



ANNUAL GENERAL MEETING

November 17, 2021

Housekeeping



Questions and Comments

Please type the word “question” into the Chatbox. The Chat button will be at the bottom of your computer or phone screen, but if you don’t see it, click the three dots.



Calling in?

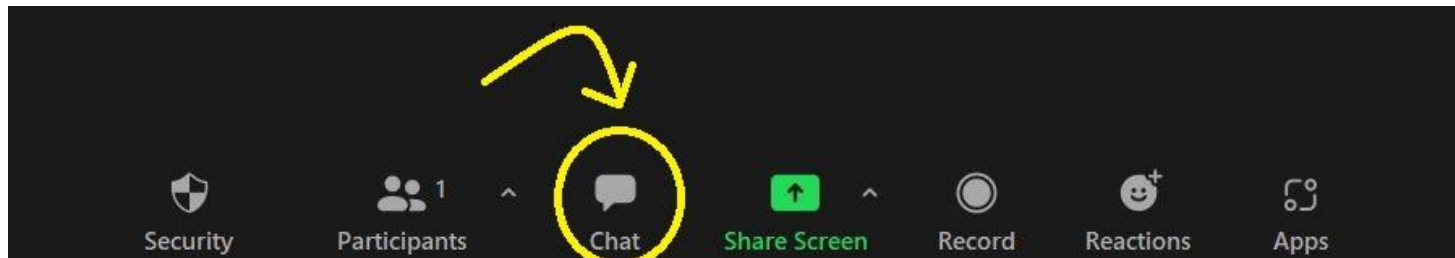
Raise your hand to speak by pressing *9 on your keypad.
Note: Those calling in will be unable to vote.



Audience members will remain muted. Only unmute yourself when you are recognized to speak by the Speaker.



Please be aware that this meeting is being recorded and personal information, such as your opinions, statements, and voice may become a matter of public record.



Introductions and Land Acknowledgement Statement

Kiyo Elliott-Armstrong, Chairperson, Board of Management, The Junction BIA

Board & Staff of The Junction BIA

Board Executive

- *Kiyo Elliott-Armstrong*
(Chair, Board of Management),
Full Stop Café
- *Janet Di Bernardo*
(Board Vice-Chair),
Latitude 44
- *Dan Yurchuk* (Board Treasurer),
MEDS Junction Pharmacy

Staff

- *Carol Jolly*, Executive Director
- *Matthew Mohan*, Operations Manager
- *Taylor Goulard*, Marketing Manager

Board Directors

- *Jyhling Lee*, Property Owner
- *Heather Phillips*, ARTiculations
- *Manny Solnik*, Solnik & Solnik
Professional Corporation
- *Councillor Gord Perks*, Ward 4
Parkdale High-Park

Economic Development & Culture Office (City of Toronto)

- *Marianne Szczuryk*, Economic
Partnership Advisor
- *Danielle Davis*, Capital Projects
Coordinator

Strategic Plan

A more walkable, beautiful and clean neighbourhood.

- Improvements outlined in the BIA 2014 Streetscape Master Plan Vision.
- Ensure regular cleaning of public spaces within the BIA boundaries.

Member connectivity, organizational transparency and support.

- In-person & digital spaces for membership networking & social connections.
- Create clear resource and policy documents.
- Increase member access to BIA resources.

A neighbourhood brand that accurately mirrors and promotes The Junction.

- Maintain branding consistency.
- Ensure streetscape improvements link appropriately to branding.
- Increase online presence.
- Build a memorable identity that reflects the business neighbourhood.

Declaration of Conflict of Interest and Approval of the 2020 AGM Minutes

Motion: Motion to approve the [2020 AGM Minutes](#)

2021 Highlights

Kiyo Elliott-Armstrong, Chairperson, Board of Management, The Junction BIA

Welcome to 18 New Members!

- Antidote Wellness Lab, 2843 Dundas St W
- Atai Bistro, 3047 Dundas St W
- Beachman Bikes, 2879 Dundas St W
- Bellerocher, 2915 Dundas St W
- Cassandra Moy Design, 2822 Dundas St W
- Epic Cycles, 2828 Dundas St W
- Fit Journey, 396 Pacific Ave
- Good Good Coffee Bar, 2879 Dundas St W
- Green Maple Cannabis, 228 Mavety St
- Healthy Moms Market, 2953 Dundas St W
- High Park Cannabis Co, 3064 Dundas St W
- Noctua Bakery, 3014 Dundas St W
- Pizzeria Libretto, 3011 Dundas St W
- PB Tasty, 2984 Dundas St W
- Rois Cream, 382 Keele St
- Superette Shop, 3077 Dundas W
- Taylor Hazell Architects, 2928 Dundas St W
- The Bakery Cannabis, 3060 Dundas St W



2021 Expansion - Outcome

Action Taken:

1. Mar 2020 - June 2021: Multiple business and property owners east and west of The Junction BIA expressed interest in us expanding our boundaries.
2. November 2020: AGM/BIA Membership approved a motion to pursue another Expansion of The Junction BIA.
3. July - Aug 2021: A survey was conducted to determine interest by businesses east to Annette St and west to Clendenan Ave. We would only pursue an expansion if survey results showed a clear desire by the majority of property and business owners in these areas for the BIA to expand.

Results:

- Received 27/91 (30%) responses.
- Lack of survey responses showed low interest in expanding The Junction BIA and a lack of interest in The Junction BIA in general.

Therefore, The Board of Management for The Junction BIA voted on Aug 18 to discontinue expansion efforts until further notice.



2021 Marketing & Communications

Carol Jolly, Executive Director, The Junction BIA

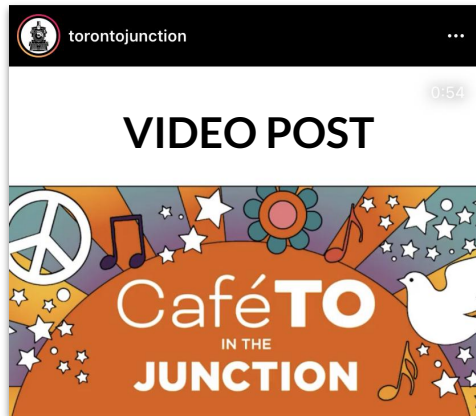
Marketing - Audience

As of **November 1, 2021**, The Junction BIA has access to the following **opt-in subscribers** who we connect with regularly.

