

PROPOSED

EC2025-0042
ATTACHMENT 2

BYLAW NUMBER 1L2025

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 2025; AND
- THE LEVYING OF A LOCAL IMPROVEMENT
TAX IN 2026 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 EC2025-0042 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 2025 (the “**Local Improvement**”);

AND WHEREAS it has been estimated that the total cost of the Local Improvement for the calendar year 2025 is \$364,286;

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 2025;

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;

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

1. The City is hereby authorized to oversee the enhanced maintenance and operation of the Stephen Avenue Mall as a local improvement in 2025 as set forth in the attached Schedule "1", and to levy a local improvement tax in 2026 based on the actual enhanced mall maintenance cost for 2025, 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 _____

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BYLAW NUMBER 1L2025

SCHEDULE "1"

THE CITY OF CALGARY

LOCAL IMPROVEMENT BYLAW 1L2025

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 2025 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 1L2025

PROJECT NUMBER			LOCATION DESCRIPTION	TOTAL EST.	ASSESSABLE		PROPERTY	PROPERTY	CITY
I/W Code	S.A. Code	WARD NO.		CONSTRUCTION COST	FRONTAGE	FLANKAGE	PAYOUT RATE (PER METRE)	SHARE (EXCL. INT.)	SHARE (EXCL. INT.)
			Ward Number - 07						
			MALL MAINTENANCE						
2024-800-003 1	1/2	07	BOTH SIDES OF STEPHEN (8TH) AVENUE MALL FROM 1 STREET SE TO 4 STREET SW - 2024 MAINTENANCE	364,286.00	1,361.39	0.00	133.79	182,143.00	182,143.00
TOTAL				364,286.00	1,361.39	0.00		182,143.00	182,143.00
GRAND TOTAL				364,286.00	1,361.39	0.00		182,143.00	182,143.00

PROPOSED

BYLAW NUMBER 1L2025

THE CITY OF CALGARY
LOCAL IMPROVEMENT BYLAW 1L2025
FINANCING SUMMARY

TOTAL LOCAL IMPROVEMENT FINANCING REQUIRED FOR	
PROPERTY OWNERS SHARE	182,143*
CITY SHARE	182,143*
TOTAL ESTIMATED CONSTRUCTION COST	364,286*
TOTAL LEVY AUTHORIZED BYLAW NO. 1L2025	182,143*

* Amount rounded to nearest dollar

PROPOSED

BYLAW NUMBER 1L2025

THE CITY OF CALGARY
LOCAL IMPROVEMENTS SYSTEM
AUDIT TRAIL
PETITION SUMMARY
BYLAW 1L2025

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