THE CITY OF EDMONTON
BYLAW 21222
EDMONTON BEVERLY BUSINESS IMPROVEMENT AREA BYLAW

Edmonton City Council enacts:

DEFINITIONS 1 (1) Unless otherwise specified, words used in this bylaw have the same meaning as defined in the MGA.

(2) In this bylaw:

(a) **"Area"** means the business improvement area set out in section 3 of this bylaw;

(b) **"Association"** means the corporation set out in section 4 of this bylaw;

(c) **"Board"** means all Directors of the Association as appointed pursuant to this bylaw from time to time;

(d) **"City"** means The City of Edmonton;

(e) **"City Manager"** means the City's chief administrative officer or delegate;

(f) **"Council"** means the City's council;

(g) **"Director"** means an individual appointed pursuant to section 7 of this bylaw;

(h) **"Member"** means a business assessed for business improvement area taxes within the Area;

(i) **"MGA"** means the *Municipal Government Act*, RSA 2000, c M-26, as amended; and

(j) **"person"** includes an individual, partnership, association, corporation, trustee, executor, administrator or legal representative.

RULES FOR INTERPRETATION 2 The marginal notes and headings in this bylaw are for ease of reference only.

THE BUSINESS IMPROVEMENT 3 That area, the boundaries of which are outlined and shaded on the map attached as Appendix "A" to this bylaw, and which are

AREA

more particularly described in Appendix "B" attached to this bylaw, which was designated as the "Edmonton Beverly Business Improvement Area" in Bylaw 11083, as amended, is hereby continued as the "Edmonton Beverly Business Improvement Area".

THE ASSOCIATION 4 (1) All Directors appointed to sit on the Board of the "Edmonton Beverly Business Improvement Area" under Bylaw 11083, as amended, will continue to sit until otherwise replaced under this bylaw.

(2) The corporation which was established under the name "Beverly Business Association" in Bylaw 11083, as amended, is hereby continued as a corporation under the name "Beverly Business Association".

(3) The Board shall consist of Directors appointed from time to time in accordance with section 7 of this bylaw.

PURPOSES OF THE AREA 5 (1) The objects and purposes for which the Area was established are:

(a) improving, beautifying and maintaining property in the Area;

(b) developing, improving, and maintaining public parking; and

(c) promoting the Area as a business or shopping district.

(2) The Association will carry out the objects purposes set out in subsection (1) by:

(a) building effective partnerships with businesses, property owners, other community collaborators, and municipal government;

(b) advocating for the needs of the businesses in the Area;

(c) developing and promoting a positive image for the Area;

(d) attracting new businesses that support the vision for the Area; and

(e) encouraging reinvestment and future development in the Area.

POWERS OF ASSOCIATION

6 (1) Subject to the provisions of this bylaw and any other piece of applicable legislation, the Association 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 Association the power to borrow money or otherwise pledge its assets without the express direction of Council.

DIRECTORS

7 (1) The Board shall consist of up to fifteen Directors appointed by Council.

(2) Each appointment made by Council is for a term of one year with no maximum number of terms.

(3) No individual shall be appointed as a Director unless that individual:

(a) has been nominated in writing, submitted to the Board before close of nominations, for appointment as a Director, by any person who is a taxpayer in the Area as defined in section 1(e) of the *Business Improvement Area Regulation*, Alta. Reg. 93/2016; and

(b) has consented to act as a Director, in writing submitted to the Board prior to that individual's appointment.

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

(5) Each Director of the Board shall remain in office until:

(a) the Director resigns;

(b) the revocation of the Director's appointment by Council following the recommendation of the Board; or

(c) the Director's term of office expires,

whichever comes first.

(6) Where an individual appointed pursuant to this section ceases to be a Director of the Board before the expiration of their designated term, the Board may appoint a Director for the unexpired portion of the term provided that the new Director meets all of the requirements for appointment as a Director pursuant to this section.

(7) Interim appointments pursuant to subsection (6) shall not require the further approval of Council.

REMUNERATION 8 (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 9 (1) The Board shall manage the business and affairs of the Association.

(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 individual is to hold office.

(4) The Board shall establish and maintain internal governing documents setting out policies and procedures for dealing with the following:

(a) conducting meetings when the Chair is not present;

(b) determining what happens to a motion when the vote is tied; and

(c) any other situation, incident, event, or thing that the Board sees fit in order for it to guide the governance, conduct, and operations of the Board, its Directors, committees, and employees of the Association,

provided such policies and procedures are not inconsistent with the provisions of this bylaw.

