



WATERFRONT BIA

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

ANNUAL GENERAL MEETING

Thursday, November 5, 2026, at 9:00am to 10:00am

ONLINE VIA ZOOM & TELECONFERENCE

**REGISTER BY NOVEMBER 3, 2026, 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 2027. 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 Staff
5. Approval of 2025 Annual General Meeting Minutes
6. Greeting from Deputy Mayor Ausma Malik, Councillor for Ward 10
7. Treasurer's 2026 Report – Beverly Tay, Treasurer
8. Auditor's 2025 Report – Rafiq Dosani, Auditor
9. Appointment of Auditor for 2026
10. 2026 Summary and 2027 Activity Plan – Tim Kocur, Executive Director
11. Proposed Budget for 2027 (see attached)
12. Nomination of 2026-2030 Board of Management
13. New Business

**You are encouraged to register as soon as possible, no later than November 3, 2026,
by emailing dorsa@waterfrontbia.com or calling (647) 271-0246**

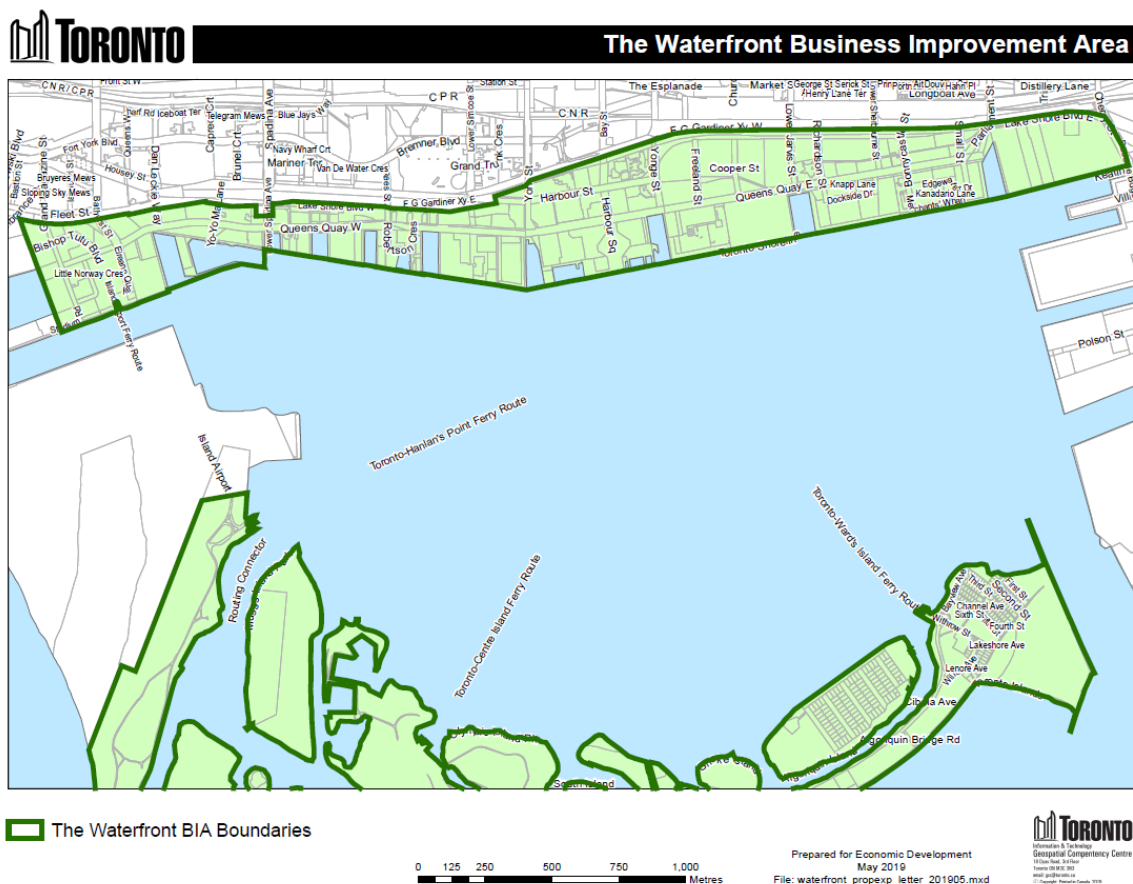
Proof of BIA membership may be required. If requested, please be prepared to email photo ID and either a business card, utility bill showing business/tenant name and address, or your City of Toronto property tax bill.

A call for new Board Member nominations was distributed in August with the 'AGM Save the Date' notice and new member nominations informed the slate of directors for the 2026-2030 being presented at this meeting. The slate of director's for election is closed, but businesses and property owners interested in taking a role on the Board of Management in the future are asked to contact Tim Kocur, Executive Director, for an introduction, tkocur@waterfrontbia.com. A process will begin to identify additional Board Member candidates if interim departures open up positions in the 2026-2030 term, and in accordance with a board matrix ensuring a diverse selection of businesses and properties are represented.

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.



- 1 -
The Waterfront
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)	2,263,367	2,263,367	2,363,860	(A)
Grants		25,000	175,000	(B)
Signature Events Revenue (input details in event worksheets)				(C)
Other Festival Revenue				(D)
Other Revenue	15,000	44,866	15,000	(E)
Withdrawals from Accumulated Surplus Reserves	109,513		71,130	(F)
Appeal Provision Surplus	122,881	122,881	152,253	(G)
Total Revenue	2,510,761	2,456,114	2,777,243	(H)
Expenditures (includes 1.76% HST)				
General and Administrative	1,035,000	1,041,935	1,152,347	(I)
Streetscape Improvements			250,000	(J)
Streetscape Improvements - City Loan Payment				(K)
Amenity and Maintenance	345,000	339,807	290,000	(L)
Promotion and Communication	375,000	411,031	395,000	(M)
Festivals and Events	550,000	550,000	475,000	(N)
Provision for Tax Appeal Expenditures (10%)	205,761	29,084	214,896	(O)
Contribution to Accumulated Surplus Reserves		84,257		(P)
Appeal Provision Deficit				(Q)
Total Expenditures	2,510,761	2,456,114	2,777,243	(R)
Net Surplus / (Deficit)	0	0	0	(S)

Summary of Accumulated Surplus	2026 Approved Budget	2026 Projected Actual	2027 Proposed Budget	
Beginning Balance	1,083,204	1,083,204	1,044,580	(T)
Change in Accumulated Surplus	(232,394)	(38,624)	(223,383)	(U)
Ending Balance	850,810	1,044,580	821,197	(V)