

Community Services Report to
Public Hearing Meeting of Council
2025 September 09

ISC: UNRESTRICTED
C2025-0586

Business Improvement Area Change in Boundaries Requests

PURPOSE

The purpose of this report is to recommend bylaw amendments to change the boundaries of the Beltline and Bridgeland Business Improvement Areas (BIAs). Each BIA requested a change in boundaries to include an expanded commercial area and has met the requirements outlined in the provincial *Business Improvement Area Regulation* (the Regulation).

PREVIOUS COUNCIL DIRECTION

Prior Council decisions related to the Beltline BIA and Bridgeland BIA can be found in Attachment 1.

RECOMMENDATIONS:

1. Provide an opportunity, before second reading, for current and would-be taxpayers (businesses) in the areas and Business Improvement Area representatives to make representations to Council concerning the proposed changes in boundaries; and
2. Give three readings to Proposed Bylaw 41M2025 to amend the Beltline Business Improvement Area Bylaw 34M2019 with respect to the identified boundaries as presented in Attachment 2; and
3. Give three readings to Proposed Bylaw 43M2025 to amend the Bridgeland Business Improvement Area Bylaw 33M2019 with respect to the identified boundaries as presented in Attachment 3.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Katie Black concurs with the content of this report.

HIGHLIGHTS

- The Beltline and Bridgeland BIAs requested changes to their boundaries to include adjacent commercial areas.
- Changes to BIA boundaries require Council approval and an amendment to the BIA's establishing bylaw. If approved, businesses within the proposed boundaries would become BIA taxpayers in 2026.
- Each BIA engaged with businesses in the proposed expansion area and the request meets the process requirements outlined in the Regulation, including formal board consent and notification requirements.
- BIAs support Calgary's vibrancy and economic resilience by enhancing the public realm and promoting local business development.

DISCUSSION

The *Municipal Government Act* (MGA) and the Regulation provide the legislative framework for the operation of BIAs, including establishment and amendment of boundaries. BIAs are created through a business-led process and established by municipal bylaw with the purpose of

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improving, beautifying and maintaining property in the area; developing, improving and maintaining public parking; and promoting the area as a business or shopping area.

This report is being brought forward to ensure there is adequate time to process new taxpayer accounts before the 2026 BIA tax roll, should the proposed boundary changes be approved.

The Regulation requires that any boundary amendment be consented to by the BIA Board and enacted through a bylaw amendment by Council. Prior to the amendment, current and would-be taxpayers (businesses) must be provided an opportunity to make representations to Council. The Regulation also requires that the municipality must take reasonable steps to ensure notice is provided to these parties about the change, the ability to make representations to Council and the manner and time period for making representations. These requirements have been met for both BIA requests.

BIAs undertake their own engagement with businesses and interested parties. A summary of each BIA's engagement activities is summarized below. Additional supporting information, including a copy of the notification letters that were sent by The City, is included in Attachments 4 and 5.

Beltline BIA

Council approved the establishment of the Beltline BIA in 2019. The BIA formally notified Administration of its request to expand its boundaries in 2024 September and submitted board minutes documenting the decision.

Engagement activities included three open houses, door to door outreach, and distribution of expansion toolkits to businesses. The BIA also used a range of communication methods, including a dedicated webpage, social media, posters, CJSW radio ads and email and mail updates to businesses.

The initial proposal included businesses in the Sunalta-area; however, following feedback from Sunalta businesses and the Community Association, the Beltline BIA board decided to remove this area from the final expansion requested.

Further details are included in Attachment 4. A map of the proposed new boundaries is included in Attachment 6.

Bridgeland BIA

Council approved the establishment of the Bridgeland BIA in 2019. The BIA formally notified Administration of its request to expand its boundaries in 2025 March and submitted board minutes documenting the decision.

Engagement included social media and website posts, as well as early inclusion of businesses in the proposed expansion area in ongoing communications and promotional materials.

Additional information is available in Attachment 5. A map of the proposed new boundaries is included in Attachment 7.

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EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|---|---|
| <input type="checkbox"/> Public engagement was undertaken | <input checked="" type="checkbox"/> Dialogue with interested parties was undertaken |
| <input checked="" type="checkbox"/> Public/interested parties were informed | <input type="checkbox"/> Public communication or engagement was not required |

As required under the Regulation, Administration sent notification letters to all current and would-be taxpayers on 2025 July 29, informing them of the proposed changes and how to make representations to Council.

IMPLICATIONS

Social

BIAs support local businesses, enhance public space and promote community vibrancy and connection, improving quality of life for residents and visitors.

Environmental

Not Applicable.

Economic

Expanded BIA boundaries allow inclusion of more business in BIA programs, supporting local economic development, and contribute to *Uplook: An Action Plan for Calgary's Economy*.

Service and Financial Implications

No anticipated financial impact

RISK

All requirements under the Regulation have been met. Engagement by the BIAs and formal notification by The City have helped mitigate the risk of negative taxpayer feedback.

ATTACHMENTS

1. Background and Previous Council Direction
2. Proposed Bylaw 41M2025 to amend Bylaw 34M2019, Beltline BIA
3. Proposed Bylaw 43M2025 to amend Bylaw 33M2019, Bridgeland BIA
4. Beltline BIA Information Package
5. Bridgeland BIA Information Package
6. Beltline BIA Proposed Map
7. Bridgeland BIA Proposed Map
8. Administration's Presentation
9. **Public Submission**

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Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Katie Black	Community Services	Approve
Jill Floen	Law, Legislative Services & Security	Inform

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