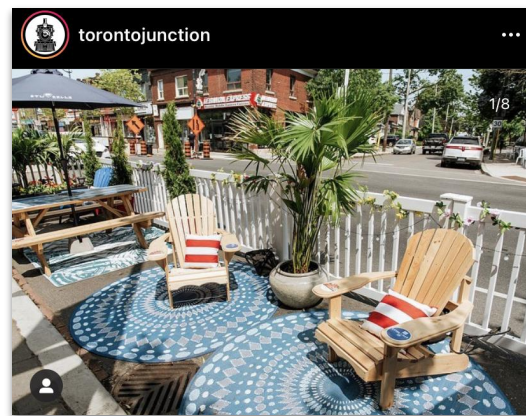
Mailing List	2,511
Instagram	12,426
Facebook	7,044
<u>Twitter</u>	<u>5,782</u>
TOTAL	27,763 (+16%)

TOP PERFORMING POSTS - TOTAL IMPRESSIONS

19,690



11,577

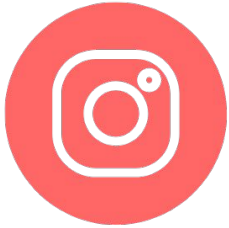


9,415



THE
JUNCTION

Annual Social Media Growth



Instagram Followers
12,426 vs. 9,302 **+34%**



Facebook Fans
7,044 vs. 6,495 **+8%**



Twitter Followers
5,782 vs. 5,673 **+2%**

TOTAL Fans/Followers
25,252 vs. 20,726 **+22%**

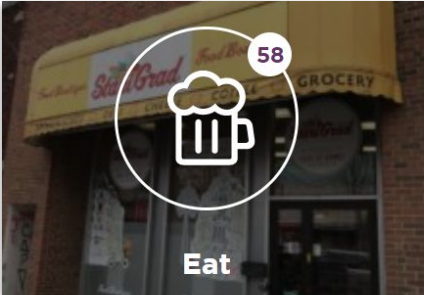
@TorontoJunction
#JunctionTO


Marketing Campaigns

- **Junction Jigsaw Puzzle Fundraiser**
Collaboration with WePieceTogether, a new non-profit formed to support local businesses.
\$1,060 in 2021, \$5,085.to-date
- **Junction Merchandise Fundraiser**
A partnership with Axis Gear to create a wide line of Junction themed apparel and accessories.
\$287 in 2021, \$1,662. to-date
- **Member of the Month** - spotlight on a local business written by Chris Middleton, our journalism intern.
Reach: ~28K and year-round website presence. *Currently booked until May 2022!*




Member Directory






58


Eat






57

Shop





68

Live



Listings • Shop

**Latitude 44 Gallery
Framing Decor**

 (416) 769-2000  www.latitude44gallery.ca



2900 Dundas Street West
Toronto ON

 Get directions

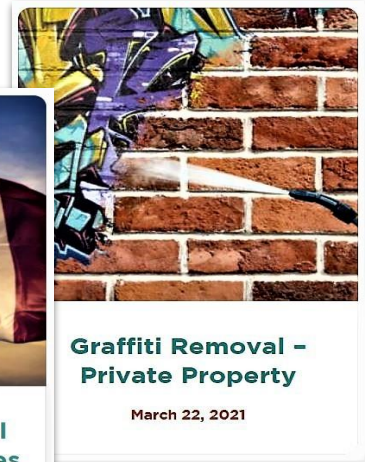


 Shop

Member Resources

Continued our efforts in consistent communications with members and stakeholders including:

- **Member Resources webpages:** Consolidation of all crucial info on BIA website for members to access indefinitely, including pages on training and workshops, digital marketing supports, and government supports.
- **Monthly member updates** on grants, policy changes, etc.
- **1-on-1 assistance** with members for government grants and loans.
- **Frequent letters written to government officials** to advocate for increased COVID supports, such as requests for a modified lockdowns, increased financial support for SMBs, and changes for alcohol beverage pricing - ongoing.
- **Bi-weekly meetings held with TABIA and elected officials to advocate for policy changes.**



Member Lobbying

We continue to listen to your concerns and lobby on your behalf with all three levels of government for issues including:

- Street patios & fencing (**CaféTO**).
- **Street asset replacements**, removals, additions & repairs: bike rings, garbage cans, transit shelters, notice boards, benches & newspaper boxes.
- **Increased cleanliness**: pigeons & litter.
- Support for **street-involved people**.
- Lower commercial **property taxes**.
- Lower **permit fees** - Liquor license, street marketing, Hydro-pole use.
- Construction disruptions & issues - Dundas St W/Pacific Ave.
- **Toronto Hydro issues**.
- **Better filming notifications**.
- **Safety issues** (CPTED Audits)

Supporting our local small businesses

Hosted by Bhutla Karpoche

Wednesday, May 13, 2020
4:00 to 5:00 p.m.
Watch live at:
facebook.com/BhutlaKarpoche

Featuring:

- John Kiru, TABIA
- Anna Bartula, Parkdale BIA
- Matthew Mohan, Junction BIA
- Veronica Feihl, Roncesvalles BIA
- Patricia Tucci, Baby Point Gates BIA

The screenshot displays a grid of video feeds from participants in the live stream. The feeds are arranged in a grid, with some participants' names visible below their video windows. The participants include Bhutla Karpoche, John Kiru, Matthew Mohan, The Junction BIA, and others. The background of the event banner features a graphic with the words 'SAVE STREET' and 'MAIN' on a signpost.

Member Grants & Services

- **Commercial Facade Improvement Program**
Provides grant funding to commercial property owners & tenants eligible to redesign, renovate or restore commercial building facades. Open in Feb/Mar 2022. **\$12,500+**
- **NEW: Commercial Rehabilitation Grant Program 2021**
Will enable matching grants towards eligible **interior improvements** to attract new tenants to vacant space or help existing business upgrade their current space. Open November 22, 2021. **\$20,000+.**
- **NEW: Commercial and Industrial Property Improvement Program**
Will enable matching grants to support new or expanded patios on private property, other property and site improvements, and CaféTO patios installed in the right-of-way. Open Spring 2022 **\$7,500+ tbd.**
- **Toronto Police Services Safety Audits**
Email Janet.Barr@torontopolice.on.ca to schedule a CPTED Audit Today! 11 Division will conduct an individual assessment of your business and provide personalised crime prevention tips. This process typically takes only an hour.



