



THE CITY OF EDMONTON

BYLAW 14959

NORTH EDGE BUSINESS IMPROVEMENT AREA BYLAW

(CONSOLIDATED ON DECEMBER 13, 2016)

WHEREAS Edmonton City Council received a request, pursuant to section 3(1) of AR 377/94, the Business Revitalization Zone Regulation, to establish a business revitalization zone generally located within the area bounded by 105 and 108 Avenues and 101 and 119 Streets, a page of such request is appended hereto as Schedule A;

AND WHEREAS pursuant to section 3(3) of AR 377/94, notice of the intention of Council to pass this bylaw was mailed to every person who was shown on the then current assessment roll of the City as being assessed for business taxes within the boundaries of the Business Revitalization Zone;

AND WHEREAS no sufficient petition objecting to the passing of this bylaw was received by the City;

Edmonton City Council enacts:

DEFINITIONS

1 In this bylaw, unless the context otherwise requires:

- (a) **“Board”** means all Directors of the business improvement area as appointed by Council from time to time;
- (b) **“City”** means the municipal corporation of the City of Edmonton;
- (c) **“Council”** means the municipal council of the City of Edmonton;
- (d) **“Director”** means a person appointed by Council pursuant to section 6 of this bylaw;
- (e) **“Member”** means a business assessed for business taxes within the North Edge Business Improvement Area;
- (f) **“MGA”** means the *Municipal Government Act*, R.S.A. 2000, c. M-26;
- (g) **“Person”** includes an individual, partnership, association, corporation, trustee, executor, administrator or legal representative; and
- (h) *deleted*

(S.3., Bylaw No. 15179, June 19, 2009) (S. 2 (b), S.3, S.4(a) Bylaw 17789 December 13, 2016)

DESIGNATION OF THE ZONE

2 That area, the boundaries of which are outlined and shaded on the map attached hereto as Schedule B and forming part of this bylaw, and which are more particularly described in Schedule C attached hereto and forming part of this bylaw, is hereby designated as the “North Edge Business Improvement Area”.

(S.4., Bylaw No. 15179, June 19, 2009) (S.2(c) Bylaw 17789 December 13, 2016)

**ESTABLISHMENT
OF THE
ASSOCIATION**

- 3 (1) The Board of Directors of the North Edge Business Improvement Area is hereby established as a corporation under the name "North Edge Business Association".

(S.5, Bylaw No. 15179, June 19, 2009) (S. 4(b) Bylaw 17789 December 13, 2016)

- (2) The Corporation hereby established shall consist of Directors appointed from time to time in accordance with section 6 hereof.

**PURPOSES OF THE
ZONE**

- 4 The objects or purposes for which the North Edge Business Improvement Area is established are:

- (a) improving, beautifying and maintaining property in the North Edge Business Improvement Area;
- (b) developing, improving, and maintaining public parking; and
- (c) promoting the North Edge Business Improvement Area as a business or shopping district.

(S.4(c) Bylaw 17789 December 13, 2016)

**POWERS OF
ASSOCIATION**

- 5 (1) Subject to the provisions of this bylaw and every other applicable bylaw of the City or statute or regulations of the Province, the North Edge Business Improvement Area shall have the power to do all things necessarily incidental to the attainment of its objects.
- (2) Nothing in this bylaw shall be construed as giving the North Edge Business Improvement Area the power to borrow money or otherwise pledge its assets without the express direction of Council.

(S.4(d) Bylaw 17789 December 13, 2016)

DIRECTORS

- 6 (1) The Board of the North Edge Business Improvement Area shall consist of fifteen Directors appointed by Council.
- (2) At the recommendation of the Board, Council may appoint fewer than fifteen Directors.
- (3) Each appointment made by Council is for a term of one year with no maximum number of terms.
- (4) No person shall be appointed as a Director unless that person:
- (a) has been nominated in writing, submitted to the Board before close of nominations, for appointment as a Director, by any person in the North Edge Business Improvement Area who is shown on the current assessment roll of the City as being assessed for business taxes with respect to a business carried on within the North Edge Business Improvement Area, and
 - (b) has consented to act as a Director, in writing submitted to the

Board prior to that person's appointment.

