

CITY OF EDMONTON

BYLAW 11084

**EDMONTON ALBERTA AVENUE BUSINESS IMPROVEMENT
AREA BYLAW**

(CONSOLIDATED ON JANUARY 01, 2025)

BYLAW NO. 11084

EDMONTON ALBERTA AVENUE BUSINESS IMPROVEMENT AREA BYLAW

(S.2, Bylaw 13915, April 19, 2005)

(S.2(a), Bylaw 17785, December 13, 2016)

WHEREAS the Municipal Council of the City of Edmonton has received a request, appended hereto and forming Appendix "A" to this Bylaw, pursuant to Section 50 of the Municipal Government Act and the Business Revitalization Zone Regulations (Alta. Reg. 377/94), to

- (a) designate a prescribed area as a business revitalization zone;
- (b) designate a name for the zone;
- (c) establish a board for the zone;
- (d) specify the number of board members, describe the term of office of board members, the method of filling vacancies on the board and related matters;
- (e) authorize a business assessment in the zone to be used for the purposes of the business revitalization zone tax, if a council has not passed a business tax bylaw for the municipality.

AND WHEREAS on June 23, 1995, notice of the intention of Council to pass this Bylaw was mailed to every person who is shown on the current assessment roll of the City as being assessed for business taxes within the boundaries of the Business Revitalization Zone;

AND WHEREAS no petition objecting to the passing of this Bylaw has been received by the Municipal Council of the City;

NOW THEREFORE the Municipal Council of the City of Edmonton, duly assembled, enacts as follows:

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 Edmonton Alberta Avenue Business Improvement Area;
- (f) **“MGA”** means the *Municipal Government Act*, 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 13915, April 19, 2005)

(S.2(b),3, 4(a), Bylaw 17785, December 13, 2016)

DESIGNATION OF THE ZONE

2

That area, the boundaries of which are outlined on the map attached hereto as Appendix "B" and forming part of this Bylaw, and which are more particularly described in Appendix "C" attached hereto and forming part of this Bylaw, is hereby designated as the "Edmonton Alberta Avenue Business Improvement Area".

(S.4, Bylaw 13915, April 19, 2005)

(S.2(c), Bylaw 17785, December 13, 2016)

ESTABLISHMENT OF THE ASSOCIATION

3

- (1) The Board of Directors of the Edmonton Alberta Avenue Business Improvement Area is hereby established as a corporation pursuant to Section 51(2) of the Municipal Government Act, under the name "Alberta Avenue Business Association".
- (2) The Corporation hereby established shall consist of Directors appointed from time to time in accordance with Section 6 hereof.

(S.5, Bylaw 13915, April 19, 2005)

(S.4(b), Bylaw 17785, December 13, 2016)

PURPOSES OF THE ZONE

4

The objects or purposes for which the Edmonton Alberta Avenue Business Improvement Area are established are:

- (a) improving, beautifying and maintaining property in the Edmonton Alberta Avenue Business Improvement Area;
- (b) developing, improving, and maintaining public parking; and

- (c) promoting the Edmonton Alberta Avenue Business Improvement Area as a business or shopping district.

(S.4(c), Bylaw 17785, 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 Edmonton Alberta Avenue 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 Edmonton Alberta Avenue Business Improvement Area the power to borrow money or otherwise pledge its assets without the express direction of Council.

(S.4(d), Bylaw, 17785, December 13, 2016)

DIRECTORS

- 6 (1) The Board of the Edmonton Alberta Avenue 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 Edmonton Alberta Avenue 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 Edmonton Alberta Avenue 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 17785, 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 Edmonton Alberta Avenue Business Improvement Area.
- (S.4(f), Bylaw 17785, 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 Edmonton Alberta Avenue 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 Edmonton Alberta Avenue 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 Edmonton Alberta Avenue Business Improvement Area shall appear.
- (5) The banking business of the Edmonton Alberta Avenue 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 Edmonton Alberta Avenue

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 Edmonton Alberta Avenue Business Improvement Area.