Digital Main Street

We partnered with Digital Main Street (DMS) to bring the **Digital Service Squad** to the Junction! The DSS is a **FREE** resource for BIA businesses to help them build their online presence, promote and sell successfully online. **1-on-1 support** by a highly-trained digital marketing specialist became more essential with COVID-19.

- Emily Hines has worked with **31** businesses this year to enhance their digital footprint. 65+ businesses reached in total.

The **\$2,500 Digital Main Street Transformation Grant** was revived for the 3rd time in July to continue supporting small businesses with funds for enhanced digital technology to help promote and run their business, including hiring a digital marketing consultants, developing/redesigning a website, purchasing software and hardware, and more.

Applications Open Until Nov 30

- Since last November, **7 more Junction businesses** have received or will soon receive the DMS grant. To date, that's 58 grants received, representing a **total investment of \$145,000** to the Junction!

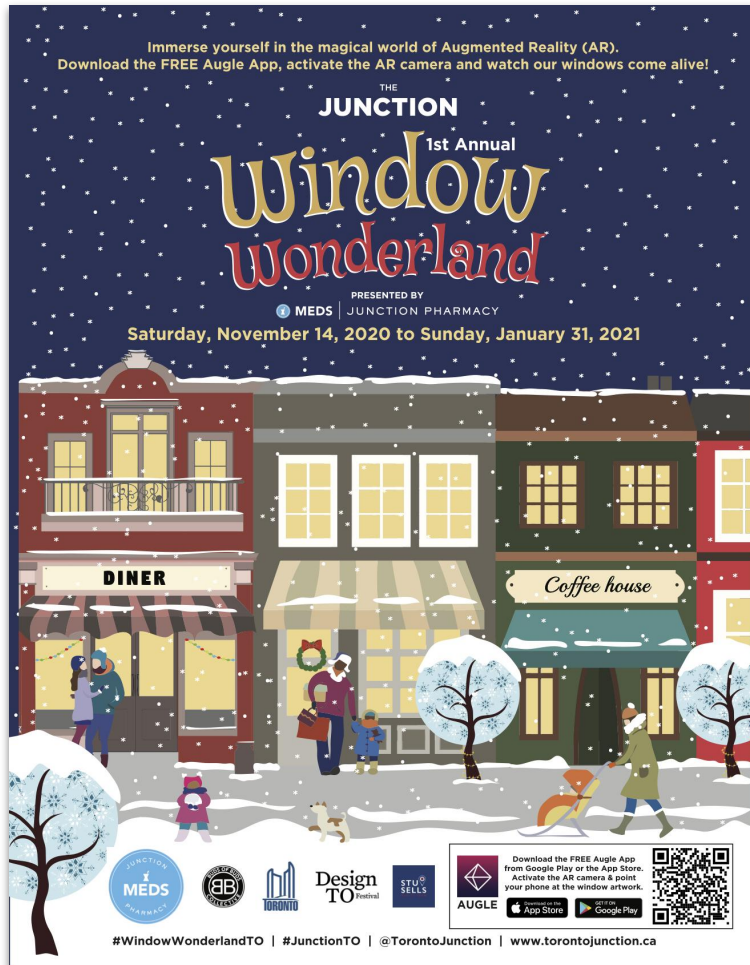


THE
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2021 Events & Programs

Carol Jolly, Executive Director, The Junction BIA

The 1st Annual Window Wonderland



Window Wonderland (WW) was a new interactive and magical way to shop, walk and discover the Junction. Take a stroll along Dundas St. W. and become immersed in winter-inspired artwork from 20 local artists brought to life by Augmented Reality.

Discover *Window Wonderland*, The Junction's first annual immersive urban art-walk, presented by MEDS Junction Pharmacy. **From November 14, 2020 to January 31, 2021**, the exhibition transformed the Junction neighbourhood into an outdoor gallery that is interactive, engaging, and magical. The exhibition featured local artists and animators who painted ten storefront windows brought to life by Augmented Reality (AR) to create an impressive public art display. This was the first activation of its kind in the City of Toronto.

Window Wonderland was presented in partnership with [Buds Collective](#), a Canadian organization based in Calgary that provides local artists and makers with opportunities, visibility, fair compensation and access to tools and resources, and with Augle, a Canadian-made art and lifestyle mobility platform, that allows users to see an enhanced point-of-view of the world through augmented reality.

2020 WW Exhibition Successes

- **Support for the artist community** - Supported 37 Toronto artists, including the hiring of 20 local painters/ animators - the majority of whom were BIPOC & women.
 - 94% of artists said that they are likely to apply for Window Wonderland again and recommend the opportunity to others.
- **Increased foot traffic to the Junction**
 - During a COVID-19 lockdown, we were still able to welcome ~8,100* visitors coming to the exhibition.
 - **Over 1/3rd of attendees came from outside of the Junction.**
- **Visitor experience**
 - The quality of both the murals and animations were rated very highly.
 - **Nearly 100% of attendees are likely to recommend the exhibition to family and friends.**
 - Nearly 100% of respondents - residents and business owners - would like to see Window Wonderland return next year.
- **Support for local businesses**
 - 3/4 of attendees visited or discovered other businesses in the Junction during the exhibition.
 - With an average spend of \$39, Window Wonderland had an **economic impact of \$315,900.**
 - **90% of window partners felt that the exhibition brought increased exposure to their business.**

2020 WW Exhibition Successes

- Expected media impressions for the campaign exceeded expectations!
 - Total impressions were 28,769,713 with 65 total media hits (goal - 10-15 hits)
- BlogTO Homepage Takeover outperformed BlogTO benchmarks.
 - Total impressions: 166,329
- Web traffic up 10,545% in the first month! 99% of users were new to our website.
- Increase in Followers for the Junction!
 - Social media followers increased by 2,446
 - Email subscribers increased by 255
- Recipient of the 2020 Ontario Association of BIAs (OBIAA) Initiative Award.
 - Called “a well-thought-out and innovative project with multiple partnerships and a focus on under-represented artists. Use of targets and data to measure success make it a stand-out initiative that others can copy.”



[Click here](#) for the full Window Wonderland Final Report.

