



Chinatown Business Improvement Area (BIA)

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

Date & Time: Wednesday, October 28th, 2026 1:00 PM

Meeting Location: 3rd Floor 287 Spadina Ave, Toronto, ON M5T 2E6 | Guests attending virtually will receive the link after registration

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 2025 AGM Minutes
5. Auditor's 2025 Report
6. Appointment of Auditor for 2026
7. Committee Reports
8. Proposed 2027 Program and Budget (see reverse)
9. Election of the Board of Management
 - a. Consideration of Board Size Adjustment
 - b. Election of Directors
10. New Business
11. Adjournment

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.

Attendance: In-Person and virtual meeting pre-registration is required. Registration will be done by emailing info@chinatownbia.com by **October 21, 2026**.

Eligibility to Vote: Voting members and legal representatives will be asked to provide proof of eligibility by **October 21, 2026, 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. Voting will only be accepted in-person, people attending virtually will not be able to 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 **October 14, 2026**. **Nominations must be submitted in person only to the Chinatown BIA office; submissions by email and mail will not be accepted.** **Nomination forms** are available by emailing info@chinatownbia.com.

Board Member Nominations will not be accepted from the floor

For more information, contact the office at 416-260-9800. **Seats are limited, please RSVP.** Please forward a copy of this notice to your commercial and industrial tenants.

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Chinatown
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)	599,073	599,073	670,975	(A)
Grants	22,000		22,000	(B)
Signature Events Revenue (input details in event worksheets)	65,000	106,263	70,000	(C)
Other Festival Revenue				(D)
Other Revenue				(E)
Withdrawals from Accumulated Surplus Reserves	218,537	108,411	300,000	(F)
Appeal Provision Surplus	50,063	50,063	53,380	(G)
Total Revenue	954,673	863,810	1,116,355	(H)
Expenditures (includes 1.76% HST)				
General and Administrative	293,041	275,187	308,156	(I)
Streetscape Improvements			60,000	(J)
Streetscape Improvements - City Loan Payment				(K)
Amenity and Maintenance	236,800	247,857	260,950	(L)
Promotion and Communication	22,700	19,504	21,750	(M)
Festivals and Events	347,671	319,334	404,501	(N)
Provision for Tax Appeal Expenditures (10%)	54,461	1,929	60,998	(O)
Contribution to Accumulated Surplus Reserves				(P)
Appeal Provision Deficit				(Q)
Total Expenditures	954,673	863,810	1,116,355	(R)
Net Surplus / (Deficit)	0	0	0	(S)

Summary of Accumulated Surplus	2026 Approved Budget	2026 Projected Actual	2027 Proposed Budget	
Beginning Balance	993,421	993,421	834,947	(T)
Change in Accumulated Surplus	(268,600)	(158,474)	(353,380)	(U)
Ending Balance	724,821	834,947	481,567	(V)

Date of the board approval: Sept 8th, 2026