(5) A majority of existing, appointed members constitutes quorum.

(S. 4(e) Bylaw 17789 December 13, 2016)

REMUNERATION

- 7 (1) The position of a Director is voluntary, and no remuneration will be paid for services as a Director.
- (2) Directors shall be reimbursed for expenses necessarily incurred in the performance of duties as a Director.

PROCEDURES FOR THE BOARD

- 8 (1) The Board shall manage the business and affairs of the North Edge Business Improvement Area. (S.4 (f) Bylaw 17789 December 13, 2016)
- (2) The Board shall meet at least quarterly and may meet more frequently, as it sees fit, for the dispatch of business.
- (3) The Directors shall:
- (a) elect one of their number as Chair of the Board to preside at all meetings of the Board, and
- (b) determine the period for which that person is to hold office.
- (4) If the Chair is not present within fifteen (15) minutes from the time fixed for the holding of any meeting, the Directors present shall choose one of their number to be the Chair of the meeting.
- (5) A motion is lost when the vote is tied.
- (6) The Board may delegate any of the Board's powers to a committee or committees consisting of one or more Directors.

FINANCIAL MATTERS

- 9 (1) The financial year of the Board is the calendar year.
- (2) The Board may appoint such officers of the North Edge Business Improvement Area as the Board sees fit and may specify the powers and duties of such officers and, subject to the provisions of this bylaw, may delegate to any officer such of the powers of the Board as the Board thinks fit.
- (3) If a Director or a Director's family member, as defined within the MGA, has a pecuniary interest in a matter before the Board, the Director shall be precluded from voting or participating in the discussion.
- (4) The North Edge Business Improvement Area may have a corporate seal, which seal may be adopted or changed from time to time by the Board and on which the name of the Zone shall appear.
- (5) The banking business of the North Edge Business Improvement Area shall be transacted with such banks or financial institutions as the Board may from time to time designate, and shall be transacted in accordance

with such agreements, instructions, and delegations of power as the Board may from time to time prescribe.

- (6) The Board shall cause true accounts to be kept of the sums of money received and expended by the North Edge Business Improvement Area and the matter or matters in respect of which such receipts and expenditures take place, all acquisitions and dispositions of property of the Association, and all the assets and liabilities of the North Edge Business Improvement Area.
- (7) The books of account of the North Edge Business Improvement Area shall be kept at such place or places as the Board thinks fit, and no person, other than a Director, an officer, the City Auditor, or an officer, accountant, or other person, whose duty to the North Edge Business Improvement Area or to the Council require that person to do so, shall have any right to inspect any account or book or document of the North Edge Business Improvement Area except as may be authorized by the Board, by Council, or by statute.
- (8) The Board shall, in each year at the time and in the form prescribed by the Council, submit to the Council, for its approval, estimates of revenues and expenditures expected to be received and made by the North Edge Business Improvement Area for the next fiscal year.
- (9) The Board shall present and review these estimates with its Members at the annual general meeting and subsequently revise, if necessary, and approve them prior to their submission to Council.
- (10) The Board shall notify by mail, personal delivery, or a combination of the two, all businesses within the North Edge Business Improvement Area listed in the current assessment roll of the proposed budget, and of the date and place when Council will consider approval of the proposed budget.

(S.4 (g) Bylaw 17789 December 3, 2016)

ANNUAL GENERAL MEETINGS AND SPECIAL MEETINGS OF THE BOARD

- 10 (1) In each calendar year, prior to submitting its estimates of revenues and expenditures to Council, the Board shall hold an annual general meeting of all Members.
- (2) Written notice of the annual meeting shall be sent by mail, personal delivery, or a combination of the two, to all Members, at least fourteen (14) days prior to the meeting date.
- (3) At the annual meeting the Board shall:
 - (a) review with Members its estimates of revenues and expenditures for the next calendar year;
 - (b) review with Members any nominations for new Directors from the Members for the next calendar year received by the Board prior to the meeting;

- (c) seek any additional nominations for new Directors for the next calendar year; and
 - (d) close the nomination period permanently for new Directors for the next calendar year.
- (4) For the purposes of any vote of the membership during the annual meeting or a special meeting, the following voting procedures shall apply:
- (a) Each Member shall be entitled to one vote;
 - (b) In order to be eligible to vote, each representative shall present to the Board upon arrival at the meeting, an original signed statement giving the bearer permission to represent the Member in any vote at that meeting; and
 - (c) Motions are passed by a majority of the votes cast by the Members present at the meeting.