ShopTheJunction2Win

March 18 – April 25, 2021

- For **6 weeks** each receipt of \$25 or more uploaded for 1 entry (dropdown menu)
- Every week there was a **\$1,000 winner** (50/50 split with business)
- Draws held every Monday with a **weekly “reset”**
- **Google reviews** permitted as entries
- **Grand Prize** draw for \$1,000 (no split with business)



SHOP THE JUNCTION 2WIN

\$1,000 weekly draws

Support local Junction businesses for your chance to **win \$500 and share \$500**

plus
A Grand Prize of **\$1,000!**



To enter go to:
www.ShopTheJunction2Win.com
March 15 - April 25

An initiative of **THE JUNCTION** Prize money donated by: **THE SWEET POTATO SHOP, THE SWEET POTATO.CA**

Digital receipts, third party delivery app receipts and Google reviews are all acceptable entries.
Contest ends March 31, 2021 at 11:59 PM EST. Winner must claim prize within 30 days of contest end. If winner does not claim prize, prize will be donated to a charity of the sponsor's choice. Sweepstakes is open to legal residents of the United States who are at least 18 years old at the time of registration. Void where prohibited. ©2021 Shop The Junction. All rights reserved.

ShopTheJunction2Win

Total number of entries:	3,130 (1,092 unique entrants)
Those who claimed to spend more:	590 people (54% of entrants)
Incremental spend reported:	\$54,323 (during contest period)
Prize money given to businesses:	\$3,000
ECONOMIC IMPACT	\$111,646

New subscribers to BIA newsletter: 435

Instagram

- Following: 616
- Post Impressions: 389,714

Facebook

- Page Likes: 72
- Post Engagement: 4,195
- Post Impressions: 159,334



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CaféTO



CaféTO

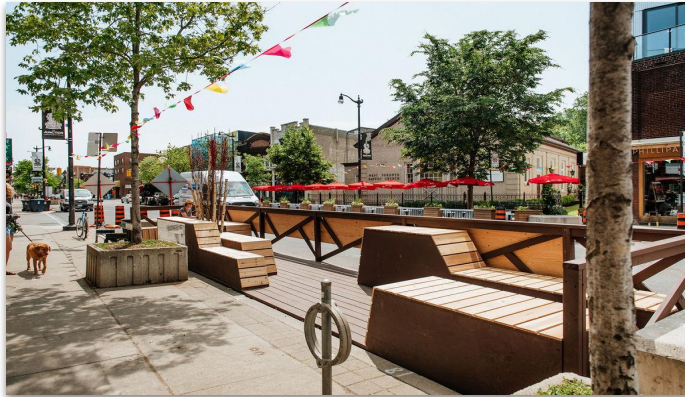
- Again, the Junction was a “Patio Paradise” **from June - November 2021!**
- Partnered with the City of Toronto to implement the CaféTO program, creating additional patio space on the street for our food & beverage businesses to conduct business safely.
- Increased foot traffic to support the entire business community.
- There are 52 unique patios and parklets creating over 17,000 SF of safe and visually appealing patio space.
- Response has been overwhelmingly positive. Public survey results to follow.
- **Est. Attendees: 371,280* (Jun-Nov) resulting in Economic Impact of: \$27.8M!**



**Number of attendees found using average weekly dining patrons through GEOMarketing Analytics, TABIA and BIA surveys.*

CaféTO Parklets

Four bright and trendy parklets designed and gratefully sponsored by local community partners: **Evans Real Estate & Toronto Mortgage Financing Services, NAK Design Strategies, Sidorova Inwood Realty and Stu Sells Realty.**



CaféTO - Digital

Social Media Campaigns - Total Impressions

- Patio Highlights (Atai): 32,384
- Videography: 19,690
- Special Offers Program (Rois): 14,898
- Parklet Highlights: 12,677
- Photography: 5,871

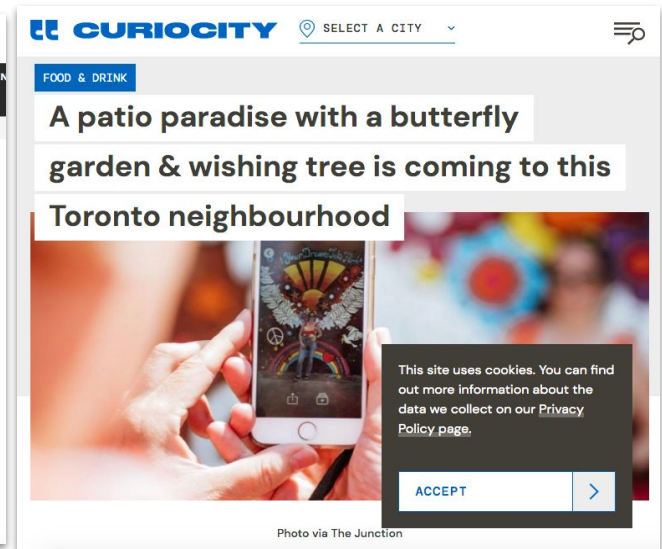
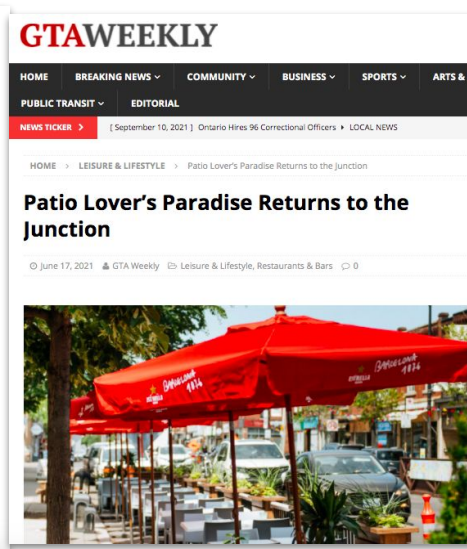


THE
JUNCTION

CaféTO in the Media

Total Media Impressions: 34,503,946

Total Media Posts: 19



blogTO

**TORONTO
GUARDIAN**

TORONTO STAR

DailyHive

THE
JUNCTION

CaféTO City Survey Results

1,221 restaurant were supported by CaféTO in 2021 (51% increase from 2020) with 65 public parklets and 69 BIAs participating.

