

**THE JUNCTION BIA**  
**July Board Meeting - [Join with Google Meet](#)**  
**virtually by phone: (CA)+1 226-315-3262 PIN: 796 104 457#**  
**JULY 15, 2026 BOARD MINUTES + STAFF REPORT**

**9:30 AM | CALL TO ORDER – Dan Yurchuk, Board Chair**

Declaration of Conflict of Interest / Attendance / Quorum (4)

**Regrets:** Joel

**Absent:** Maryan, Judith

**Guests:**

[June Meeting Minutes](#) – Dan (Chair)

**MTA:** Janet    **Seconded:** Manny    **Carried:** Unanimous

[June Financials](#) – Joel (Treasurer) / **Carol will present in Joel's absence.**

**MTA:** Jyhling    **Seconded:** Janet    **Carried:** Unanimous

**ADMINISTRATION/HR:**

**Staffing**

Mikayla Bondy, who had been contracted as an Operations Assistant since December, resigned effective July due to full-time work commitments. Leon Nowacki, a local Junction resident, has accepted the role, which involves approximately 3–5 hours per week of support for various on-street operations.

**OPERATIONS:**

**CaféTO 2026 – Monitoring**

Staff continue to monitor patio operations and respond to issues that arise throughout the season, which runs until mid-October. Staff completed an observational review of curb lanes, sidewalks, and private patios within The Junction and, where applicable, relayed potential by-law concerns to the businesses involved so they could be addressed. Ongoing.

**A-Frame Sign Permitting and Enforcement**

Staff raised concerns with Municipal Licensing & Standards about the complexity of the A-frame permitting process, including the requirement that BIAs provide a new authorization letter for each business application. MLS has acknowledged that the current website language is confusing and will review both this requirement and the broader role of BIAs in the permitting process.

Staff have requested clearer guidance on the distinction between a BIA's authority to establish local sign criteria and comment on applications, and its expected administrative role in a City-run permit program. MLS has agreed to address permit requirements, enforcement and BIA involvement at a future TABIA meeting. Staff also identified conflicting sign permit fees on two City webpages; MLS has confirmed that the discrepancy will be corrected. Ongoing.

**Streetscaping / Maintenance – June report [HERE](#).**

Issue volume *decreased slightly* in June. Reported maintenance activity included **10 graffiti/tagging removals**, **1 litter removal**, and **13 vertical poster removals**.

PGTE also completed some weeding within the BIA before **Taste of the Junction**. Due to the loss of

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water access at Dundas/Keele and the inability to coordinate an alternate access point on short notice, staff arranged City hydrant access at **Pacific/Vine** on **June 25**.

Following a site review, PGTE has proposed planting a new native flowering tree on the BMO property at **Keele and Dundas**. Additional details and costs are still to be confirmed. Ongoing.

### **Minor Asset Repairs**

**Banners & Hardware:** We are following up on outstanding payment for damage to three banners and related hardware near the Dundas/Pacific construction zone.

**Benches:** The bench restoration project has continued to evolve after the original protective coating failed. In 2024, SURE Contracting applied a Sherwin-Williams silicone anti-graffiti coating that became tacky, attracted dirt and failed prematurely. SURE accepted responsibility, refunded the BIA \$6,157 and re-sanded all 34 benches to bare wood.

Following a competitive RFP in 2025, Five Star Painting was retained to prepare the benches and apply two coats of a Nanotech anti-graffiti coating, which was expected to provide approximately two years of protection. While the coating performed well at removing graffiti, staff observed patchy weathering and checking after the first winter.

Five Star Painting has agreed to re-sand the affected benches at no cost to the BIA while continuing discussions with its supplier. Landscape Forms inspected the benches and advised that most of the observed checking is cosmetic rather than structural. It identified 12 slats for potential replacement at an estimated cost of \$6,140 + HST, including materials and installation.

Staff are reviewing these recommendations and will prioritize only those requiring immediate attention ([see attached tracker](#)). Landscape Forms is also reviewing whether any replacement slats may qualify for warranty coverage or goodwill pricing.

Any slat replacements approved this year would require a budget reallocation or separate Board approval. Staff also confirmed with PGTE that only four graffiti incidents were recorded on the benches between July 2025 and June 2026. Based on this experience and Landscape Forms' original recommendation, staff are evaluating a return to allowing the ipe wood to weather naturally, with graffiti removed through spot sanding as required, rather than applying further protective coatings.

As part of the 2027 annual operating budget process, staff recommend establishing a dedicated annual Bench Lifecycle Maintenance allocation of \$2,000 to support future slat replacements and preventative maintenance. Ongoing.

**Murals:** Staff are reviewing repair options for minor peeling on the Diana Ross vinyl mural with the installer, CamAd, and artist Daniel Mazzone. Staff are also reviewing the respective repair obligations set out in the artist agreement and will continue to coordinate next steps with the artist and installer. No other major mural issues were reported this month.