ANNUAL REPORT

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The Board shall prepare and submit to Council an annual report of the activity of the North Edge Business Improvement Area at the time specified by Council, together with an audited financial statement of the North Edge Business Improvement Area comprised of an income and expenditure account and a balance sheet and any other statements and reports required by Council.

(S.4(h) Bylaw 17789 December 13, 2016)

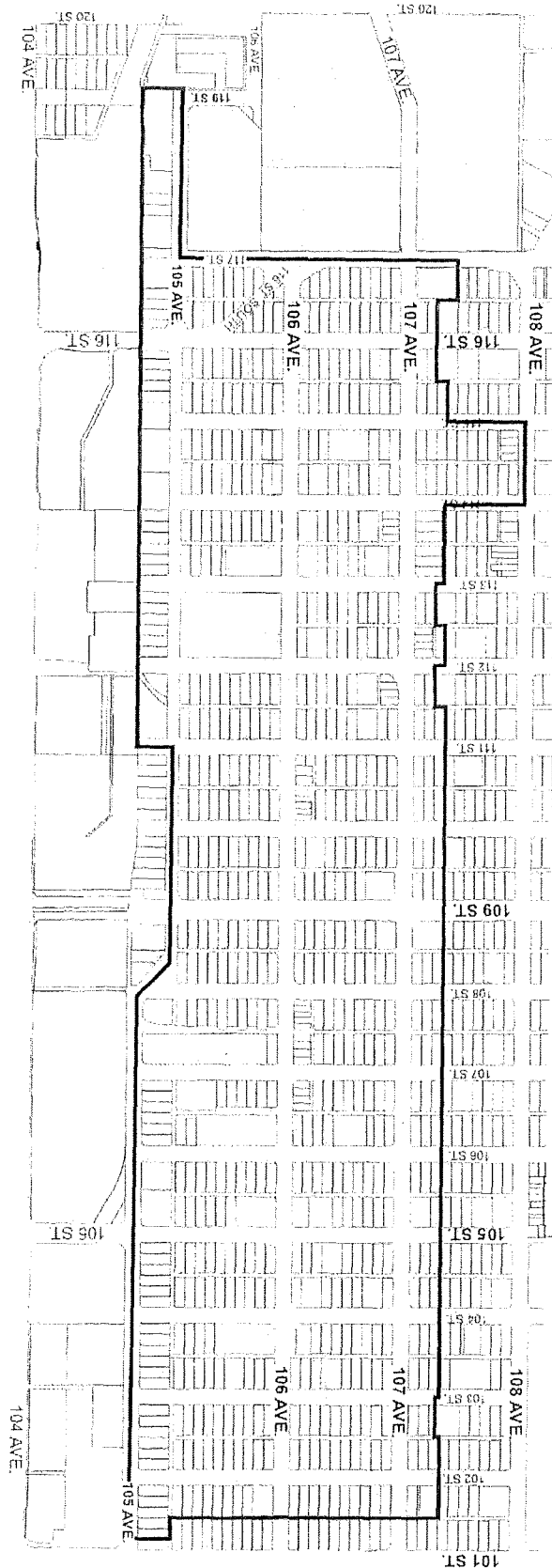
SCHEDULE A – REQUEST FOR ESTABLISHMENT

Request to Council

We the undersigned taxpayers of businesses shown on the current business assessment roll for the City of Edmonton, generally located within the area bounded by 105 and 108 Avenues and 101 and 119 Streets as outlined in the attached schedule "A", request that Edmonton City Council establish a business revitalization zone using the boundaries marked on the attached Schedule "A". The purposes of the proposed business revitalization zone are listed in the attached Schedule "B".

