

July 5, 2018

Michael Magnan ([Michael.magnan@calgary.ca](mailto:Michael.magnan@calgary.ca))

Kaely Dekker ([kaely.dekker@calgary.ca](mailto:kaely.dekker@calgary.ca))



Dear Michael and Kaely:

As it has now been a bit since our meeting in June, I wanted to follow up.

I have been thinking about how during the community engagement sessions I was under the impression that the Main Streets Project on Bowness Road was funded and would be moving forward. As I have not heard from either of you since the meeting to provide clarity as promised, I reviewed the information provided on the City website:

<http://www.calgary.ca/PDA/PD/Pages/Main-Streets/yyc-Main-Streets/B-bowness-road-montgomery.aspx#mainst-top>

"As part of regular road maintenance, Bowness Road N.W. is scheduled for repaving in 2019. The road surface will be removed and replaced which presents an opportunity to redesign the road so it functions more effectively for all users. As a result, the projects will be combined and implemented together, providing significant improvements on Bowness Road N.W. while reducing construction costs and minimizing impacts on businesses, residents and road users.

Our investment in Montgomery starts in 2019."

I think that this statement is very clear. I am not sure how the promise of the work being started in 2019 and the information provided June 20, 2018 that there is no money to begin any work align. And by "work" I am referring to actual construction and not simply conceptual design.

This may be an egregious oversight but the confusion is not on the part of the community.

If the project is not funded and the work is not scheduled to begin in 2019 then I request that all tax revenue that has been garnered as a result of the rezoning be returned promptly to the businesses and the residents impacted. The community supported the initiative and helped promote the vision of the densification to meet the MDA targets; however, we are not supporting a tax grab without significant investment from the City. During the engagement with the Main Streets team, there was an acknowledgment that the City needs to invest in the community to promote private investment targets as agreed to by the amendment to the ARP.

Our local businesses have been hit very hard with increases not only as a result of the rezoning that occurred but also because of the shifting of the tax base from downtown. Some have commented that their taxes have doubled and that this is creating hardship for them.

The infrastructure in Montgomery dates back to the 1960's and there has been very minimal investment in the community since that time. This project, as promised, was an opportunity for this situation to change. I request firstly that a copy of the infrastructure inventory be provided to me as requested on two separate occasions, that a clear time line for moving forward be given, and/or the money be returned to the impacted community businesses and residents until such time as you (The City) are ready to proceed.

Sincerely,

Marilyn Wannamaker

President

Montgomery Community Association

cc Druh Farrell

cc Dale Calkins

cc Leon Nellissen (BIA)

