



Frequently Asked Questions – Business Improvement Area (BIA) Change in Boundaries

What is a BIA?

BIAs are established under the [Municipal Government Act of Alberta](#), and operate according to the [BIA Regulation](#).

The process to establish a BIA is community-led by local businesses within a specific geographic area (the boundaries) to establish a tax that will be used by the BIA to “improve, beautify, and maintain property in the BIA; develop, improve, and maintain public parking; and promote the BIA as a business or shopping area¹”. Each BIA is established as a legal entity through a City bylaw and operates as a non-profit organization. BIAs are governed by a Council-appointed Board of Directors that is comprised of individuals nominated by one or more taxpayers in the zone.

How many BIAs are there in Calgary?

There are currently 15 BIAs in Calgary:

17 th Ave Retail & Entertainment District BIA	Inglewood BIA
4 th Street South West BIA	International Avenue BRZ
Beltline BIA	Kensington BRZ
Bridgeland BIA	Mainstreet Bowness BIA
Calgary Downtown Association	Marda Loop BIA
Chinatown BIA	Montgomery on the Bow BIA
Crescent Heights Village BIA	Victoria Park BIA
Greenview Industrial BIA	

How does a BIA change its boundaries and what does this mean for businesses that fall within the new boundaries?

The [BIA Regulation](#) sets out the requirements for a BIA to request a change to its boundaries. As a first step, the BIA Board of Directors makes a formal request to The City of Calgary for a change in boundaries, including a map showing the specific changes. The City then informs all current and would-be taxpayers of the request and how and when they can make representations to Council concerning the request. City Administration prepares a report for Council’s review and consideration, including a bylaw amendment that would change the BIA boundaries in accordance with the request.

If the request is to expand a BIA’s boundaries, and Council approves the request, then businesses within the new boundaries will become members of the BIA and are required to pay the BIA tax starting the following calendar year.

¹ [Section 50, MGA](#)



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How are BIA operations funded?

Each BIA works with its business members (all businesses within its boundaries) to set priorities that are reflected in an annual budget put forward by the BIA Board to City Council for approval. The approved budget determines the amount of the annual BIA tax that The City collects from all businesses within a BIA's boundary. The BIA tax is transferred in full to the BIA to fund operations. During the year, BIAs may also apply for, and be awarded, additional grant funds to support programs and activities. Each year, BIAs are also required to provide their audited financial statements to Council that demonstrate how funds were spent.

How is the BIA tax calculated?

The City assesses business premises each year for BIA taxation purposes. A business assessment reflects **the typical net annual rental value of the business premises** based on the July 1 valuation date and provides the basis for the businesses' BIA tax bill for the following year. BIA tax is based on the calendar year of January 1 to December 31.

BIA tax rate calculation:

BIA tax rate = BIA's annual approved budget ÷ Total business assessment within the BIA

BIA tax bill calculation:

BIA tax bill = Assessed value of the business premises x BIA tax rate

For more information please visit: [BIA tax: rate and bill calculation \(calgary.ca\)](https://calgary.ca/bia-tax-rate-and-bill-calculation)

When will the 2023 BIA change in boundaries requests be presented to Council, and how can I participate?

The BIA change in boundaries reports for changes to the 17th Avenue Retail & Entertainment District BIA, Crescent Heights Village BIA and Marda Loop BIA will be presented to:

- Calgary City Council on October 3, 2023 (meeting commencing at 9:30 a.m.)

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



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Where can I get more information?

For more information about the BIA or their change in boundaries request, please contact:

1. 17th Avenue Retail & Entertainment District BIA
Tulene Steiestol, Executive Director
tulene@17thave.ca
Web: <https://17thave.ca/expansion/>
- Crescent Heights Village BIA
Camie Leard, Executive Director
info@crescentheightsvillage.ca
Web: <https://crescentheightsvillage.ca/bia-expansion/>
- Marda Loop BIA
Bob Van Wegen, Executive Director
bob@visitmardaloop.com
Web: www.visitmardaloop.com/about/bia-expansion

Information about the process or for more information in general about BIAs and their operations:

The City of Calgary

Meghan Mahoney, Major Partners | 403-988-3634

Meghan.Mahoney@calgary.ca

Web: Calgary.ca/BIA

Information about business assessments:

The City of Calgary, Assessment

Web: [Business Improvement Area \(BIA\) tax \(calgary.ca\)](http://BusinessImprovementArea(BIA)tax(calgary.ca))

Information about how to participate/present to Council:

The City of Calgary, City Clerk's Office

Web: Calgary.ca/agendaminutes and click, "Learn how to participate in Council".