**Grant Prospects 2026: Legend: (M) Municipal, (P) Provincial, (F) Federal, (O) Other**

We have applied for three grants and are awaiting a decision for Window Wonderland 2026. We are

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pausing grant applications for 2026 as we focus on implementation. Only those we have applied for are listed below after the application deadline.

1. [Community Celebration Support Fund - CCSF \(M\)](#)  
Open/Sept 17 | Request: **\$29,978** | **Approved: \$26,980**
2. [#GreenMyCity \(O\)](#)  
Ongoing | Request: **\$3,695** | **Declined**
3. [Cultural Festivals Funding Program - CFFP \(M\)](#)  
Closed/Feb 3 | Request: **\$25,000** | **Approved: \$20,000**
4. [Visual and Media Arts Projects \(O\)](#)  
Closed/ Jan 28 | Request: **\$15,000** | **Declined - [Feedback Notes](#)**
5. [Multi and Inter-Arts Projects](#)  
Closed/ Mar 5 | Request: **\$15,000** | **Applied**
6. [Dining District Program - Stream 1](#)  
Closed/ April 15 | Request: **\$5,000** | **Approved: \$5,000**
7. [Special Events Stabilization Initiative](#)  
Closed/ April 29 | Request: **\$4,000** | **Applied**
8. [Community Economic Development Fund](#)  
Closed/ April 23 | Request: **\$102,866** | **Applied**

**TOTAL APPROVED TO DATE: \$51,980 (+\$120,000 outstanding TBC)**

**MARKETING / EVENTS:**

**New Businesses Welcomed by Staff**

[Click here to see the up-to-date list of new members \(use the first tab\).](#)

We are conducting a website audit to ensure that all current members are in our directory and that former members are removed.

**Digital Following**

| Platform     | As of June 1, 2026 | As of July 1, 2026 | Difference  |
|--------------|--------------------|--------------------|-------------|
| Instagram    | 22,027             | 22,371             | +344        |
| Facebook     | 8,488              | 8,492              | +4          |
| X (Twitter)  | 5,270              | 5,269              | -1          |
| Threads      | 3,413              | 3,427              | +14         |
| LinkedIn     | 2,214              | 2,211              | -3          |
| MailChimp    | 3,326              | 3,374              | +48         |
| <b>TOTAL</b> | <b>44,738</b>      | <b>45,144</b>      | <b>+406</b> |

**Taste of the Junction 2026 ft. Passageways (TJ26)**

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Taste of the Junction 2026 ft. Passageways was successfully delivered on Saturday, June 27, from 11:00 a.m. to 7:00 p.m. Based on final actuals in the current TJ26 Working Budget, **the event generated \$80,410 in total revenue**, consisting of:

- **\$62,760 in non-levy revenue (78.1%)**, raised by staff through sponsorships, vendor fees, grants, and partnerships; and
- **\$17,650 in BIA levy funding (21.9%)**, as approved through the 2026/27 Annual Operating Budget.

**Actual event costs totalled \$68,383.28, resulting in a current surplus of \$12,026.72, equal to approximately 15% of total event revenue.** The surplus will support Window Wonderland and/or future BIA marketing and programming.

The post-event survey has received **170 responses to date**, including 140 from attendees. The survey will remain open until Wednesday, July 15, to allow for additional member feedback. A full TJ26 Final Report will be shared with the Board in August, including final survey results, vendor/member feedback, media results, financial reconciliation, Passageways review, lessons learned, and recommendations for future programming.

Based on early survey results, TJ26 remained strongly rooted in the local Junction community while also drawing visitors from beyond the immediate resident base. Among general attendee/visitor respondents with usable location data, approximately **30% came from outside M6P/the Junction**. Among those who said they came specifically for Taste of the Junction, approximately **54% came from outside the immediate Junction base**, suggesting the event functioned as a destination draw during Toronto's FIFA World Cup summer.

**Visitor highlights:** Public feedback has been very positive. Roughly three-quarters of general attendee/visitor respondents reported visiting at least one Junction business outside the event site, and roughly three-quarters reported spending \$21 or more during their visit. **Repeated visitor feedback focused on wanting more Junction businesses involved, more food and cultural programming, additional shade and seating, more washroom access, and clearer event information/wayfinding.** Passageways had strong awareness and participation, while AR Mural Tour participation was lower and will require stronger promotion and clearer on-site direction in future.

**Vendor highlights:** We received 15 participating vendor responses to date. Vendor feedback was generally positive, with 10 vendors saying the event benefited their business or organization, and the remainder saying "somewhat" or "too soon to say." The most common benefits were **increased exposure, community connection, new customers/inquiries, and goodwill**. Thirteen of 15 vendor respondents said they would support a future Taste-style event if funding and resources allow.