## Montgomery Main Street Project - Bowness Road N.W.

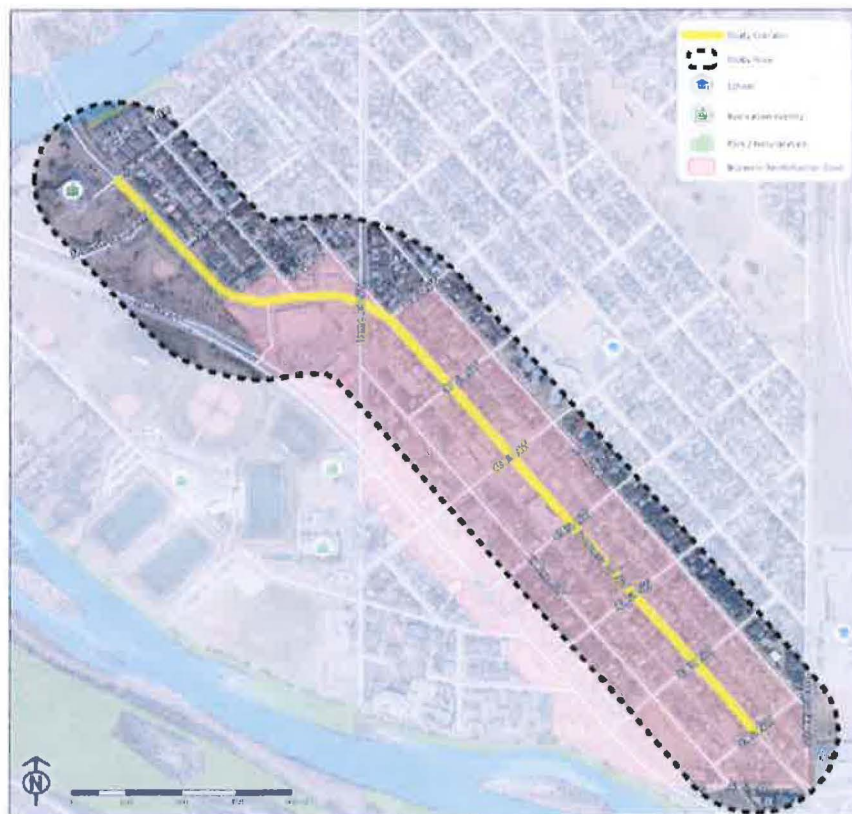
### Project Brief

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The City of Calgary is planning improvements on Bowness Road N.W., through the community of Montgomery. The project will include streetscape improvements associated with The City's [Main Streets](#) initiative, and transportation improvements for all travel modes as identified in The City's [Complete Streets Policy and Guide](#).

As part of regular road maintenance, Bowness Road N.W. is scheduled for repaving in 2019. The road surface will be removed and replaced, which presents an opportunity to redesign the road so it functions more effectively for all road users. Council also approved funding in May 2017 to implement the Montgomery Main Street improvements. As a result, the projects will be combined and implemented together, providing significant improvements on Bowness Rd N.W. while reducing construction costs and minimizing impacts on businesses, residents and road users.

The project limits for the transportation improvements extend from 52 Street N.W. to 43 Street N.W. (a continuation of the recent upgrades on [Bowness Road N.W.](#)), and the streetscape upgrades begin just west of 49 Street N.W. and end at 42 Street N.W.





## Bowness Road N.W. (Montgomery) Improvement Project - Project Brief

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The scope of the project includes:

- Streetscape and public realm enhancements (street trees, benches/seating, lighting, public art)
- Pedestrian improvements
- Bicycle facilities
- Traffic operation improvements
- Transit stop / waiting area improvements

### Project Goals

- Improve safety, mobility and comfort for all road users (people who walk, bike, take transit and drive)
- Address community traffic issues through that will also enhance the pedestrian and cycling realm
- Improve pedestrian and cycling connections between key destinations within Montgomery
- Implement streetscape improvements that comply with new land uses
- Connect existing pathways and future connections determined in adjacent project plans, particularly those proposed as short-term improvements for the [South Shaganappi Study](#) and the Bow River pathway
- Coordinate improvements with other area projects, including recent improvements to [16 Avenue N.W. and Home Road N.W.](#)

### Engagement

The project team will implement a thorough public engagement and communications process. The engagement process is still being finalized, but is anticipated to include:

Phase 1: Project introduction and issue identification (WINTER 2017/2018)

- Stakeholder meetings (Montgomery Community Association, Montgomery BIA, developers, active and sustainable modes)
- Public workshop
- Online feedback

Phase 2: Refine concepts (SPRING/SUMMER/FALL 2018)

- Stakeholder meetings as needed
- Public workshop
- Online feedback
- Tactical urbanism

Phase 3: Share final plans (WINTER 2019)

Phase 4: \*Construction (2019)

\* Some utility construction may be initiated in 2018

# Memo

August 1, 2018

**To:** Marilyn Wannamaker  
Montgomery Community Association

**From:** Michael Magnan

**Re: July 5 Letter Response**

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Dear Ms. Wannamaker,

Thank you for your letter requesting further clarity on the status of the Bowness Road Main Street Streetscape Master Plan project. Since our last stakeholder meeting in June, I have been collaborating with City staff to seek answers to the questions you brought up on behalf of the Montgomery Community Association during the meeting, which were summarized in your letter. Please find the following summary of my findings below.

