

CITY OF EDMONTON

BYLAW 10919

**THE CROSSROADS BUSINESS IMPROVEMENT AREA
BYLAW**

(CONSOLIDATED ON MAY 8, 2018)

THE CITY OF EDMONTON

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(S.2(a), Bylaw 17784, November 7, 2016) (S.2(a), Bylaw 18181, December 4, 2017)

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 November 10, 1994, 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:

PART I - PURPOSE, DEFINITIONS AND INTERPRETATION

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 Crossroads 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

(S.3, Bylaw 13918, April 19, 2005)

(S.2(b), S.3, S.4(a), Bylaw 17784, November 7, 2016)

(S.2(b), Bylaw 18181, December 4, 2017)

DESIGNATION OF THE ZONE

- 2 The area, the boundaries of which are outlined and shaded 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 Crossroads Business Improvement Area".

(S.4, Bylaw 13918, April 19, 2005)

(S.2(c), Bylaw 17784, November 7, 2016)

(S.2 (c), Bylaw 18181, December 4, 2017)

ESTABLISHMENT OF THE ASSOCIATION

- 3 (1) The Board of Directors of The Crossroads Business Improvement Area is hereby established as a corporation pursuant to Section 51(2) of the Municipal Government Act under the name "The Crossroads Business Improvement Area Association".
(S.2 (d), Bylaw 18181, December 4, 2017)
- (2) The Corporation hereby established shall consist of Directors appointed from time to time in accordance with Section 6 hereof.

(S.5, Bylaw 13918, April 19, 2005)

(S.2(d), S.4(b) Bylaw 17784, November 7, 2016)

PURPOSES OF THE ZONE

- 4 The objects or purposes for which The Crossroads Improvement Area are established are:

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

(S.4(c) Bylaw 17784, November 7, 2016)

(S.2 (e), Bylaw 18181, December 4, 2017)

(S.2, Bylaw 18352, May 8, 2018)

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 Crossroads 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 Crossroads Business Improvement Area the power to borrow money or otherwise pledge its assets without the express direction of Council.

(S.4(d) Bylaw 17784, November 7, 2016) (S.2(f), Bylaw 18181, December 4, 2017)

DIRECTORS

- 6 (1) The Board of The Crossroads 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 Crossroads 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 Crossroads 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 17784, November 7, 2016) (S.2(g), Bylaw 18181, December 4, 2017)

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 Crossroads Business Improvement Area.
- (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.

(S.4(f) Bylaw 17784, November 7, 2016) (S.2, Bylaw 18352, May 8, 2018)

FINANCIAL MATTERS

- 9 (1) The financial year of the Board is the calendar year.
- (2) The Board may appoint such officers of The Crossroads 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 Crossroads 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 Crossroads Business Improvement Area shall appear.

- (5) The banking business of The Crossroads 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 Crossroads 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 Crossroads Business Improvement Area.
 - (7) The books of account of The Crossroads 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 Crossroads 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 Crossroads 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 Crossroads 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 Crossroads 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 17784, November 7, 2016)(S.2.(h), Bylaw 18181, December 4, 2017)

**ANNUAL GENERAL
MEETINGS AND
SPECIAL
MEETINGS OF THE**

- 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.

BOARD

- (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.

(S.6,(4.0 – 10.4), Bylaw 13918, April 19, 2005)

ANNUAL REPORT

- 11 The Board shall prepare and submit to Council an annual report of the activity of The Crossroads Business Improvement Area at the time specified by Council, together with an audited financial statement of the Crossroads 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 17784, November 7, 2016) (s.2(i), Bylaw 18181, December 4, 2017)

(NOTE: Consolidation made under Section 69 of the *Municipal Government Act*, R.S.A. 2000, c.L-21 and Bylaw 16620 Section 16, and printed under the City Manager's authority)

Bylaw 10919 passed by Council February 8, 1995

Amendments:

Bylaw 11096, July 25, 1995

Bylaw 13918, April 19, 2005

Bylaw 17784, November 7, 2016

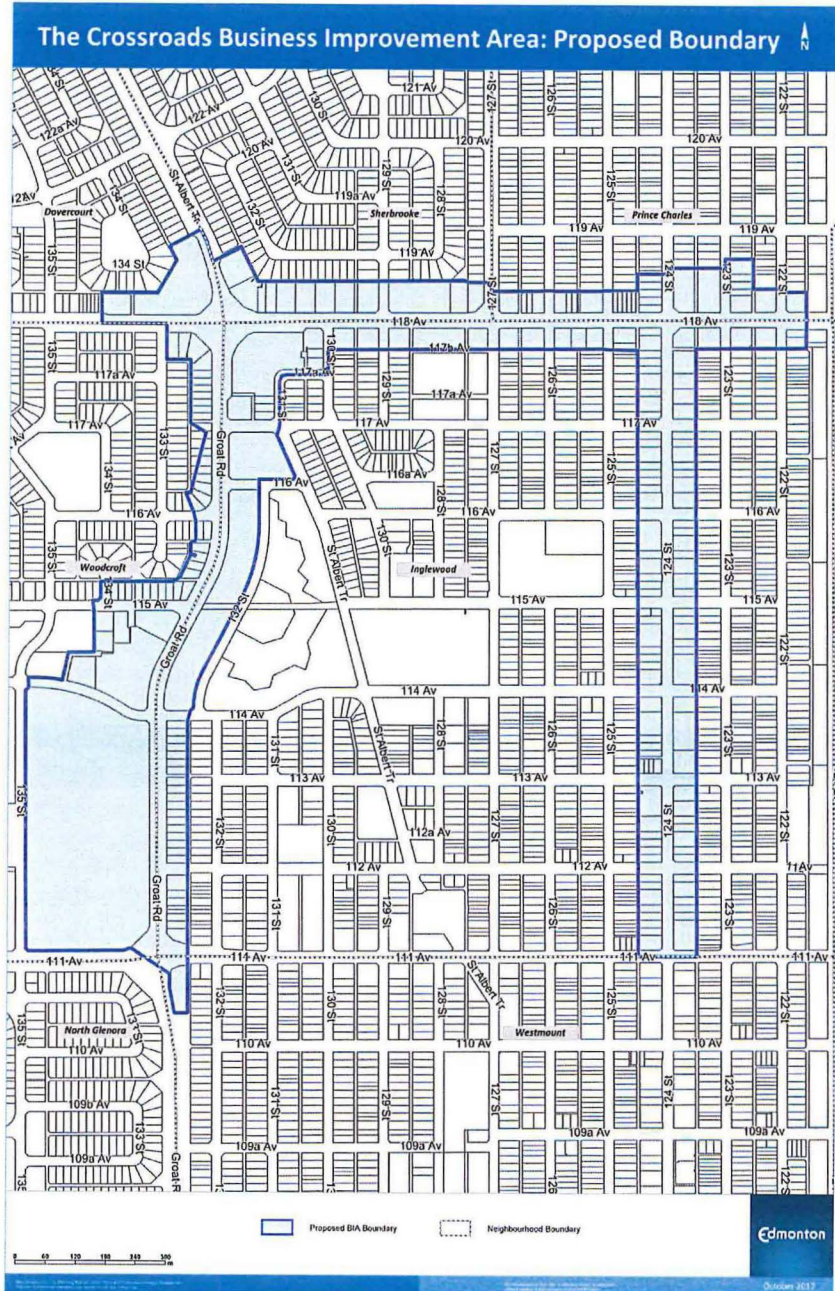
Bylaw 17800, November 7, 2016)

Bylaw 18181, December 4, 2017

Bylaw 18352, May 8, 2018

SCHEDULE A

APPENDIX "B"



SCHEDULE B

Appendix "C"

BOUNDARIES OF THE CROSSROADS BUSINESS IMPROVEMENT AREA

The Crossroads Business Improvement Area shall consist of all lots lying with the following boundaries:

1. Originating from the intersection of 118 AVENUE and 133 St, west along the north side of 118 AVENUE to the southwest corner of 13410 – 118 AVENUE NW, Lot 65, Block 1, Plan 2436KS.
2. North, then east around the border of 13410 – 118 AVENUE NW, Lot 65, Block 1, Plan 2436KS to the northeast point of the lot.
3. East to the northern point of 13202 – 118 AVENUE NW, Lots 58U/54/57U/55U/56U, Block 1, Plan 1464KS.
4. Southeast along the west lane of ST. ALBERT TRAIL, crossing to the northern point of 13160 – 118 AVENUE NW, Lot 59A, Block 17, Plan 8722241.
5. Southeast along the northeast border of 13160 – 118 AVENUE NW, Lot 59A, Block 17, Plan 8722241, until the roadway turns east.
6. East until 127 STREET NW.
7. South on 127 STREET NW to the northwest corner of 12620 – 118 AVENUE NW, Lots 20/18/19, Block 6, Plan 1025HW.
8. East to the northeast corner of 12418 – 118 AVENUE NW, Lot E, Block 4, Plan 4865CL.
9. North to the northwest corner of 11824 124 STREET NW, Lot 5, Block 4, Plan RN64.
10. East, then slightly north, to the northwest corner of 12320 118 AVENUE NW, Lot C, Block 3, Plan 2870KS.
11. East to the western border of 11831 - 123 STREET NW, Lots 14/15, Block 2, Plan RN64.
12. From the northwest corner, then across the northern border of 11831 - 123 STREET NW, Lots 14/15, Block 2, Plan RN64.
13. At the northeast corner of 11831 - 123 STREET NW, Lots 14/15, Block 2, Plan RN64, south until the southeast corner of 11817 – 123 STREET NW, Lot 17, Block 2, Plan RN64.
14. East until reaching the northeast corner of 12208 118 AVENUE NW, LOT 3A, Block 2, Plan 9123216.
15. East across 122 STREET, then south, along the east side of 122 STREET, then East until the northeast corner of 12120 – 118 AVENUE NW, Lot 22 Block 1, Plan 8721735.
16. South, crossing 118 AVENUE NW, stopping on the southeast corner of 11745 – 122 STREET NW, Lots 16/17, Block 37, Plan RN46.
17. West, crossing 122 STREET and 123 STREET, stopping at the southeast corner 11743 – 124 STREET NW, Lot 12, Block 39, Plan 4128HW.
18. South until reaching the north lane of 111 AVENUE.
19. West on the north lane of 111 AVENUE until reaching the southwest corner of 12408 – 111 AVENUE NW, Lots ½, Block 4, Plan 2531AB.

20. North until reaching the southeast corner of 11749 – 125 STREET NW, Lot 17, Block 40, Plan RN46.
21. West until reaching the west lane of 130 STREET NW.
22. South until reaching the north lane of 117A AVENUE NW.
23. West until reaching the west lane of 131 STREET NW.
24. South until reaching the north lane of 116 AVENUE NW.
25. West until reaching the west lane of 132 St.
26. South until reaching the north lane of 114 Ave NW,
27. South, crossing 114 Ave NW, until reaching the northeast corner of 13215 - 114 AVENUE NW, Lot 14, Block 26, Plan 5025HW
28. South, crossing 112 Ave NW and 111 Ave NW, until reaching the southeast corner of 11029 - GROAT ROAD NW, Lot 14, Block 29, Plan 0121742, then west along the border of the lot to the east lane of Groat Road,
29. North to the intersection of Groat Road and 111 Ave NW,
30. West on the north lane of 111 Ave to the east lane of 135 St NW,
31. North to the north lane of 114 Ave NW,
32. East until reaching the southeast corner of 13450C - 114 AVENUE NW .
33. North then East to the northeast corner of 13450C - 114 AVENUE NW .
34. East along the southeast property boundary of 11445 - 135 STREET NW, Lot 4, Block 19, Plan 6244MC, to the southeast corner of the property,
35. North along the east boundary of 11445 - 135 STREET NW, Lot 4, Block 19, Plan 6244MC,
36. North crossing to the north lane of 115 Ave,
37. East along the southern property boundary of 11504 - 134 STREET NW, Lot 19, Block 1, Plan 5469HW then north along the eastern boundary of said property,
38. East crossing 134 St to the northwest corner of 13216 - 115 AVENUE NW, Lot 2, Block 1, Plan 5469HW,
39. Northeast to the northwest corner of 11520 - GROAT ROAD NW, Lot 54, Block 1, Plan 5469HW,
40. East along the laneway to the southwest corner of 13215 - 116 AVENUE NW, Lot 52, Block 1, Plan 5469HW
41. North along the west property boundary and across 116 Ave NW to the southwest corner of 13218 - 116 AVENUE NW, Lot 22, Block 2, Plan 5995HW
42. North to the northwest corner of 13218 - 116 AVENUE NW, Lot 22, Block 2, Plan 5995HW
43. East to the northeast corner of 13218 - 116 AVENUE NW, Lot 22, Block 2, Plan 5995HW
44. North to 11746 - GROAT ROAD NW, Lot 1A, Block 2, Plan 4466KS, and Lot 1B, Block 2, Plan 4466KS
45. West to the east lane of 133 St NW,
46. North to the intersection of 118 Ave and 133 St NW.

(S.4, Bylaw 18181, December 4, 2017)