

PROPOSED

EC2024-0244
ATTACHMENT 2

BYLAW NUMBER 1L2024

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 2024; AND
- THE LEVYING OF A LOCAL IMPROVEMENT TAX IN 2025 AGAINST THE BENEFITTING PROPERTIES.

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

AND WHEREAS Council of The City of Calgary (“**Council**”) has reviewed report EC2024-0244 and wishes to undertake the enhanced maintenance (including but not limited to the supply of light and electricity, snow removal, street and fixture cleaning and related maintenance operations) of Stephen Avenue Mall, as described in the attached Schedule 1, as a local improvement in 2024 (the “**Local Improvement**”);

AND WHEREAS it has been estimated that the total cost of the Local Improvement for the calendar year 2024 is \$366,451;

AND WHEREAS in accordance with the MGA, part of the cost of the Local Improvement is to be imposed against the owners of the properties benefiting from such Local Improvement based on each unit of frontage;

AND WHEREAS Council considers the Local Improvement to be of benefit to the whole municipality and requires The City of Calgary (“**The City**”) to pay part of the cost of the Local Improvement;

AND WHEREAS pursuant to Section 396(1) of the MGA, The City has given proper notice of its intention to undertake the Local Improvement and no sufficient petition in respect thereof has been filed;

AND WHEREAS Council has determined it is advisable to pass a bylaw pursuant to Sections 397, 398 and 405 of the MGA to authorize the undertaking of the Local Improvement and the levying of the associated local improvement tax, and to require The City to pay 50% of the total cost of the Local Improvement;

AND WHEREAS The City will undertake the enhanced maintenance of the Local Improvement during the calendar year 2024;

AND WHEREAS all required approvals for the Local Improvement will be obtained to ensure

the Local Improvement is in compliance with all applicable acts and regulations of the Province of Alberta;

TEXT FOR DISCUSSION ONLY

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NOW, THEREFORE, COUNCIL, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. The City is hereby authorized to undertake the enhanced maintenance of Stephen Avenue Mall as a local improvement in 2024 and to levy a local improvement tax in 2025 based on the actual enhanced mall maintenance cost for 2024 but in no event shall the amount to be levied against the properties benefitting from that improvement be more than the amount corresponding to their share as set out in the attached Schedule "1".
2. The City shall levy the local improvement tax against each parcel benefitting from the Local Improvement, 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 total 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 THIS __DAY OF _____, 2024.

READ A SECOND TIME THIS __DAY OF _____, 2024.

READ A THIRD TIME THIS __DAY OF _____, 2024.

MAYOR
SIGNED THIS __DAY OF _____, 2024.

CITY CLERK
SIGNED THIS __DAY OF _____, 2024.

PROPOSED

BYLAW NUMBER 1L2024

SCHEDULE "1"

THE CITY OF CALGARY

LOCAL IMPROVEMENT BYLAW 1L2024

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 2024 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

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THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 1L2024

BYLAW NUMBER 1L2024

PROJECT NUMBER			TOTAL EST.	ASSESSABLE	EST.PROPERTY	EST. PROPERTY	EST.CITY		
IW	S.A.	WARD	CONSTRUCTION	METRE	PAYOUT RATE	SHARE	SHARE		
Code	Code	NO.	COST	FRONTAGE	FLANKAGE	(PER METRE)	(EXCL. INT.)	(EXCL. INT.)	
SCHEDULE 1			MALL MAINTENANCE						
(PROGRAM 132)									
2023-800-001		07	BOTH SIDES OF STEPHEN (8TH) AVENUE MALL	366,451.00	1,361.39	0.00	134.59	183,225.50	183,225.50
1	1/2		FROM 1 STREET SE TO 4 STREET SW - 2024 MAINTENANCE						
TOTAL			366,451.00	1,361.39	0.00		183,225.50	183,225.50	
GRAND TOTAL			366,451.00	1,361.39	0.00		183,225.50	183,225.50	

TEXT FOR DISCUSSION ONLY

PROPOSED

THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 1L2024
FUNDING SUMMARY

BYLAW NUMBER 1L2024

TOTAL LOCAL IMPROVEMENT FUNDING REQUIRED FOR	
PROPERTY OWNERS SHARE	183,226.00*
CITY SHARE	183,226.00*
TOTAL ESTIMATED CONSTRUCTION COST	366,451.00*
TOTAL LEVY AUTHORIZED BY BYLAW NO. 1L2024	183,226.00*

* Amount rounded to nearest dollar