10,174 survey responses received

- **192** from café operators
- **61** from businesses next to cafés
- **9,921** from residents or visitors to Toronto

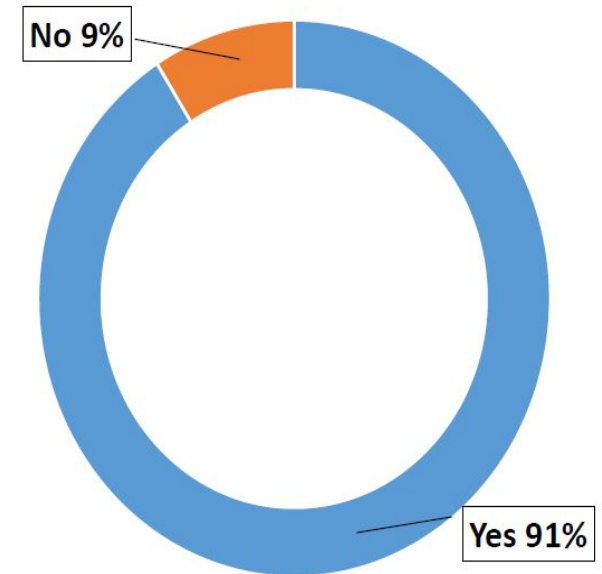
52% of responding businesses did not have outdoor dining seats before CaféTO

83% of restaurant operators who opened an outdoor patio in 2021 said it prevented their business from having to close

87% of survey respondents state that CaféTO adds to the vibrancy of the City

28% of public respondents report often or sometimes having a problem when travelling near a café (including parking, traffic, and sidewalk issues)

Do you think that extended sidewalk and curb lane patios should be allowed in the city, even after the threat of COVID-19 has passed?



CaféTO Junction Survey Results

560 Respondents (+21%) - Survey conducted of all business owners & visitors found:

- Over **70%** of participating businesses saw an increase in revenue by an average of **48%** (-1%)
- Average spend **\$75** by CaféTO patrons within the Junction per visit (-2%)
- **94%** of all respondents would like to see this program implemented next year (-1%), including **87%** of BIA businesses (-1%)
- **81%** of patrons **visited or discovered other shops & restaurants** when visiting CaféTO (+13%)
- **13%** of drivers reported **having trouble finding parking** (+86%)
- **35%** of visitors were from outside the Junction (M6P) neighbourhood (-5%)



CaféTO Testimonials

"It's no exaggeration to say that CaféTO saved our business. Without the revenue we generated over the summer from the additional patio space, we would not have been able to hire back our staff, pay our rent or frankly keep the lights on... Whatever hope we have of making it through the lean months of fall and winter... has come from the revenue generated [from CaféTO] and the hope of doing the same next year. Keeping this program into the future will help to ensure the survival of some of the city's truly great spaces." - CaféTO Operator

"The energy and community enhancement is undeniable, it's fantastic. We refer to it as "the Junction is hopping." It's a wonderful addition." - Junction Resident

"Café TO is a fantastic way to keep restaurants open and their staff safe(r). It adds so much to the neighbourhood, I honestly can't imagine NOT having CaféTO!" - Non-CaféTO Business Owner



ShopWestTO2Win

- **September 20th - October 31st, 2021**
- ShopWestTO2Win is a promotional partnership with three other west end BIAs: **Bloor West Village, Baby Point & Roncesvalles Village.**
- Presenting Sponsor: Sidorova Inwood Realty
- **How it works:** Shop at a local business in one of the four West Toronto neighbourhoods, keep the receipts when over \$25 is spent and upload the receipt or Google review at shopwestto2win.com.
- Weekly prizes of \$500 awarded to the winner and another \$500 will be awarded to the business.



A promotional poster for the ShopWestTO2Win campaign. The background is dark with colorful confetti at the top. The title 'SHOP | WEST TORONTO | 2WIN' is in white and pink. Below it, '\$1,000 weekly draws!' is written in large pink and white text. The text 'Support local businesses for your chance to win \$500 and share \$500' is in teal and pink. A 'plus' sign in script leads to 'A Grand Prize of \$2,000!' in teal and pink. A QR code is shown with the text 'To enter go to: www.ShopWestTO2Win.com' and 'September 20 - October 31'. The bottom features logos for the participating BIAs and the presenting sponsor, RE/MAX Professionals Sidorova Inwood Realty.

SHOP | WEST TORONTO | 2WIN

\$1,000 weekly draws!

Support local businesses
for your chance to
win \$500 and share \$500

plus

A Grand Prize of **\$2,000!**

To enter go to:
www.ShopWestTO2Win.com
September 20 - October 31

An initiative of: **R** RONCESVALLES VILLAGE, **JUNCTION**, **B** BLOOR WEST VILLAGE, **B** BABY POINT VILLAGE

Presenting Sponsor: **RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY • CLAY**

The 2nd Annual Window Wonderland



Taking place **November 26, 2021 - January 2, 2022**, The Junction 2nd Annual Window Wonderland will be bigger and better than ever!

- Window Partners increased from 10 to 20.
- New internationally-renowned ARTive app.
- Animators hired through a worldwide Open Call.
- Province-Wide Media Release to come.
- Extended the *ShopTheJunction 2Win* Contest, presented by Sidorova Inwood Realty, to the end of the exhibition.
- Awarded \$17,000 from the City of Toronto Innovation Fund to support our TrendTracker Pilot, which will improve our ability to measure the success of our events and programs.
- Awarded a \$45,000 Provincial Reconnect Festival and Event Program grant to markedly enhance the 2021 exhibition.

WW21 Window Partners

**ABOVE
GROUND** ART SUPPLIES

Antidote
WELLNESS LAB



freshii



Latitude 44
Gallery Framing Decor



take note



THE
JUNCTION

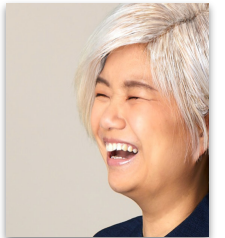
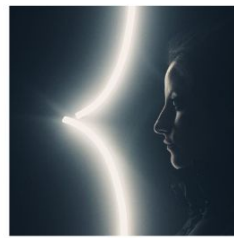
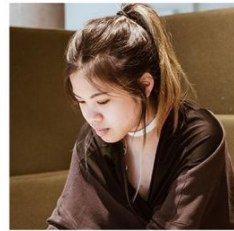
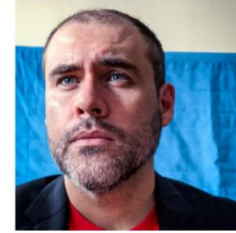
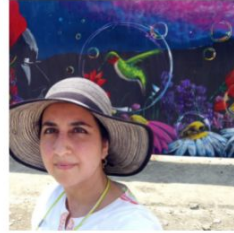
WW21 Artists

Hired and trained 40 visual artists



WW21 Artists

Hired and trained 40 visual artists



WW21 Marketing Collateral

Two \$500 Weekly Cash Prizes
ShopTheJunction2Win!