(5) The Board may delegate any of the Board's powers to a committee or committees consisting of one or more Directors.

FINANCIAL MATTERS 10 (1) The financial year of the Association is the calendar year.

(2) The Board may appoint such officers of the Association 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 Association 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 Association shall appear.

(5) The banking business of the Association 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 Association 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 Association.

(7) The books of account of the Association 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 Association or to Council require that person to do so, shall have any right to inspect any account or book or document of the Association 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 City Manager, submit to Council, for its approval, estimates of revenues and expenditures expected to be received and made by the Association 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 all businesses within the Area whose owner or operator is a taxpayer, as defined in section 1(e) of the *Business Improvement Area Regulation*, Alta. Reg. 93/2016, of

the date and place when Council will consider approval of the proposed budget using one or more of the following methods:

(a) mail;

(b) personal delivery; or

(c) electronic mail, provided that the requirements for the sending of documents by electronic means set out in section 608 of the MGA are met.

ANNUAL GENERAL MEETINGS AND SPECIAL MEETINGS OF THE BOARD

11 (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 to all Members at least fourteen (14) days prior to the meeting date using one or more of the following methods:

(a) mail;

(b) personal delivery; or

(c) electronic mail, provided that the requirements for the sending of documents by electronic means set out in section 608 of the MGA are met.

(3) 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) if sufficient nominations for new Directors for the next calendar year have not been received by the Board, 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 of a Member that is not the owner or operator of the Member shall present to the Board upon arrival at the meeting, a 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 AND AUDITED FINANCIAL STATEMENT

12 (1) The Board shall prepare and submit to Council, at the time specified by the City Manager, an audited financial statement of the Association comprised of an income and expenditure account and a balance sheet.

(2) The Board shall also prepare and submit to Council, at the time and in the form and containing the content prescribed by the City Manager, the following:

(a) an annual report of the activity of the Association; and

(b) any other statements, documents, and reports required by the City Manager.

QUARTERLY REPORTING

13 The Board shall prepare and submit to the City Manager, at the time and in the form and containing the content prescribed by the City Manager, quarterly financial reports of the Association.

CITY MANAGER ROLE

14 In addition to any other power, duty, or function prescribed by this bylaw, the City Manager may:

(a) prescribe the time at which all documents, reports, or statements that must be submitted to the City pursuant to this bylaw shall be submitted;

(b) prescribe the form and content of all reports that must be submitted to the City pursuant to this bylaw;

(c) prescribe the form of all proposed budget-related documents that must be submitted to the City for Council approval pursuant to this bylaw; and

(d) delegate any power, duty, or function under this bylaw.

TRANSITION 15 On the coming into force of this bylaw, Directors appointed to the Board will continue to be Directors until the expiry of their current term.

REPEAL 16 Bylaw 11083, the Edmonton Beverly Business Improvement Area Bylaw, is repealed.

READ a first time this	16th	day of	September	2025;
READ a second time this	16th	day of	September	2025;
READ a third time this	16th	day of	September	2025;
SIGNED AND PASSED this	16th	day of	September	2025.

