



Old Town Toronto Business Improvement Area (BIA) Annual General Meeting

As a member of the Old Town Toronto Business Improvement Area, you are invited to attend our Annual General Meeting (in person):

Wed Nov 18th 2026, 2pm - 4pm
258 Adelaide St E, Unit 400
Toronto Ontario M5A 1N1

Register Now: Scan QR code or visit
www.OldTownToronto.ca/AGM



Registration Deadline:
Sun Nov 15th, 2026

Issues Registering / Questions?
Email StephenM@oldtowntoronto.ca
or call 416-856-0320.

Am I a Member? Every commercial property, and every business in a commercial property, within our boundaries (see pg 3), are automatically members of our organization.

Purpose of the Meeting: The purpose of this meeting is to approve the BIA's 2027 budget and proposed activities (see reverse) and elect a Board of Management for the 2027–2030 term. As a BIA levy-paying member, your participation helps shape the priorities and direction of your BIA. A copy of the proposed budget and audited financial statements will be available upon request.

Agenda:

- 1) Call to Order, Introductions, Opening Remarks and Land Acknowledgement
- 2) Meeting and Voting Procedures
- 3) Declaration of Conflict of Interest
- 4) Approval of AGM Minutes
- 5) Auditor's 2025 Report
- 6) Appointment of Auditor for 2026
- 7) Committee Reports - reports on annual activities by Staff, Chair, Executive Members, Councillors
- 8) Proposed 2027 Program and Budget (see reverse)
- 9) Election of the Board of Management / Directors
- 10) New Business
- 11) Adjournment

Eligibility to Attend and Vote: Pre-registration is required, using the method noted above. Voting members and legal representatives will be asked to provide proof of eligibility, including photo identification and proof of BIA membership (e.g., business card, utility bill, lease, or City of Toronto property tax bill). In accordance with Chapter 19 of the Toronto Municipal Code, only members of the BIA and their legal representatives are eligible to vote. Each eligible person is entitled to one vote.

Board of Management Nominations: Members interested in serving on the Board of Management for the upcoming term must submit a completed nomination form by Nov 11, 2026. Nominations must be submitted by email or in person; submissions by mail will not be accepted. **Nomination forms are available at www.OldTownToronto.ca/AGM or by emailing StephenM@oldtowntoronto.ca. Nominations will not be accepted from the floor.**

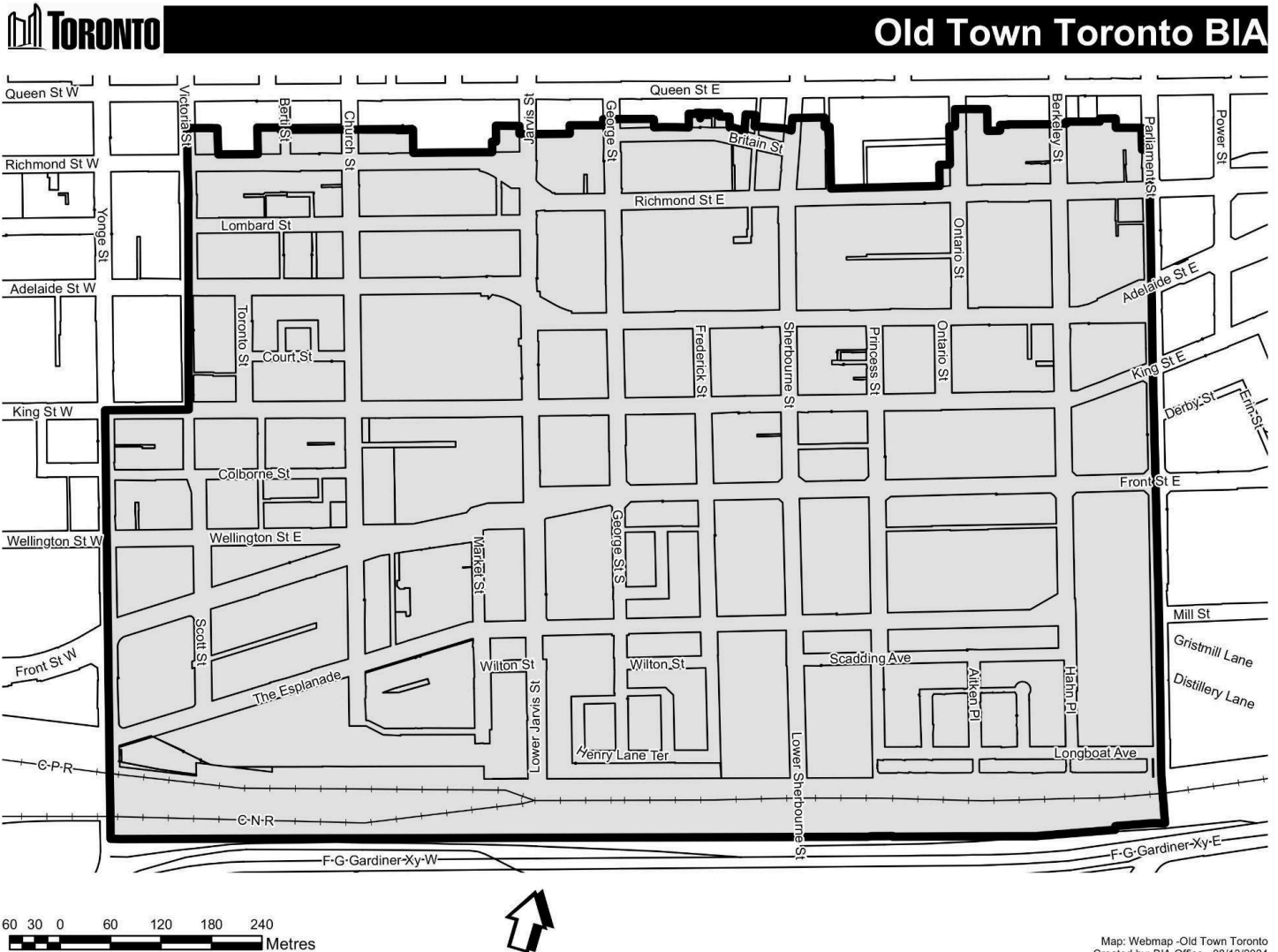
Please forward a copy of this notice to your commercial and industrial tenants.

