



WATERFRONT BIA

As a member of The Waterfront BIA, you are invited to attend our

ANNUAL GENERAL MEETING

Thursday, November 20, 2025, at 9:00am to 10:00am

ONLINE VIA ZOOM & TELECONFERENCE

**REGISTER BY NOVEMBER 18, by emailing
dorsa@waterfrontbia.com, calling (647) 271-0246**

The purpose of this meeting is to approve the Waterfront BIA budget and general program for 2026. This program is paid for by a special levy charged to you as well as other commercial and industrial property owners, and non-residential tenants of such properties. As a member of the BIA, the best way to participate in decision making is to get involved, so we encourage you to be active and participate in BIA meetings. If you wish to obtain a copy of the complete proposed budget or audited financial statement, please contact the BIA. Please forward a copy of this notice to your commercial/industrial tenants. For more information and to register, please contact Dorsa Alizadeh-Shabani at (647) 271-0246, dorsa@waterfrontbia.com

AGENDA

1. Call to Order, Land Acknowledgment, and Opening Remarks – Kevin Currie, Chair, Board of Management
2. Overview of electronic meeting protocols, how voting works, and recording of the meeting notice
3. Declaration of Conflict of Interest
4. Introduction of Board and WBIA Team
5. Approval of 2024 Annual General Meeting Minutes
6. Treasurer's 2025 Report – Beverly Tay, Treasurer
7. Auditor's 2024 Report – Rafiq Dosani, Auditor
8. Appointment of Auditor for 2025
9. 2025 Summary and 2026 Activity Plan – Tim Kocur, Executive Director
10. Proposed Budget for 2026 (see attached)
11. New Business

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.

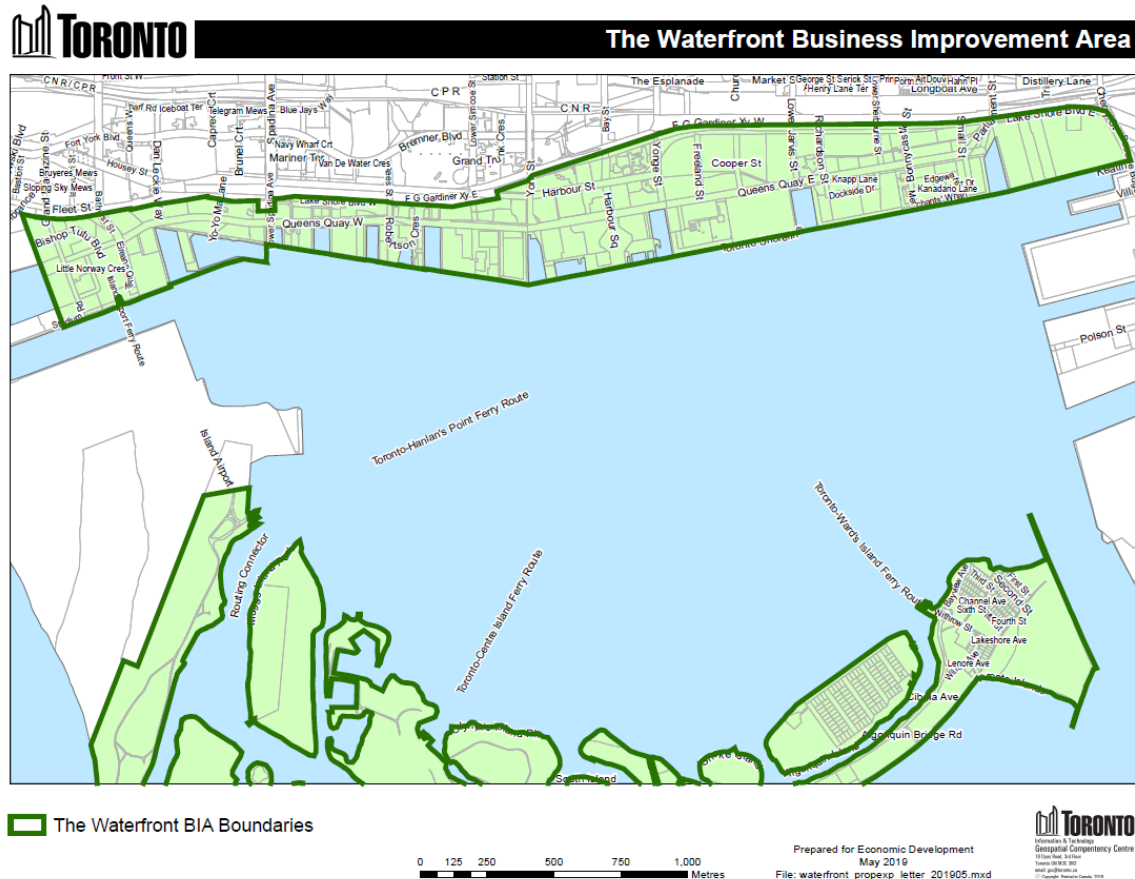
You are encouraged to register as soon as possible, no later than November 18, 2025, by emailing dorsa@waterfrontbia.com or calling (647) 271-0246

Proof of BIA membership may be required. If requested, please be prepared to email photo ID and either a business card, utility bill showing business/tenant name and address, or your City of Toronto property tax bill.

Only members of the BIA, and legal representatives of BIA members (proof required), are eligible to vote at the Annual General Meeting. The City of Toronto Municipal Code, Chapter 19, states that Business Improvement Area Members are defined as "all persons who own rateable property in a business property class and all persons who are non-residential tenants of rateable property in a business property class in a business improvement area."

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.

Please note: As per the amended City of Toronto Municipal Code Chapter 19, adopted by City Council at its meeting on July 4-7, 2017, designates are no longer eligible to vote on behalf of BIA members at annual general meetings. Therefore, a designate form has not been included in your AGM notice package.



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The Waterfront
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)	2,240,958	2,240,958	2,263,367	(A)
Grants		67,000		(B)
Signature Events Revenue (input details in event worksheets)				(C)
Other Festival Revenue				(D)
Other Revenue	20,000	30,000	15,000	(E)
Withdrawals from Accumulated Surplus Reserves	257,938	180,701	109,513	(F)
Appeal Provision Surplus	28,702	28,702	122,881	(G)
Total Revenue	2,547,598	2,547,361	2,510,761	(H)
Expenditures (includes 1.76% HST)				
General and Administrative	968,875	984,757	1,035,000	(I)
Streetscape Improvements	125,000	126,946		(J)
Streetscape Improvements - City Loan Payment				(K)
Amenity and Maintenance	220,000	240,000	345,000	(L)
Promotion and Communication	305,000	375,000	375,000	(M)
Festivals and Events	725,000	735,000	550,000	(N)
Provision for Tax Appeal Expenditures (10%)	203,723	85,658	205,761	(O)
Contribution to Accumulated Surplus Reserves				(P)
Appeal Provision Deficit				(Q)
Total Expenditures	2,547,598	2,547,361	2,510,761	(R)
Net Surplus / (Deficit)	0	0	0	(S)

Summary of Accumulated Surplus	2025 Approved Budget	2025 Projected Actual	2026 Proposed Budget	
Beginning Balance	1,118,232	1,118,232	908,829	(T)
Change in Accumulated Surplus	(286,640)	(209,403)	(232,394)	(U)
Ending Balance	831,592	908,829	676,436	(V)