

# PROPOSED

C2023-0207  
ATTACHMENT 3

## BYLAW NUMBER 2L2023

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 2023; AND
- THE LEVYING OF A LOCAL IMPROVEMENT TAX IN 2024 AGAINST THE BENEFITTING PROPERTIES.

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**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 2023;

**AND WHEREAS** it has been estimated that the total 2023 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 City is hereby authorized to oversee the enhanced maintenance and operation of the Barclay Mall as a local improvement in 2023 as set forth in the attached Schedule "1", and to levy a local improvement tax in 2024 based on the actual enhanced mall maintenance cost for 2023, 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 2L2023

### THE CITY OF CALGARY

#### LOCAL IMPROVEMENT BYLAW 2L2023

#### 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 2023 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 2L2023

BYLAW NUMBER 2L2023

PROJECT NUMBER			LOCATION DESCRIPTION	TOTAL EST. CONSTRUCTION COST	ASSESSABLE METRE		PROPERTY PAYOUT RATE (PER METRE)	PROPERTY SHARE (EXCL. INT.)	CITY SHARE (EXCL. INT.)
I/W Code	S.A. Code	WARD NO.			FRONTAGE	FLANKAGE			
<b>SCHEDULE 1</b>			<b>Mall Maintenance</b>						
			<b>(PROGRAM 132)</b>						
2022-800-002 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 - 2023 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

**THE CITY OF CALGARY  
LOCAL IMPROVEMENT BYLAW 2L2023  
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. 2L2023	109,743.00*

\* Amount rounded to nearest dollar

# PROPOSED

THE CITY OF CALGARY  
LOCAL IMPROVEMENTS SYSTEM  
AUDIT TRAIL  
PETITION SUMMARY  
BYLAW 2L2023

BYLAW NUMBER 2L2023

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