Tax Roll # (Optional)	Business Name as per Licence	Business Location Address	Printed Name of Business Taxpayer (owner of business)	Signature	Date	Witness
	WEST CANADIAN INDUSTRIES GROUP LTD.	10567 - 109 th STREET	GEORGE BROOKMAN	<i>[Signature]</i>	Jan 16/08	<i>[Signature]</i>
	CENTRAL DENTAL - FRANCHISE DENTISTRY	10705 - 107 ST.	PK. STEPHEN CHENG	<i>[Signature]</i>	Feb 17/08	<i>[Signature]</i>
	COMLINKS BUSINESS MARKETING LTD.	200, 10924 - 107 AVE	LISA PASIN	<i>[Signature]</i>	Feb 12/08	<i>[Signature]</i>
	River City Electric Ltd	11306 102 Ave	Peter Prosser	<i>[Signature]</i>	Feb 12/08	<i>[Signature]</i>
	Perfect Printing	10577 - 109 ST.	Lucie Wong	<i>[Signature]</i>	Feb 12/08	<i>[Signature]</i>
	MAGNETIC PUBLISHERS INC.	10552 - 109 ST.	PHILLIP LAM	<i>[Signature]</i>	Feb 12/08	<i>[Signature]</i>
	Stick West Catering	10569 - 109 ST	Ron Silverstein	<i>[Signature]</i>	Feb 12/08	<i>[Signature]</i>
	Boulevard Ins	10582 - 109 ST	Les Baker / Cindy Gusti	<i>[Signature]</i>	Feb 13/08	<i>[Signature]</i>
	COOPER-SMITH AGENCY	10582 - 109 ST	DELESA SMITH	<i>[Signature]</i>	Feb 13/08	<i>[Signature]</i>

This personal information is being collected under the authority of section 53 of the *Municipal Government Act*, R.S.A. 2000, c. M-26 and section 3 of the *Business Revitalization Zone Regulation* (AR 377/04), and will be used to process your request for the establishment of a business revitalization zone. It is protected in accordance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act*, R.S.A. 2000, c. F-26. If you have any questions about the collection, contact the City of Edmonton, Business Revitalization Zone Planner at (780) 496-6095 or by mail at, 8th floor, HSBC Bank Canada Building, 10250-101 Street, Edmonton, Alberta, T6J 3P4.



**SCHEDULE C - BOUNDARIES OF THE NORTH EDGE BUSINESS IMPROVEMENT
AREA**

The North Edge Business Revitalization Zone shall consist of all properties within the boundaries as illustrated in Schedule B. Such boundaries shall be described as follows:

(S.6., Bylaw 15179, June 19, 2009) (S.2 (e) Bylaw 17789 December 13, 2016)

On the West -

Originating at 117 Street and the northwestern boundary of the first lot north of 107 Avenue (Lot 131A, Block 16, Plan 0325139), south along 117 Street to 105 Avenue, west along 105 Avenue to 119 Street, south along the western boundary of Lot 9C, Block B, Plan 9220996 to the southern boundary of this lot (Lot 9C, Block B, Plan 9220996).

On the South -

Originating at the southwestern boundary of the first lot south of 105 Avenue at 119 Street (Lot 9C, Block B, Plan 9220996), east along the southern boundary of this lot (Lot 9C, Block B, Plan 9220996) and continuing east along the southern boundary of the first lots south of 105 Avenue (Lot 116A, Block 17, Plan 7920318; Lot 115, Block 17, Plan 22RS; Lot 114, Block 17, Plan 22RS; Lot 113, Block 17, Plan 22RS; Lot 106A, Block 16, Plan 0727910; Lot 105, Block 16, Plan 820MC; Lot 104, Block 16, Plan 820MC; Lot 103, Block 16, Plan 5665CL; Lot 102, Block 16, Plan 5665CL; Lot 149, Block 15, Plan 5665CL; Lot 148, Block 15, Plan 5665CL; Lot 147, Block 15, Plan 5665CL; Lot 146, Block 15, Plan 5665CL; Lot 145, Block 15, Plan 5665CL; Lot 148A, Block 14, Plan 0020052; Lot 146B, Block 14, Plan 0721022; Lot 145A, Block 14, Plan 9220984; Lot 184, Block 13, Plan 5665CL; Lot 183, Block 13, Plan 5665CL; Lot 182, Block 13, Plan 5665CL; Lot 181, Block 13, Plan 5665CL; Lot 180, Block 13, Plan 5665CL; Lot 179, Block 13, Plan 5665CL; Lot 172, Block 12, Plan 5665CL; Lot 171, Block 12, Plan 5665CL; Lot 170, Block 12, Plan 5665CL; Lot 169, Block 12, Plan 5665CL; Lot 168, Block 12, Plan 5665CL; Lot 167, Block 12, Plan 5665CL; Lot B, Block 11, Plan 2656HW; Lot C, Block 11, Plan 2656HW) to 111 Street, north to 105 Avenue, east along 105 Avenue to the southeastern boundary of the second lot west of 101 Street (Lot 228, Block 1, Plan B3).