- (7) The books of account of the Edmonton Alberta Avenue 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 Edmonton Alberta Avenue 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 Edmonton Alberta Avenue 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 Edmonton Alberta Avenue 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 Edmonton Alberta Avenue 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 17785, December 13, 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

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

(S.6, Bylaw 13915, April 19, 2005)
(S.4(h), Bylaw 17785, December 13, 2016)

(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 11084 passed by Council September 13, 1995

Amendments:

Bylaw 11371, December 10, 1996

Bylaw 13915, April 19, 2005

Bylaw 17785, December 13, 2016

Bylaw 20950, January 01, 2025

Alberta Avenue Business Association

June 9, 1995

City of Edmonton
City Clerks Office
3rd Floor, City Hall
1 Sir Winston Churchill Square
Edmonton, Alberta
T5J 2R7

To Whom it May Concern:

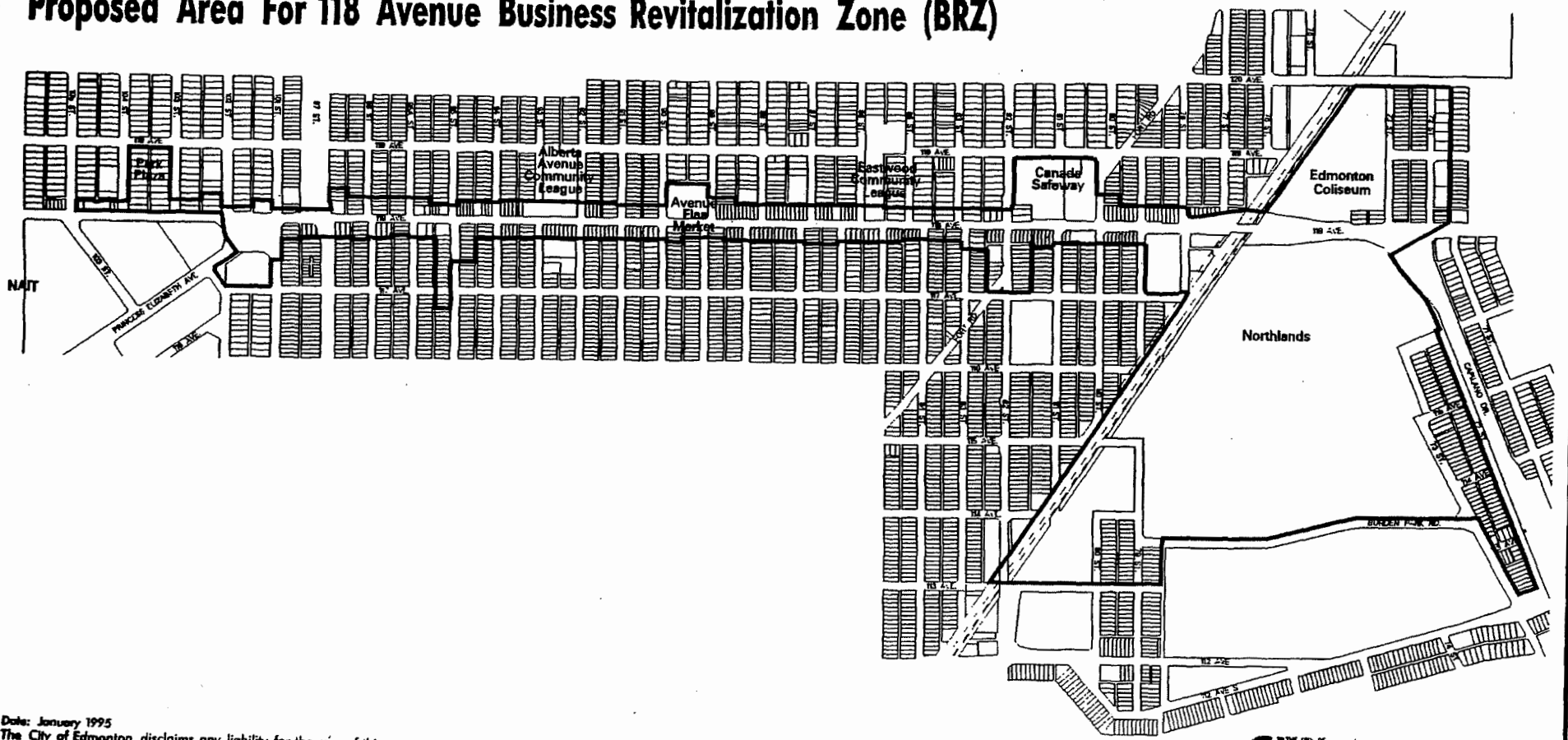
The Alberta Avenue Business Association officially requests that the City of Edmonton designate the area described in the following documents as a Business Revitalization Zone.

Sincerely,

Handwritten signatures of Sharon Blacklock and Wilf Brooks.

