



AGM NOTICE

Bloor West Village Business Improvement Area (BIA)

As a member of the Bloor West Village BIA, you are invited to attend the Annual General Meeting: 8:30am - 9:30am / Wednesday, November 5th, 2025

Registration Link: [Click Here](#)

AGENDA:

1. Call to Order, Introductions, Opening Remarks and Land Acknowledgement
2. Electronic meeting, recording of the meeting and voting protocols
3. Declaration of Conflict of Interest
4. Approval of November 2024 AGM Minutes
5. Auditor's 2024 Report
6. Appointment of Auditor for 2025
7. Proposed Program & Budget for 2026 (see over)
8. New Business
9. Adjournment

The purpose of this AGM is to approve the BIA's budget and proposed activities for 2026. 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 request.

Voting and Pre-Registration: The BIA Annual General Meeting will be taking place virtually. Voting members must join the meeting through the desktop or mobile app to be able to vote. Voting is not available to attendees that call into the meeting. Pre-registration will be required. Deadline to Pre-register: **Monday, October 27th, 2025**. Pre registration link: <https://forms.gle/xxC8xEwHvM9Ni69v6> or email: info@bloorwestvillagebia.com

Annual General Meeting Procedures: To attend, pre-registration is required. 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 proposed 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 information please contact Angela Macdonald, BIA Executive Director, at info@bloorwestvillagebia.com or 647-729-6963.

Please note, the Bloor West Village BIA Board of Directors is a volunteer Board, and no member of the Board receives compensation to perform their Board role.

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**Bloor West Village
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)	449,836	449,836	465,847
Grants		7,500	
Signature Events Revenue (input details in event worksheets)	7,500	3,000	1,500
Other Festival Revenue		3,000	10,000
Other Revenue		400	10,000
Withdrawals from Accumulated Surplus Reserves	80,000		74,000
Appeal Provision Surplus	40,111	40,111	39,661
Total Revenue	577,447	503,847	601,007
Expenditures (includes 1.76% HST)			
General and Administrative	124,153	169,542	211,765
Streetscape Improvements	10,000	27,122	45,000
Streetscape Improvements - City Loan Payment			
Amenity and Maintenance	133,700	124,600	129,762
Promotion and Communication	75,200	51,300	54,130
Festivals and Events	118,500	113,855	118,000
Provision for Tax Appeal Expenditures (10%)	40,894	1,626	42,350
Contribution to Accumulated Surplus Reserves	75,000	15,802	
Appeal Provision Deficit			
Total Expenditures	577,447	503,847	601,007
Net Surplus / (Deficit)	0	0	0

Summary of Accumulated Surplus	2025 Approved Budget	2025 Projected Actual	2026 Proposed Budget
Beginning Balance	314,429	314,429	290,120
Change in Accumulated Surplus	(45,111)	(24,309)	(113,661)
Ending Balance	269,318	290,120	176,459