.00 |

PROPOSED

BYLAW NUMBER 1L2021

THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 1L2021
FINANCING SUMMARY

TOTAL LOCAL IMPROVEMENT FINANCING REQUIRED FOR

| | |
|--|--------------|
| PROPERTY OWNERS SHARE | 177,046.00 * |
| CITY SHARE | 177,046.00 * |
| TOTAL ESTIMATED CONSTRUCTION COST | 354,092.00 * |
| TOTAL LEVY AUTHORIZED BYLAW NO. 1L2021 | 177,046.00 * |