Wilf Brooks
Sharon Blacklock
Alberta Avenue Business Association

Proposed Area For 118 Avenue Business Revitalization Zone (BRZ)



Date: January 1995
The City of Edmonton disclaims any liability for the use of this map.

DATE: June 12/95

TO: Mayor Jan Reimer and City Council
Municipality of Edmonton, Alberta

We the undersigned, as duly authorized representatives of the hereinafter named persons, businesses, companies and institutions, HEREBY REQUEST on behalf of said persons, businesses, companies and institutions, THAT THE CITY COUNCIL OF EDMONTON, pursuant to the Alberta Municipal Government Act S.A. 1994, c. M-26 and Business Revitalization Zone Regulation (3), INSTITUTE A BYLAW:

- a) to designate the 118 Avenue area outlined by the boundaries marked on the attached map as a Business Revitalization Zone and prescribe its boundaries; and
- b) to establish a board of directors for the Business Revitalization Zone, the board being a corporation called "The 118 Avenue Business Association".

BUSINESS NAME	ADDRESS	SIGNATURE	PRINT
WILLIAM D. BAZIUK P.C.	#201,881-118 AVE	<i>W.D. Baziuk</i>	W. BAZIUK
FLOWERS BY TYLERS <small>(Princess Elizabeth Residences)</small>	9136-118 Ave	<i>Pat Steinkey</i>	PAT Steinkey
Douglas Doby	10129 Princess St	<i>D. Doby</i>	Douglas Doby
Avenue Trading	9544-118 Ave	<i>John Petest...</i>	John Petest...
Timothy Hill Hair Dressing	9247-118 Ave	<i>Timothy Hill</i>	TIMOTHY HILL
THE LUGGAGE CENTER	9325-118 Ave	<i>Staver</i>	STAVIER
Deans Furniture	11805-94 St	<i>Dorothy Kamleh</i>	Dorothy Kamleh
Lucie M. Smith	61515-118 Ave	<i>Lucie M. Smith</i>	LUCIE SMITH
SELECT BAKERY	11741-93 ST	<i>Wilde Patsy</i>	WILDE PATSY
SPICE VILLAGE	9419-118 AVE	<i>Ahmed Wali</i>	AHMED WALI
AFRANES FARHA	9495-118 AVE	<i>Ahmed Farhat</i>	AHMED FARHAT
DAIRY QUEEN	9023-118 AVE	<i>Michael Jung</i>	MICHAEL JUNG
THE LUCKY FORTUNERS	8907-118 AVE	<i>Alain Chow</i>	ALAIN CHOW
HANDY DIRECT	8660-118 Ave	<i>Kalle Kodrin</i>	KALLE KODRIN
Action Muffler	8025-118 Ave	<i>Ani Kodha</i>	Ani Kodha

WITNESS S. Ph. [Signature]

DATE: April 5, 95

TO: Mayor Jan Reimer and City Council
Municipality of Edmonton, Alberta

We the undersigned, as duly authorized representatives of the hereinafter named persons, businesses, companies and institutions, HEREBY REQUEST on behalf of said persons, businesses, companies and institutions, THAT THE CITY COUNCIL OF EDMONTON, pursuant to the Alberta Municipal Government Act S.A. 1994, c. M-26 and Business Revitalization Zone Regulation (3), INSTITUTE A BYLAW:

- a) to designate the 118 Avenue area outlined by the boundaries marked on the attached map as a Business Revitalization Zone and prescribe its boundaries; and
- b) to establish a board of directors for the Business Revitalization Zone, the board being a corporation called "The 118 Avenue Business Association".

BUSINESS NAME	ADDRESS	SIGNATURE	PRINT
WOLFE'S GARAGES	8314 118 AVE	<i>Ike Wolfe</i>	IKE WOLFE
Household Windows	11724-118 Ave	<i>Kien Lee</i>	KIEN LEE
Northland Dr. Yuc/Mink	8308-118 AVE	<i>J. Diebolt</i>	J. Diebolt
...	7525 118 Ave	<i>...</i>	...
...	8616-118 Ave	<i>...</i>	...
...	4430-118 Ave	<i>...</i>	...
...	9149-118 Ave	<i>...</i>	...
...	9410-118 Ave	<i>...</i>	...
...	...	<i>...</i>	...
Payless ^(Exterminators)	8737-118 Ave	<i>J. Ferguson</i>	T. FERGUSON
Kiss My Denim	7523-118 Ave	<i>Rita Blayba</i>	RITA BLAYBA
Car Sales	8526 118 Ave	<i>Mina Reynolds</i>	Mina Reynolds
...	8232-118 Ave	<i>...</i>	...
Decks	10410-118 Ave	<i>Doug Sulchub</i>	Doug Sulchub
TWO CAKS	10412 118 Ave	<i>Rhonda Kearns</i>	RHONDA KEARNS
DICKERING A L'S	8812-118 Ave	<i>Brenda Truss</i>	BRENDA TRUSS
THE BUND DUCK	10416-118 Ave	<i>Mike Anderson</i>	MIKE ANDERSON
Boston Pizza (Malindi)	10115 Penness 212 N/S	<i>Cory Nam</i>	CORY NAM
Forum INN	11845-73rd St	<i>D.V. Peters</i>	D.V. PETERS