THE CITY OF EDMONTON

A. Sahi

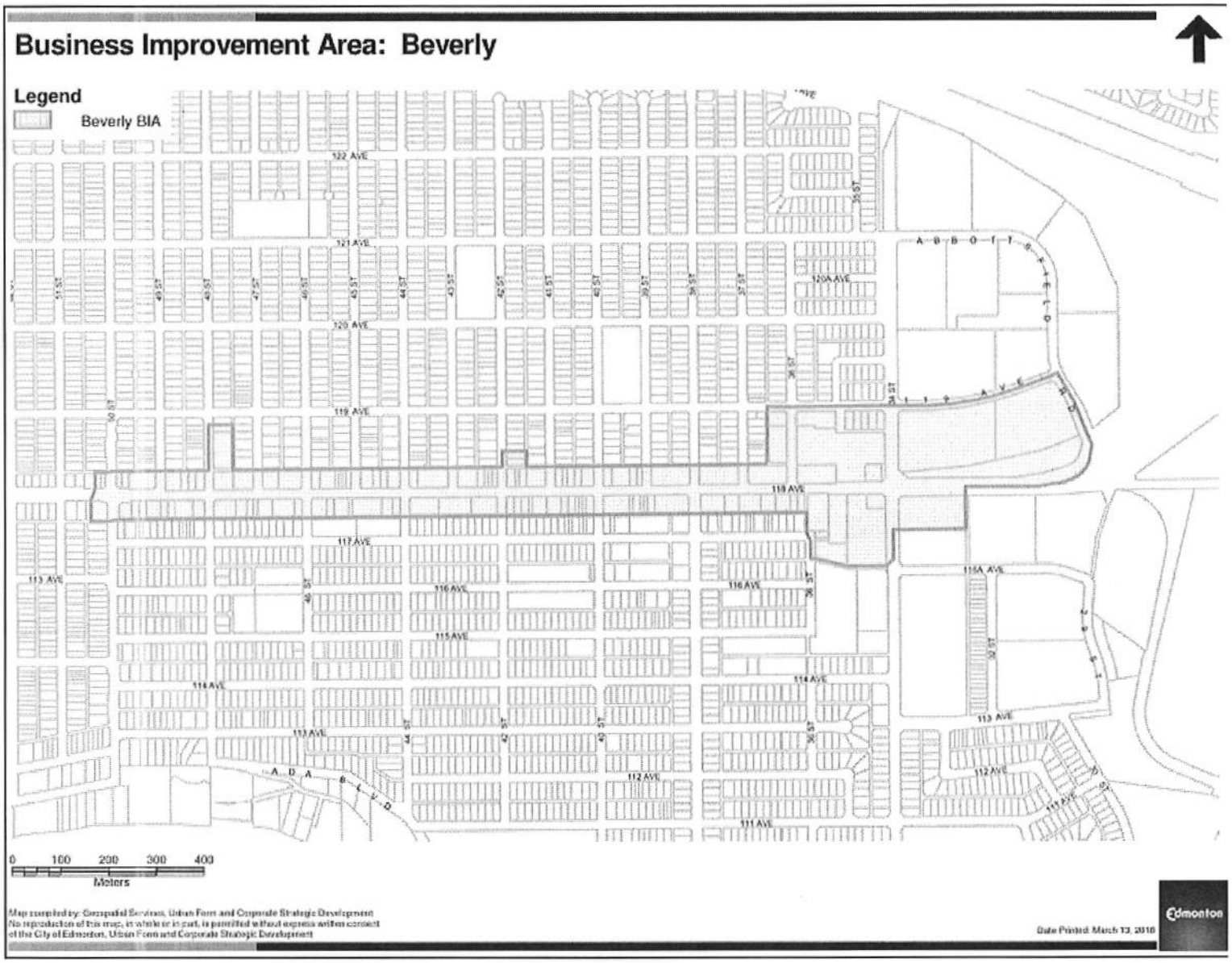
MAYOR

Aileen Giesbrecht

CITY CLERK

APPENDIX "A"

EDMONTON BEVERLY BUSINESS IMPROVEMENT AREA BOUNDARY MAP



APPENDIX "B"

BOUNDARIES OF THE EDMONTON BEVERLY BUSINESS IMPROVEMENT AREA

The Edmonton Beverly Business Improvement Area shall consist of all properties within the boundaries as illustrated in Appendix A. Such boundaries shall be described as follows:

On the West:

Originating at the intersection of 118 Avenue and the west boundary of the second (2nd) lot west of 50 Street, north along that boundary to the lane north of 118 Avenue.

On the North:

Originating at the intersection of the lane north of 118 Avenue and the west boundary of the 2nd lot west of 50 Street, east along that lane to 48 Street, north along 48 Street to the south boundary of the second (2nd) lot south of 119 Avenue, east along that boundary to the lane east of 48 Street, south along that lane to the lane north of 118 Avenue, east along that lane to 42 Street, north along 42 Street to the south boundary of the fifth (5th) lot south of 119 Avenue, east along the boundary to the lane east of 42 Street, south along that lane to the lane north of 118 Avenue, east along that lane to the lane east of 37 Street, north along that lane to 119 Avenue, east along 119 Avenue to Abbottsfield Road.

On the East:

Originating at the intersection of 119 Avenue and Abbottsfield Road, south along Abbottsfield Road to 118 Avenue.

On the South:

Originating at the intersection of Abbottsfield Road and 118 Avenue, west along 118 Avenue to the east boundary of the first (1st) lot east of 34 Street and south of 118 Avenue, south along that lane to the south boundary of the same lot, west along the boundary to 34 Street, south along 34 Street to the lane south of 118 Avenue, west along the lane to 36 Street, north along 36 Street to 117 Avenue and continuing north along the north/south lane that connects 117 Avenue and 118 Avenue to the east/west lane north of 117 Avenue, west along that lane to the west boundary of the third lot west of 50 Street, north along that boundary to 118 Avenue.