



RE: Beltline Business Improvement Area Proposed Change in Boundaries

Dear Business Owner:

This letter is to inform you that The City of Calgary has received a request from the Beltline Business Improvement Area (BIA) to change its boundaries. Your business is located within the proposed expanded boundaries. Attached is a map that identifies the current and proposed expanded boundaries. **If this request is passed at Council on September 9th 2025, it will result in an annual BIA tax being applied to your business starting in 2026.** In 2025, the average BIA tax paid in the Beltline BIA was approximately \$1,328 per year, and the median was approximately \$422 per year. Please see the back of this letter for more information on how the BIA tax is calculated.

BIAs are established through a community-led process where businesses within a specific geographic area (the boundaries) pay an additional tax. The tax is collected to promote the BIA as a business or shopping area, and improve, beautify, and maintain property and public parking in the BIA.

The annual BIA tax is collected from all businesses within the BIA boundaries by The City of Calgary and is transferred in full back to the BIA. The BIA operates as a non-profit organization and works with its business members to set priorities that are reflected in an annual budget approved by City Council.

Requests from a BIA to change its boundaries must be approved by City Council. As outlined in the provincial *Business Improvement Area Regulation* section 8, before City Council decides on the request to change a BIA's boundaries, business owners within the BIA's current and proposed boundaries must be given the opportunity to make representations to City Council. **The opportunity to do this is scheduled for:**

Date and time: September 9th 2025 beginning at 9:30 a.m.

Location: Council Chamber, Calgary Municipal Building, 800 Macleod Tr. S.E.

For information on how to submit written comments to City Council or participate (in person or remotely) in the meeting, please visit www.calgary.ca/agendaminutes and click, "Learn how to participate in Council or Committee meetings".

Have questions? Please don't hesitate to reach out:

Beltline BIA

Katie Thies, Executive Director
403-473-7642, katie@bloxbia.ca
www.bloxbia.ca/expansion

The City of Calgary, Major Partners

Jordan Lamey, BIA Strategist
403-803-1389; Jordan.Lamey@calgary.ca
www.calgary.ca/BIA

Sincerely,

Kim Mustard, Manager
Major Partners, Partnerships
Community Services, The City of Calgary

Attachment: Map of the Proposed Beltline BIA Change in Boundaries
CC: Councillor Courtney Walcott, Ward 8

How is a Business Improvement Area bill calculated?

The City of Calgary assesses business premises each year for Business Improvement Area (BIA) taxation purposes. Your business assessment reflects **the typical net annual rental value of your premises** based on the July 1 valuation date and provides the basis for your next year's BIA tax bill.

BIA tax rate calculation:

$$\text{BIA tax rate} = \text{BIA's annual approved budget} \div \text{Total business assessment within the BIA}$$

BIA tax bill calculation:

$$\text{BIA tax bill} = \text{Assessed value of your business premises} \times \text{BIA tax rate}$$

*BIA tax is based on the calendar year January 1 to December 31.

For more information on BIAs in Calgary, please visit www.calgary.ca/BIA

