

PROPOSED

C2022-0299
ATTACHMENT 2

BYLAW NUMBER 2L2022

BEING A BYLAW OF THE CITY OF CALGARY
TO AUTHORIZE:

THE ENHANCED MAINTENANCE OF BARCLAY
MALL TO BE UNDERTAKEN AS A LOCAL
IMPROVEMENT DURING THE CALENDAR YEAR
2022; AND

THE LEVYING OF A SPECIAL ASSESSMENT IN
2023 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 Barclay 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 Barclay Mall, as described in the attached Schedule “1” to this Bylaw, during the calendar year 2022;

AND WHEREAS it has been estimated that the total 2022 cost of the enhanced operation and maintenance of the Barclay Mall as a local improvement, as described in the attached Schedule “1,” is \$219,486 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;

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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 Barclay Mall as a local improvement in 2022 as set forth in the attached Schedule "1", and to levy a local improvement tax in 2023 based on the actual enhanced mall maintenance cost for 2022, 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

SCHEDULE "1"

BYLAW NUMBER 2L2022

THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 2L2022

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 2022 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

THE CITY OF CALGARY LOCAL IMPROVEMENT BYLAW 2L2022

BYLAW NUMBER 2L2022

PROJECT NUMBER

I/W Code	S.A. Code	WARD NO.	LOCATION DESCRIPTION	TOTAL EST. CONSTRUCTION COST	EST. ASSESSABLE METRE FRONTAGE	EST. ASSESSABLE METRE FLANKAGE	EST. PROPERTY PAYOUT RATE (PER METRE)	EST. PROPERTY SHARE (EXCL. INT.)	CITY SHARE (EXCL. INT.)
SCHEDULE 1									
Mall Maintenance									
2021-800-002 1	07 1/2		BOTH SIDES OF BARCLAY MALL (3 STREET SW) FROM NORTH PROPERTY LINE OF 255 BARCLAY PARADE SW TO 9 AVENUE SW - 2022 MAINTENANCE	219,486.00	1,313.04	0.00	83.58	109,743.00	109,743.00
TOTAL				219,486.00	1,313.04	0.00		109,743.00	109,743.00
GRAND TOTAL				219,486.00	1,313.04	0.00		109,743.00	109,743.00

PROPOSED

BYLAW NUMBER 2L2022

THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 2L2022
FINANCING SUMMARY

TOTAL LOCAL IMPROVEMENT FINANCING REQUIRED FOR	
PROPERTY OWNERS SHARE	109,743.00*
CITY SHARE	109,743.00*
TOTAL ESTIMATED CONSTRUCTION COST	219,486.00*
TOTAL LEVY AUTHORIZED BYLAW NO. 2L2022	109,743.00*

* Amount rounded to nearest dollar

PROPOSED

THE CITY OF CALGARY
LOCAL IMPROVEMENTS SYSTEM
AUDIT TRAIL
PETITION SUMMARY
BYLAW 2L2022

BYLAW NUMBER 2L2022

NUMBER OF PROJECTS PETITIONED AGAINST:	0
NUMBER OF PETITIONS AGAINST VALIDATED:	0
NUMBER OF PETITIONS AGAINST NOT VALIDATED:	0

PROPOSED

BYLAW NUMBER 2L2022

THE CITY OF CALGARY
LOCAL IMPROVEMENTS SYSTEM
2022 PETITION AGAINST SUMMARY
BYLAW 2L2022

PROJECT NUMBER	PETITION AGAINST	DATE RECEIVED	WARD NO.	TYPE OF IMPROVEMENT LOCATION REFERENCE	VALID SIGN. %	VALID LAND %	STATUS
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NONE

PROPOSED

THE CITY OF CALGARY

BYLAW NUMBER 2L2022

LOCAL IMPROVEMENTS SYSTEM

2022 OUTSTANDING PETITION AGAINST SUMMARY

BYLAW 2L2022

PROJECT
NUMBER

PETITION
NUMBER

DEADLINE
DATE

DESCRIPTION

NONE