THE JUNCTION

2nd Annual Window Wonderland

PRESENTED BY
MEDS | JUNCTION PHARMACY

Friday, November 26, 2021 to Sunday, January 2, 2022

Immerse yourself in the magical world of Augmented Reality (AR).
Download the FREE ARTive App, activate the AR camera
and watch our windows come alive!

SCAN THIS QR CODE TO LEARN MORE

#WindowWonderlandTO | #JunctionTO | @TorontoJunction | www.torontojunction.ca

* For official contest rules and to enter visit www.ShopTheJunction2Win.com

EXHIBIT LOCATIONS

QUEBEC AVE	FRESH
	Freshii (3074)
MCMURRAY AVE	MEDS JUNCTION PHARMACY
	MEDS Junction Pharmacy (3016)
HIGH PARK AVE	NOCTUA BAKERY
Solero Mediterranean Bakery (3029)	Noctua Bakery (3014)
Take Note Pens & Stationery (2993)	Kanto by Tita Flips (2986)
PACIFIC AVE	LOWE'S SCHOOL OF MUSIC
Healthy Moms Market (2953)	Lowe's School Of Music (2932)
MEDLAND ST	LATITUDE 44 GALLERY FRAMING DECOR
Molly Waag Pet Boutique (2925)	Latitude 44 Gallery Framing Decor (2000)
MAVETTY ST	THE ALPINE
TYPE Book (2887)	The Alpine (2872)
Haveli Home (2871)	Above Ground Art Supplies (2868)
Bank of Montreal (2859)	Pinot's Palette (2866)
KEELE ST	EPIC CYCLES
Wall Mural Presented by Taylor Hazell Architects (2853)	Epic Cycles (2828)
Antidote Wellness Lab (2843)	HEINTZMAN ST
Shoes Billiard Lounge (2827)	ARTICULATIONS Art Supply (2802)
INDIAN GRV	

WATCH THIS WINDOW COME ALIVE!

THE JUNCTION

2nd Annual Window Wonderland

PRESENTED BY
MEDS | JUNCTION PHARMACY

Download the FREE ARTive App.
Activate the AR - Augmented Reality camera.

#WindowWonderlandTO
@TorontoJunction
torontojunction.ca

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* For official contest rules and to enter visit www.ShopTheJunction2Win.com

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WW21 Installations



WW21 Sponsors



MEDS | JUNCTION PHARMACY



2021 Streetscaping

Kiyo Elliott-Armstrong, Chairperson, The Junction BIA

Streetscape - Landscaping

Spring/Summer: Installation and maintenance of 132 new larger, self-watering planter boxes (up from 92). Colourful branding with a robust mix of pollinator-friendly annuals and perennials like zinnias, trailing purple rose coleus, snapdragons, catmint, and potato vines.

The Junction Butterfly Garden: Launching during Pollinator week, the Junction Butterfly Garden is a riot of colourful blooms. Visitors have the chance to watch butterflies progress through their lifecycle, from egg to caterpillar to chrysalis to adult butterfly.

CaféTO Parklet Palms: Installed and maintained six self-watering planter boxes from the City with soil and large and lush palms throughout our public parklets. Some sponsors added their own florals.

Fall/Winter: Installation and maintenance of our 132 planter boxes providing enhanced holiday decor at the pedestrian level.



The Butterfly Garden

June 2021



August 2021



September 2021



Junction Dreams AR Mural

Toronto's first-ever interactive augmented reality mural, designed in partnership with local artists and internationally acclaimed AR app, ARTivive.

Located at 2853 Dundas St W, the mural's overarching theme celebrates summer in the Junction, showcasing the neighbourhood's art-centric community with CaféTO branding; a 60's retro-inspired, psychedelic pop art display.

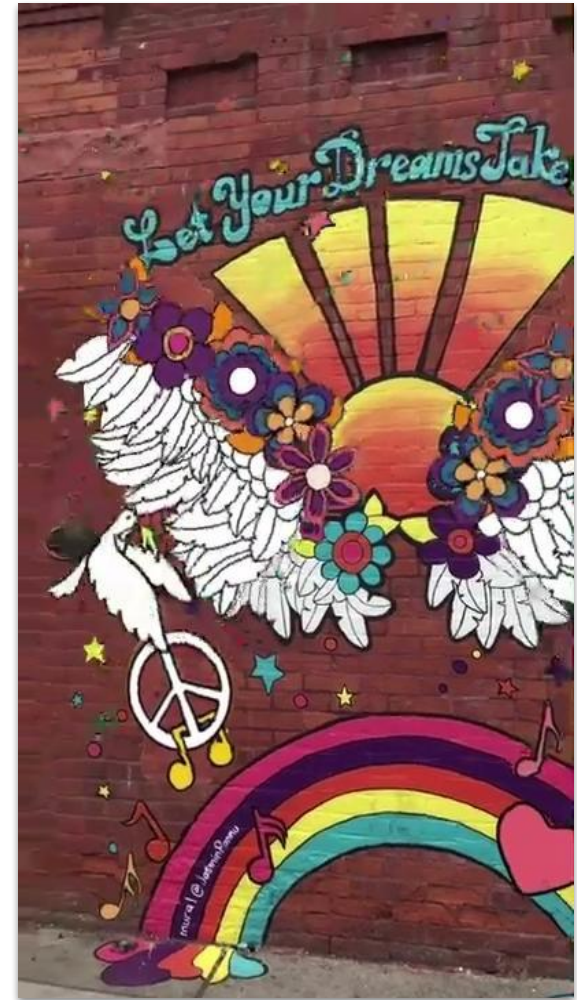
The mural brings bright and bold colours to the Junction, supporting the summer patio program with an upbeat tagline and bringing joy to visitors following the Covid pandemic era.

"How beautiful is this local mural that just popped up in my neighbourhood? Ellie and I both adore it. Beautiful work."

- @nailthataccent

Mural Artist: Jasmin Pannu

Animation Artist: Jeca Martinez



Street Maintenance - Before & After

In March 2021, we replaced the Junction Beautification Team from the Keele Community Correctional Centre. We hired a professional street cleaning service, Street Graffiti Solutions. Twice weekly cleaning included litter, poster and sticker removal, weeding, cleaning of cigarette butts, removal of small graffiti tags, and occasional front stoop sweeping. They also reported on other asset issues for immediate maintenance/cleanup by the City and property owners.