WITNESS *S. Ch...*

IN THE MATTER OF A REQUEST TO THE
CITY OF EDMONTON, IN THE PROVINCE OF ALBERTA

AND IN THE MATTER OF S.224(3)a OF THE
MUNICIPAL GOVERNMENT ACT, BEING CHAPTER M-26
OF THE REVISED STATUTES OF ALBERTA (1994)

A F F I D A V I T

I, Sharon Blacklock OF EDMONTON, ALBERTA, BUSINESSMAN
MAKE OATH AND SAY:

1. THAT I was present and did personally witness each of the signatures set forth on every page of the attached request (except my own signature on behalf of United Small Business, which was witnessed by Etelka Mazzotta).

2. THAT at the bottom of each page of the attached request is my signature as witness (except my signature on behalf of United Small Business beneath which is the signature of Etelka Mazzotta, as witness).

3. THAT I am of the full age of 18 years.

4. THAT I am representing the interests of Alberta Avenue Business Assoc a company named in the attached request and which is shown on the current assessment roll of the city of Edmonton as being assessed for business assessment with respect to the area contained in the proposed 118 Avenue Business Revitalization Area.

5. THAT I do verily believe that each signatory 1) is of the age of 18 years and 2) is duly authorized to sign his or her name as the case may be, on behalf of the person, business, company, institution or other entity on behalf of which he or she is purporting to sign, 3) each of the persons, businesses, companies, institutions or other entities listed in the attached request is shown on the current assessment roll of the city of Edmonton as being assessed for business assessment with respect to the proposed 118 Avenue Business Revitalization Area or is located and carrying on business within the boundaries of the proposed 118 Avenue Business Revitalization Area and accordingly is liable to pay business tax assessments levied within said Area.

Sworn before me at Edmonton, Alberta
this 13 day of June, 1995.

Etelka Mazzotta
A Commissioner for Oaths in and for
the Province of Alberta

S. Blacklock

ETELKA MAZZOTTA
Commissioner for Oaths
Expiry December 31, 1997

IN THE MATTER OF A REQUEST TO THE
CITY OF EDMONTON, IN THE PROVINCE OF ALBERTA

AND IN THE MATTER OF S.224(3)a OF THE
MUNICIPAL GOVERNMENT ACT, BEING CHAPTER M-26
OF THE REVISED STATUTES OF ALBERTA (1994)

A F F I D A V I T

I, Alvin Antoniou OF EDMONTON, ALBERTA, BUSINESSMAN
MAKE OATH AND SAY:

1. THAT I was present and did personally witness each of the signatures set forth on every page of the attached request (except my own signature on behalf of _____, which was witnessed by _____).

2. THAT at the bottom of each page of the attached request is my signature as witness (except my signature on behalf of _____, beneath which is the signature of _____, as witness).

3. THAT I am of the full age of 18 years.

4. THAT I am representing the interests of Alvin Antoniou Assoc. Inc. a company named in the attached request and which is shown on the current assessment roll of the city of Edmonton as being assessed for business assessment with respect to the area contained in the proposed 118 Avenue Business Revitalization Area.

5. THAT I do verily believe that each signatory 1) is of the age of 18 years and 2) is duly authorized to sign his or her name as the case may be, on behalf of the person, business, company, institution or other entity on behalf of which he or she is purporting to sign, 3) each of the persons, businesses, companies, institutions or other entities listed in the attached request is shown on the current assessment roll of the city of Edmonton as being assessed for business assessment with respect to the proposed 118 Avenue Business Revitalization Area or is located and carrying on business within the boundaries of the proposed 118 Avenue Business Revitalization Area and accordingly is liable to pay business tax assessments levied within said Area.

