

Chinatown BIA AGM NOTICE

Chinatown Business Improvement Area (BIA)

As a member of the Chinatown BIA, you are invited to attend the

2025 Annual General Meeting (AGM)

Friday, November 28th, 2025 1:00 PM

In-person Meeting / 3rd F 287 Spadina Ave, Toronto, ON M5T 2E6

Agenda

1. Call to Order, Introductions, Opening Remarks and Land Acknowledgement
2. Recording of the meeting and voting protocols
3. Declaration of Conflict of Interest
4. Approval of 2024 Annual General Meeting Minutes
5. Auditor's 2024 Report
6. Appointment of Auditor for 2025
7. Sub-Committee Reports
8. Proposed Program and Budget for 2026 (see over)
9. New Business
10. Adjournment

The purpose of this meeting is to approve the BIA's budget and proposed activities for 2026 (see over). This program is paid for by a special levy charged to you and other commercial and industrial property owners and non-residential tenants of such properties. As a BIA member, the best way to participate in your BIA's decisions on your behalf is to get involved. A copy of the complete proposed budget and audited financial statement will be available to you upon pre-registration.

The BIA Annual General Meeting will be in person. To attend, pre-registration is required. Deadline to pre-register: **November 21, 2025**. To register, please contact the BIA by email at info@chinatownbia.com.

If you are a voting member, we will subsequently contact you for proof of BIA membership (photo ID and either a business card, utility bill with business name/tenant name and address, or City of Toronto property tax bill). Per The City of Toronto Municipal Code, Chapter 19, Business Improvement Area, only members of the BIA and their legal representatives (proof required) are eligible to vote at the AGM. A "person" is defined by Chapter 19 to include "a corporation and the heirs, executors, administrators or other legal representatives of a person to whom the context can apply according to the law." **No person in attendance shall have more than one vote.**

DUE TO THE ONGOING CANADA POST STRIKE, ALTERNATE DELIVERY METHODS ARE BEING USED TO SHARE THIS NOTICE AS WIDELY AS POSSIBLE.

BUSINESS TENANTS ARE REQUESTED TO FORWARD THIS NOTICE TO THEIR LANDLORD/PROPERTY OWNER

For more information contact office at 416-260-9800. **Seats are limited, please RSVP**

**Chinatown
2026 BIA Budget**

Summary of Revenues and Expenditures		2025 Approved Budget	2025 Projected Actual	2026 Proposed Budget	
		Column A	Column B	Column C	
Revenues					
BIA Levy	(includes 10% provision)	599,073	599,073	599,073	(A)
Grants		17,500	21,676	22,000	(B)
Signature Events Revenue	(input details in event worksheets)	80,000	79,979	65,000	(C)
Other Festival Revenue					(D)
Other Revenue					(E)
Withdrawals from Accumulated Surplus Reserves		242,000	10,058	218,537	(F)
Appeal Provision Surplus		36,481	36,481	50,063	(G)
Total Revenue		975,054	747,266	954,673	(H)
Expenditures					
(includes 1.76% HST)					
General and Administrative		313,773	240,319	293,041	(I)
Streetscape Improvements					(J)
Streetscape Improvements - City Loan Payment					(K)
Amenity and Maintenance		221,000	213,481	236,800	(L)
Promotion and Communication		23,400	18,762	22,700	(M)
Festivals and Events		362,420	271,521	347,671	(N)
Provision for Tax Appeal Expenditures (10%)		54,461	3,184	54,461	(O)
Contribution to Accumulated Surplus Reserves					(P)
Appeal Provision Deficit					(Q)
Total Expenditures		975,054	747,266	954,673	(R)
Net Surplus / (Deficit)		0	0	0	(S)

Summary of Accumulated Surplus		2025 Approved Budget	2025 Projected Actual	2026 Proposed Budget	
Beginning Balance		955,359	955,359	908,820	(T)
Change in Accumulated Surplus		(278,481)	(46,539)	(268,600)	(U)
Ending Balance		676,878	908,820	640,221	(V)