Street Maintenance - Before & After

In August 2021, SGS reported that they were unable to complete their contract due to staffing issues and they were replaced by Parkdale Green Thumb Enterprises. In addition to landscaping, they continue to provide cleaning and reporting services through the summer at 18 hrs/wk, up from 9 hrs/wk and throughout the winter at 6-12 hrs/wk.



2022 Proposed Plan

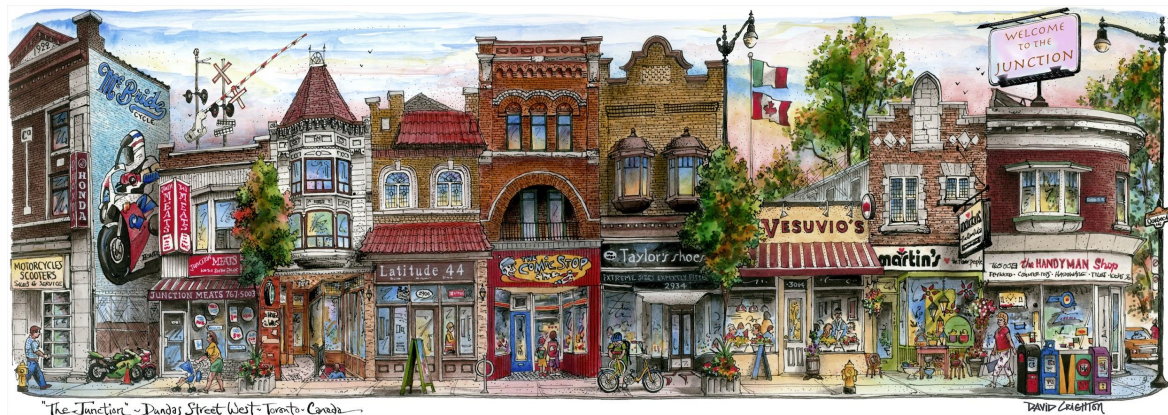
Kiyo Elliott-Armstrong, Chairperson, The Junction BIA

2022 Proposed Plan

Marketing: Continue to develop our website's Member Directory and Member Resources pages. Showcase members' stories in our popular Member of the Month feature (*already booked until May 2022*). Grow our social media following!

CaféTO: Will work with the City to improve the CaféTO program, ensuring that the Junction stays a patio-friendly neighbourhood, while tackling challenges such as minimizing unused curb lane space; an expensive and confusing temporary platform installation process; and lack of options for shade/rain cover. Will also explore weekend micro-events and street closures.

3rd Annual Window Wonderland: Plan to sustain the size of the exhibition at 20 windows and employ 20 local muralists + 20 international animators. Will continue to pursue funding including corporate and government grants.