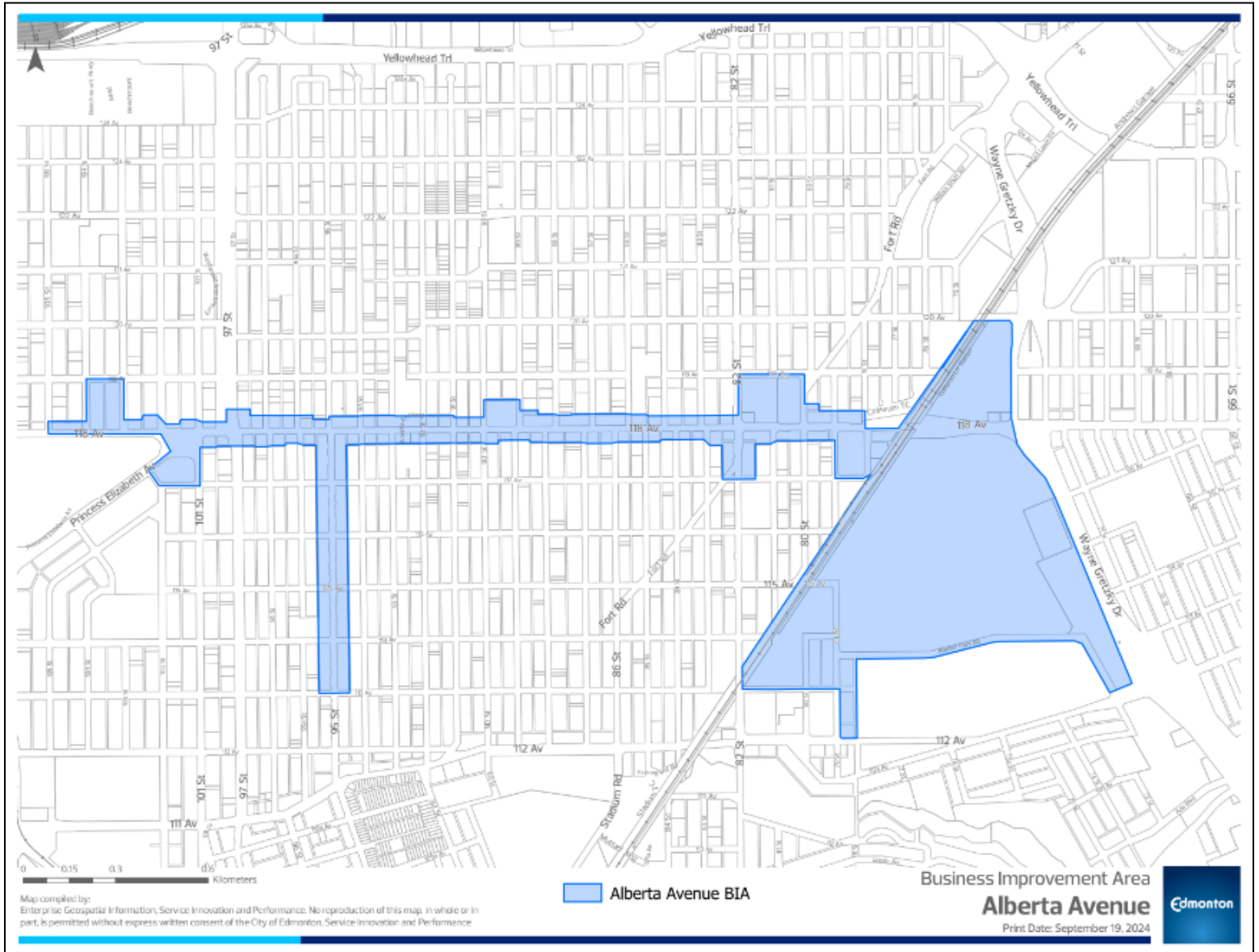
Sworn before me at Edmonton, Alberta
this 13th day of June, 1998.5

Etelka Mazzotta
A Commissioner for Oaths in and for
the Province of Alberta

Alvin Antoniou

ETELKA MAZZOTTA
Commissioner for Oaths
Expiry December 11, 1997

EDMONTON ALBERTA AVENUE BUSINESS IMPROVEMENT AREA BOUNDARY
MAP



(S.3, Bylaw 20950, January 01, 2025)

**BOUNDARIES OF THE EDMONTON ALBERTA AVENUE BUSINESS
IMPROVEMENT AREA**

The Edmonton Alberta Avenue Business Improvement Area shall consist of all lots lying with the following boundaries:

On the West: Originating at 118 Avenue and 105 Street, north one lot to the east/west lane located north of 118 Avenue.