On the East -

Originating at 105 Avenue and the southeastern boundary of the second lot west of 101 Street (Lot 228, Block 1, Plan B3), north along the eastern boundary of this lot (Lot 228, Block 1, Plan B3) to the east-west lane north of 105 Avenue, west along this east-west lane to the north-south lane west of 101 Street, north along this north-south lane to the northern boundary of the second lot north of 107 Avenue (Block 4, Plan 0122128).

On the North -

Originating at the north-south lane west of 101 Street and the northeastern boundary of the second lot north of 107 Avenue (Block 4, Plan 0122128), west along the northern boundary of

this lot (Block 4, Plan 0122128) and continuing west along the northern boundary of the lots north of 107 Avenue (Lot 288, Block 2, Plan B4; Lot 273, Block 2, Plan B4; Lot 282, Block 3, Plan B4; Lot 267, Block 3, Plan B4; Lot 256, Block 4, Plan B4; Lot 241, Block 4, Plan B4; Lot 256, Block 5, Plan B4; Lot 241, Block 5, Plan B4; Lot 236, Block 6, Plan B4; Lot 221, Block 6, Plan B4; Lot 196, Block 7, Plan B4; Lot 179, Block 7, Plan B4; Lot 196, Block 8, Plan B4; Lot 181, Block 8, Plan 3942MC; Lot 196, Block 9, Plan B4; Lot 181, Block 9, Plan B4; Lot 196, Block 10, Plan B4; Lot 181, Block 10, Plan B4; Lot 196, Block 11, Plan B4) to the north-south lane west of 111 Street, south to the northern boundary of the second lot north of 107 Avenue (Lot 180, Block 11, Plan B4), west along this lot (Lot 180, Block 11, Plan B4) to 112 Street, north along 112 Street to the northern boundary of the first lot north of the east-west lane north of 107 Avenue (Lot 210, Block 12, Plan B4), west along this lot (Lot 210, Block 12, Plan B4) to the north-south lane west of 112 Street, south along the north-south lane west of 112 Street to the northern boundary of the second lot north of 107 Avenue (Lot 194, Block 12, Plan B4), west along this lot (Lot 194, Block 12, Plan B4) to 113 Street, north along 113 Street to the east-west lane north of 107 Avenue, west along the east-west lane north of 107 Avenue to 114 Street, north along 114 Street to 108 Avenue, west along 108 Avenue to 115 Street, south along 115 Street to the third lot north of 107 Avenue (Lot 187, Block 15, Plan B4), west along the northern boundary of this lot (Lot 187, Block 15, Plan B4) to the north-south lane west of 115 Street, south along the north-south lane west of 115 Street to the northern boundary of the second lot north of 107 Avenue (Lot 171, Block 15, Plan B4), west along this lot (Lot 171, Block 15, Plan B4) and continuing west along the northern boundary of Lot 341, Block 16, Plan 4423AJ to the north-south lane west of 116 Street, north to the northern boundary of Lot 131A, Block 16, Plan 0325139, west along the northern boundary of this lot (Lot 131A, Block 16, Plan 0325139) to 117 Street.

(NOTE: Consolidation made under Section 69 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 and Bylaw 16620 Section 16, and printed under the City Manager's authority)

Bylaw No. 14959, passed by Council September 29, 2008

Amendments:

Bylaw No. 15179, June 19, 2009

Bylaw No. 17789, December 13, 2016