## **Capital Investment Timeline**

As discussed in the meeting, there have been some miscommunications between The City and the community with respect to capital funding availability for Bowness Road Streetscape improvements within the existing Main Streets Streetscape Program capital budget. The City recognizes that the information on the website is incorrect, and we are committed to updating our website to reflect the that there is currently no funding allocated for construction of streetscape improvements within the 2016-2019 budget cycle. However, The City recognizes the need for infrastructure and public realm investment in Montgomery, and has listed Bowness Road as a priority Main Street project. Once Council has issued directives on the 2019-2022 capital budget, The City will provide an update on capital funding availability in early 2019.

In speaking with the Roads department, the roadway paving resurfacing project has capital funding available starting in 2019. Ideally, this work will be completed at the same time as Main Streets improvements to minimize impacts the community, provided funding is available to the Main Streets Streetscape project. I have also been informed that the phasing and timing of the resurfacing project is partially contingent on completion of Crowchild Bridge upgrades currently underway, as resurfacing would further congest traffic on Parkdale Blvd, 3 Avenue NW and Bowness Road. Should coordination of the repaving and Main Street improvements not be possible, The City is committed to working with the community to finding the best solution for residents and businesses. We will keep you informed of this moving forward.

## Business Tax and Non-Residential Property Tax Concerns

The City recognizes that there have been recent tax increases for property owners. The calculation of non-residential property tax is the result of numerous factors including the provincial requisition, business tax consolidation ([calgary.ca/btc](http://calgary.ca/btc)), tax shift from the office sector, expiry of 2017 tax rebates and Council's decision to increase funding the Calgary Police Service (0.8%) and Civic Partners (0.1%), and assessment.

Property assessments are prepared annually and are based upon market value. An analysis was performed to determine what, if any, assessment impacts would have resulted from the land use changes from the *Montgomery Bowness Road and 16 Avenue NW Policy Amendment and Land Use Amendment*. In reviewing the 755 properties' 2018 assessments, only one property's assessment would have been affected by the land use assessments. This excludes properties that have had physical changes like the construction of a new building. As the majority of the properties that are within the Main Streets area are properties with contributing buildings on them, they are valued as such and not as developmental land. Further some of the minor up zoning to land use amendments were determined not to affect values this year such as R-C2 to R-CG and M-C1 to M-X1. Business assessments, which are used to calculate business tax, are based upon a premises' net annual rental value. Or simply, what that space would rent for over the year. For properties with buildings on them, land use zoning does not play a role in determining business assessments.

Given the complexity of calculations surrounding taxation, The City's Chief Financial Office has recommended that business and property owners contact the Assessment Business Unit to discuss their individual assessments with an assessor. Property and business owners can contact Assessment staff directly at 403-268-2888. If the community association has assessment questions, please contact Edwin Lee, Manager Valuation – Commercial via email at [Edwin.Lee@calgary.ca](mailto:Edwin.Lee@calgary.ca). Assessment information can also be found online at <http://calgary.ca/assessment>. It is The City's intention that through discussion with Assessment, business and property owners will gain a greater understanding of how their assessments are derived and how taxes are determined.

## Conclusion

The infrastructure inventory you referenced in your letter has been completed. It will be circulated shortly to external stakeholders for review.

Thank you for taking the time to reach out and express your concerns over the Bowness Road – Montgomery Main Street project. If you have any further questions or concerns, please don't hesitate to contact me directly.

Sincerely,

Michael Magnan



Public Realm Lead  
Urban Strategy, City of Calgary  
T 403.268.3450

Attachments N/A

cc: Druh Farrell, Ward 7 Councillor  
Leon Nellissen, Montgomery BIA  
Edwin Lee, Assessment