On the North: Originating at the intersection of 105 Street and the east/west lane located north of 118 Avenue, east to 104 Street, north to 119 Avenue, east to 103 Street, south to the north boundary of the second (2nd) lot north of 118 Avenue, east to the north/south lane, north one lot, east to 102 Street, south to the north boundary of the first (1st) lot north of 118 Avenue, east to the north/south lane, north one lot, east to 101 Street, south one lot, east to 97 Street, north four lots, east to the north/south lane, south two lots, east to the north/south lane located east of 95A Street, south one lot, east to 95 Street, north to the east/west lane located north of 118 Avenue, east along the east/west lane to 93 Street, continue in a straight line through the Alberta Avenue Community League site to 92 Street, east along the east/west lane to the north/south lane located east of 92 Street, east along the north boundary of the third (3rd) lot north of 118 Avenue to 90 Street, north on 90 Street to the east/west lane, east along the east/west lane to 89 Street, south to the north boundary of the lot located north of the east/west lane, east to the north/south lane, south to the east/west lane, east along the lane to 86 Street, continue east in a straight line through the Eastwood Community League site and along the north boundary of the second (2nd) lot north of 118 Avenue to the north/south lane located east of 83 Street, east along the east/west lane to 82 Street, north on 82 Street to 119 Avenue, east on 119 Avenue to 80 Street, south on 80 Street to the north boundary of the second (2nd) lot located north of the east/west lane, east to the north/south lane located east of 80 Street, south along the north/south lane to the east/west lane located north of 118 Avenue, east along the east/west lane to 78 Street, south on 78 Street to 118 Avenue, east on 118 Avenue to the LRT tracks.

On the East: Originating at the west side of Wayne Gretzky Drive at 112 Avenue, north along Wayne Gretzky Drive to 120 Avenue, west to the west side of the LRT tracks, along the west boundary of the LRT tracks to the south side of 118 Avenue.

On the South: Originating at the north side of 112 Avenue, west of Wayne Gretzky Drive, west to 73 Street, north to Borden Park Road, west on Borden Park Road to 78 Street, south to 112 Avenue, west to 79 Street, north to 113 Avenue, west to 82 Street, north to the west side of the LRT tracks, north along the west boundary of the LRT tracks to 117 Avenue, west of the LRT

tracks, west on 117 Avenue to 79 Street, north on 79 Street to the east/west lane located south of 118 Avenue, west along the east/west lane to the north/south lane located east of 82 Street, south along the north/south lane to 117 Avenue, west on 117 Avenue to the north/south lane located east of 83 Street, north along the north/south lane to the south boundary of the fourth (4th) lot south of 118 Avenue, west to 83 Street, north two lots, west along the south boundary of the third (3rd) lot south of 118 Avenue to 84 Street, west along the east/west lane located south of 118 Avenue to 86 Street, south one lot, west along the south boundary of the fourth (4th) lot south of 118 Avenue to 87 Street, west along the east/west lane located south of 118 Avenue to the north/south lane located east of 89 Street, west along the south boundary of the second (2nd) lot south of 118 Avenue to the north/south lane located east of 90 Street, south one lot, west along the south boundary of the third (3rd) lot south of 118 Avenue to 90 Street, west along the east/west lane south of 118 Avenue to 94 Street, west along the south boundary of the third (3rd) lot south of 118 Avenue to the north/south lane, south along the north/south lane to the north boundary of 113 Avenue Avenue, west to the north/south lane west of 95 Street north along the north/south lane to the east/west lane located south of 118 Avenue, west to 95A Street, west along the south boundary of the third (3rd) lot south of 118 Avenue to the north/south lane, west along the east/west lane to 96 Street, west along the south boundary of the fourth (4th) lot south of 118 Avenue to the north/south lane, west along the east/west lane located south of 118 Avenue to the north/south lane located east of 101 Street, west along the south boundary of the fourth (4th) lot south of 118 Avenue to 101 Street, south on 101 Street to 117 Avenue, west on 117 Avenue to 102 Street, north on 102 Street to 118 Avenue, west on 118 Avenue to 105 Street.

(S.2(e), Bylaw 17785, December 13, 2016)

(S.3, Bylaw 20950, January 01, 2025)