**Old Town Toronto
2027 BIA Budget
Summary**

Summary of Revenues and Expenditures	2026 Approved Budget	2026 Project Actuals	2027 Proposed Budget	
	Column A	Column B	Column C	
Revenues				
BIA Levy (includes 10% provision)	1,716,911	1,716,911	1,752,106	(A)
Grants	151,300	1,411,300	201,300	(B)
Signature Events Revenue (input details in event worksheets)	7,000	7,000	7,000	(C)
Other Festival Revenue		5,000	10,000	(D)
Other Revenue		20,000	30,000	(E)
Withdrawals from Accumulated Surplus Reserves	126,000		100,800	(F)
Appeal Provision Surplus	198,484	198,484	134,134	(G)
Total Revenue	2,199,695	3,358,695	2,235,341	(H)
Expenditures (includes 1.76% HST)				
General and Administrative	715,612	711,112	756,559	(I)
Streetscape Improvements	560,000	528,000	452,000	(J)
Streetscape Improvements - City Loan Payment				(K)
Amenity and Maintenance	410,000	410,000	416,000	(L)
Promotion and Communication	90,000	80,000	105,000	(M)
Festivals and Events	268,000	268,000	346,500	(N)
Provision for Tax Appeal Expenditures (10%)	156,083	64,887	159,282	(O)
Contribution to Accumulated Surplus Reserves		1,296,696		(P)
Appeal Provision Deficit				(Q)
Total Expenditures	2,199,695	3,358,695	2,235,341	(R)
Net Surplus / (Deficit)	0	0	0	(S)

Summary of Accumulated Surplus	2026 Approved Budget	2026 Projected Actual	2027 Proposed Budget	
Beginning Balance	1,193,413	1,193,413	2,291,625	(T)
Change in Accumulated Surplus	(324,484)	1,098,212	(234,934)	(U)
Ending Balance	868,929	2,291,625	2,056,691	(V)

Old Town Toronto BIA Boundaries



Map: Webmap -Old Town Toronto
Created by: BIA Office - 08/13/2024

Do you receive our Member Newsletter?

Our Member Newsletter includes info on:

- Grants
- City of Toronto Programs
- Webinars
- Free BIA Events & Promotions
- Submission form for our **Where To Support Local** program which gives businesses the opportunity to promote / highlight something about themselves at no charge semi-monthly.

Scan to Subscribe or Visit:

www.OldTownToronto.ca/memberpage