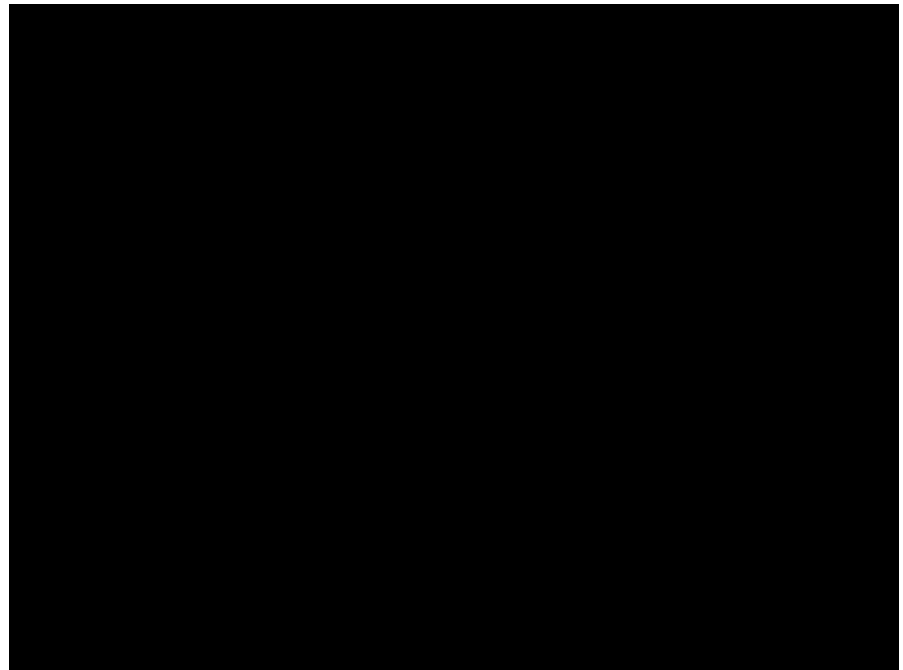


2022 Proposed Plan

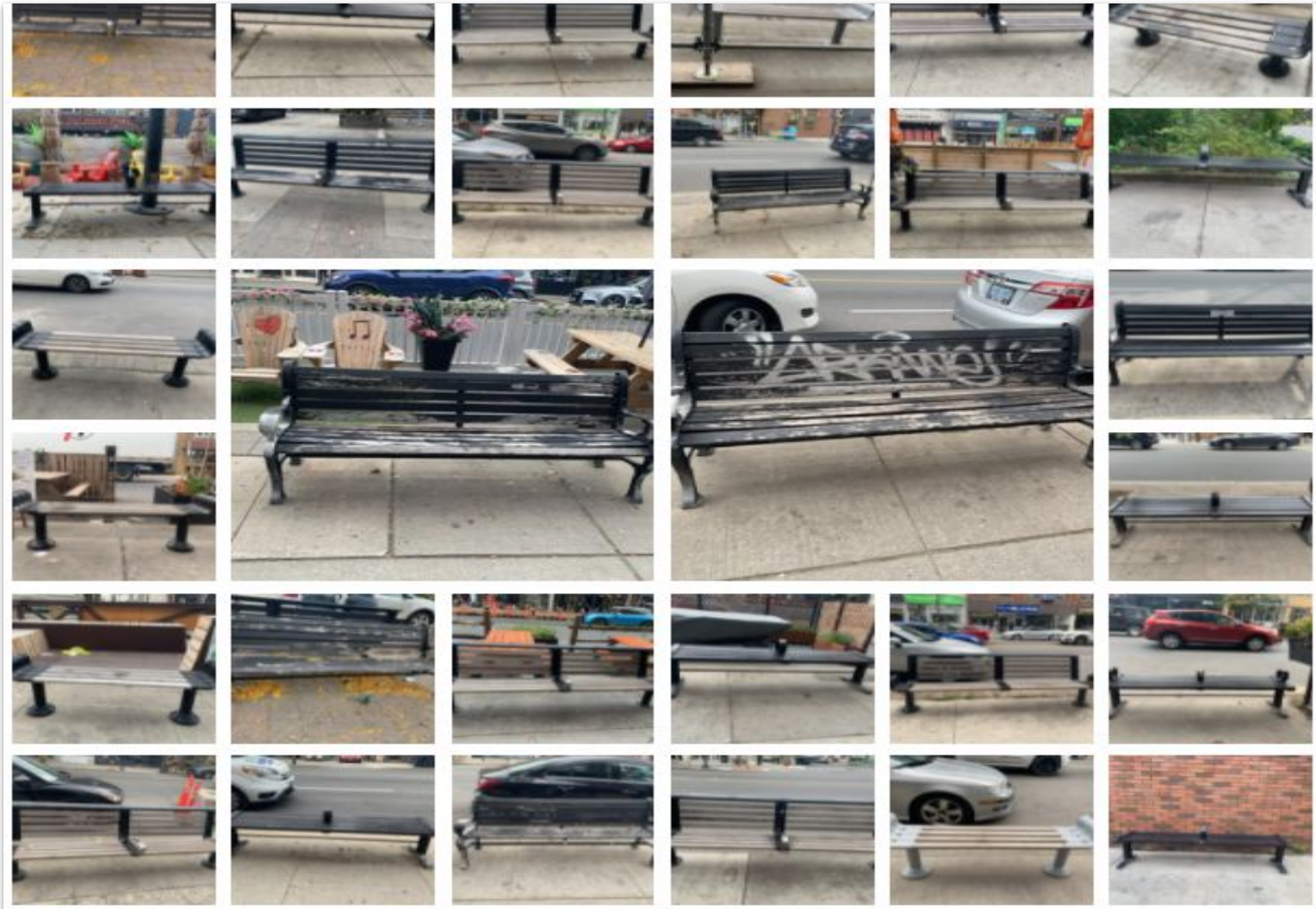
Street Cleaning & Weeding: Will continue to increase our efforts in keeping the neighbourhood clean of graffiti and litter; will also consider additional plans with our landscaper to mitigate future weeding and produce healthier tree beds.

The Laneway Project: We have partnered with [The Laneway Project](#) to pursue beautification of our laneways. The project aims to improve walkability, add permanent public art, and create a new tourist destination for the City.

New Street Benches: With dozens of street benches falling into disrepair, we will be replacing all of our 33 old benches with 44 brand new benches to further develop our streetscape at the pedestrian level and provide more permanent seating options.



2022 Proposed Plan



2020 Auditor's Report

Rafiq Dosani, Chartered Professional Accountant

2020 Auditor's Report

THE BOARD OF MANAGEMENT FOR THE
JUNCTION GARDENS BUSINESS IMPROVEMENT AREA
STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2020

THE BOARD OF MANAGEMENT FOR THE
JUNCTION GARDENS BUSINESS IMPROVEMENT AREA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2020

	2020 \$	2019 \$
Surplus for the year	43,281	32,874
Acquisition of tangible capital assets	(69,729)	(36,249)
Amortization of tangible capital assets	25,447	12,091
	(1,001)	8,716
Balance – Beginning of year	238,125	229,409
Balance – End of year	<u>237,124</u>	<u>238,125</u>

	2020 \$	2019 \$
Cash flows from operating activities		
Surplus for the year	43,281	32,874
Non-cash changes to operations		
Add: Non-cash item Amortization of capital assets	25,447	12,091
Increase (decrease) resulting from changes in		
Accounts receivable – City of Toronto	(41,476)	(20,754)
Accounts receivable – other	(372)	(24,821)
Accounts payable – City of Toronto	27,225	29,269
Accounts payable – other	6,342	2,396
Cash Provided By Operations	60,447	31,055
Investing activities		
Purchase of tangible capital assets	(69,729)	(36,249)
Increase in short-term investment	(100,000)	-
Cash, Beginning Of Year	<u>214,022</u>	<u>219,216</u>
Cash, End Of Year	<u>104,740</u>	<u>214,022</u>

Appointment of the 2021 Auditor

Kiyo Elliott-Armstrong, Chairperson, Board of Management, The Junction BIA

Motion #1: Motion to adopt the 2020 Audited Financial Statements, as presented.

**Motion #2: Motion to appoint Rafiq Dosani as the Auditor
for the 2021 Financial Statements.**

2022 Proposed Budget

Dan Yurchuk, Treasurer, Board of Management, The Junction BIA

The 2022 Budget Summary

- 1 -

Junction Gardens BIA 2022 BIA Budget

Summary of Revenues and Expenditures	2021 Approved Budget Column A	2021 Projected Actual Column B	2022 Proposed Budget Column C	
Revenues				
BIA Levy (includes 10% provision)	340,673	340,673	344,080	(A)
Grants	12,000	42,600	12,000	(B)
Signature Events Revenue (input details in event worksheets)	15,000	121,850	62,000	(C)
Other Festival Revenue				(D)
Other Revenue	3,000	1,300	2,000	(E)
Total Revenue	370,673	506,423	420,080	(F)
Expenditures (includes 1.76% HST)				
General and Administrative	209,385	226,148	215,083	(G)
Streetscape Improvements			98,000	(H)
Streetscape Improvements - City Loan Payment				(I)
Amenity and Maintenance	83,950	67,059	72,750	(J)
Promotion and Communication	3,000	5,447	5,250	(K)
Festivals and Events	75,000	216,369	95,000	(L)
Provision for Tax Appeal Expenditures (10%)	30,970	(5,730)	31,280	(M)
Total Expenditures	402,305	509,293	517,363	(N)
Net Revenue / (Deficit) (O) = (F) - (N)	(31,632)	(2,870)	(97,283)	(O)

Summary of Accumulated Surplus	2021 Approved Budget	2021 Projected Actual	2022 Proposed Budget	
Beginning Balance	237,124	237,124	234,254	(P)
Change in Accumulated Surplus	(31,632)	(2,870)	(97,283)	(Q)
Ending Balance	205,492	234,254	136,971	(R)

Approval of 2022 Budget

Kiyo Elliott-Armstrong, Chairperson, Board of Management, The Junction BIA

Motion: Motion to approve the 2021 Budget as presented.



Other Business?

Thank you for attending!