CRESCENT HEIGHTS VILLAGE
BUSINESS IMPROVEMENT AREA
商業促進區 商业促进区

#420, 1110 Centre St. NE
Calgary, AB T2E 2R2
(403) 701-7686
info@crescentheightsvillage.ca

crescentheightsvillage.ca

BIA Tax FAQs for Businesses in the Expansion Area

1. **What would the levy be for my business?**
    a. Levies are determined based on the assessed real estate value of the space your business occupies. So, larger spaces tend to pay higher levies and smaller places pay lower ones.
    b. The City of Calgary Assessment department can help you determine the assessed value of your business. They can be reached at 403-268-2888.
    c. Without knowing the assessed value of your business, we can't provide an estimate of your levy, but for a general idea, here are some figures from our 2023 budget year:

Overall	Assessment	BIA Levy	Monthly Cost
Average	$37,795.99	$1,032.61	$86.05
Median	$24,637.50	$673.59	$56.13
Highest	$342,930.00	$9,375.71	$781.31
Lowest	$2,000.00	$50.11	$ 4.18
By Type of Business	**Assessment**	**BIA Levy**	**Monthly Cost**
Average Restaurant	$31,888.48	$ 869.28	$ 72.44
Median Restaurant	$31,220.00	$ 853.55	$71.13
Highest Restaurant (Fine Dining)	$60,536.00	$1,655.05	$137.92
Lowest Restaurant (Bubble Tea)	$8,288.00	$ 226.59	$18.88
Average Personal Service	$20,800.59	$ 568.69	$47.39
Median Personal Service	$20,644.00	$ 564.41	$47.03
Highest Personal Service (Fitness Studio)	$49,653.00	$1,357.51	$113.13
Lowest Personal Service (Hair Salon)	$3,824.00	$104.55	$8.71
Average Office Space	$30,975.49	$ 846.74	$70.56
Median Office Space	$16,692.00	$ 456.36	$38.03
Highest Office Space (Oil and Gas Engineering)	$220,581.00	$6,030.68	$502.56
Lowest Office Space (Outdoor Adventure)	$2,000.00	$50.11	$ 4.18
Average Retail	$68,401.73	$1,870.10	$155.84
Median Retail	$28,843.50	$ 788.58	$65.72
Highest Retail (Bank)	$342,930.00	$9,375.71	$781.31
Lowest Retail (Tailor)	$9,000.00	$ 246.06	$20.51

2. **How is the levy amount decided from the assessment?**
    a. The elected board of directors (who must be business owners in the BIA or an associate member nominated by a BIA business) creates and approves an annual budget based on the strategic priorities set by the member businesses through regular communications, meetings, etc. That annual budget is then divided amongst all of the businesses of the BIA according to their share of the total assessed value.

3. **What if I disagree with the assessed value of my business' real estate?**
    a. You can appeal the assessment by contacting the City's assessment department at 403-268-2888.

4. **How is this tax collected?**
    a. The City of Calgary collects the tax on the BIA's behalf in the first quarter of the calendar year. You will receive a communication from the City with instructions on how to pay it.

5. **How can I influence the strategic priorities and annual budget of the BIA?**
    a. Join the board of directors! Quarterly meetings + bimonthly committee meetings is the basic commitment for a board member, which gives you a huge influence on BIA operations.
    b. Contact one of the directors. You will find them on our website.
    c. Contact the Executive Director at info@crescentheightsvillage.ca or (403) 701-7686.

6. **What value do I get in return for paying this tax?**
    a. Your BIA tax helps you accomplish things for your business that are too complex or too expensive to accomplish on your own. Things like: marketing campaigns, streetscape improvements, signage and pageantry, public art, clean-and-safe initiatives, advocacy with City Hall and other organizations and events that bring people to the neighbourhood.
    b. We find that member businesses get back what they put in. Those who volunteer on the board, are active on social media, who communicate regularly with the BIA and who participate in BIA events and initiatives express that they receive great value for their BIA tax.
    c. Find our Annual Report on our website at crescentheightsvillage.ca to learn more about the value of belonging to a BIA.

Other Resources

City of Calgary Assessments
Open 8 a.m. to 4:30 p.m. Mon-Fri excluding statutory holidays
2924 11 Street N.E. (please book an appointment)
Phone: 403-268-2888
calgary.ca/property-owners/assessment

City of Calgary Business Improvement Area Information
Everything you ever wanted to know about BIAs and more
calgary.ca/for-business/improvement-areas

Crescent Heights Village BIA
420, 1110 Centre St. N (please make an appointment)
Phone: (403) 701-7686
info@crescentheightsvillage.ca
crescentheightsvillage.ca

Councillor Terry Wong - Ward 7
Office of the Councillors (8001)
700 Macleod Trail S.E.
Phone: (403) 268-2430
ward7@calgary.ca