**Member highlights:** Member responses remain limited, with **7 member responses received to date**. Early feedback indicates increased event-related foot traffic, with several members also reporting increased sales, new inquiries, or social media engagement. The public market was held in a single parking lot and featured **19 BIA members, 25 non-member vendors/community groups**, and 5 Passageways tents. While the broader community clearly benefited from the event, **a true Taste of the Junction should be strongly anchored by Junction businesses**. Moving forward, the most important opportunity is to increase member participation, both onsite and through in-store activations,

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specials, promotions, and extended engagement across the BIA. **Staff are seeking the Board's input on how best to encourage stronger member participation in future Taste-style events, including how Board members can help champion participation among their peers.**

**Marketing:** The Taste of the Junction 2026 campaign generated 42 earned media placements, surpassing the 41 placements achieved in 2024, with additional exposure through the Toronto Life weekly newsletter. Although overall impressions were lower than in 2024, **this year's campaign secured a more diverse mix of lifestyle, food, arts, culture, and city-focused media, including first-time coverage from food-focused outlets.** The campaign successfully positioned The Junction as a destination for food, arts, culture, public art, and community by highlighting Taste of the Junction, Passageways, augmented reality murals, and the 2026 FIFA World Cup context.

**Passageways:** Installations were successfully executed for the event, though the quality of the delivered product varied between the Passageways. Installations with an interactive or immersive element appeared to be more popular with guests. Staff are completing the post-event review and collecting final documentation, including original proposals, revisions, project correspondence, approved audio guide content, final installation materials, and artist feedback/testimonials.

**The full Taste of the Junction 2026 Final Report will be shared with the Board in August.**

**Window Wonderland 2026/27 - WW26**

Planning continues for [Window Wonderland 2026/27](#), which will run from **November 27, 2026 to January 31, 2027**. Window Partner recruitment remains underway for the **four remaining available spots**.

We are pleased to welcome back **MEDS Junction Pharmacy** as Presenting Sponsor at \$8,000, with **AT the Dentist** and **Bergmanis Preyra LLP** at \$3,000 each, confirmed as Event Sponsors. Additional Event Sponsor leads are currently being discussed.

The [Call for Muralists](#) closed on **June 5**, with **91 applications received (+72%)**. The [Call for Animators](#) closed on **June 26**, with **77 applications received (+48%)**. Artistic Curator **Luis Campos** has reviewed and scored mural submissions, while **Artivive** has reviewed animator submissions and identified the top 25 candidates. Selected artists were notified on 7/10, with Agreements to be signed by 7/26.

Luis coordinated the muralist/animator pairings, then stepped away from the Artistic Curator role for the remainder of the season. **Benjamin Mitchley** will return to the curatorial role in August to critique and curate the exhibition through the next phase of development.

Animation is also underway for the existing **TYPE Books** mural, "**Cozy Reading**," created by **Sloan Brown (@rookiesigns)** in 2024. Luis Campos is expected to have the animation live in early August, incorporating the mural into the 2026/27 exhibition. We are reaching out to both artists to coordinate proper artistic credit for event signage, the website, and social media.

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**Junction-Branded Merchandise**

Staff would like to reopen the discussion around selling Junction-branded merchandise through Maker's Market on a one-year pilot basis.

The BIA receives regular requests for Junction-branded merchandise from residents, visitors, members, and community organizations. At this stage, the merchandise is primarily being provided through donation requests, with no mechanism to recover costs or generate revenue to support future merchandise orders.

Maker's Market has offered to provide retail space at no cost to the BIA and with no commission payable, creating a low-risk opportunity to test public demand without storefront, staffing, rental, or sales commission expenses. Maker's Market has also offered to assemble the BIA's standard five-piece merchandise packages for donation requests from local schools and community fundraisers, thereby creating a more consistent and efficient process for staff.

A small retail pilot would allow the BIA to generate modest non-levy revenue, move existing inventory, support local pride and neighbourhood identity, and provide a clear value for donated merchandise packages. It would also create a convenient public access point for those seeking Junction-branded items.

**If approved, staff will track inventory, sales, donations, and revenue throughout the pilot and report back to the Board at its conclusion.**

As Maker's Market is connected to a Board member, any Board member with a pecuniary interest will declare the interest and will not participate in the related discussion or vote.

**Motion:** *That the Board approve a one-year pilot to sell Junction-branded merchandise through Maker's Market, with retail space provided at no cost and no commission payable to Maker's Market; that staff prepare a written agreement addressing inventory control, pricing, sales reporting, remittance, applicable taxes, donated merchandise, and responsibility for lost or damaged items; and that staff report back to the Board at the end of the pilot on inventory, sales, donations, and revenue generated.*

**MTA: Jyhling   Seconded: Manny   Carried: Unanimous**

**Nuit Blanche / Doors Open Toronto – Participation Review**

Staff met with Jeanne Holmes, Programming Manager at City Cultural Events, to explore opportunities for The Junction BIA to participate in Nuit Blanche 2026.

Nuit Blanche is an all-night contemporary art event taking place from 7:00 p.m. on October 3 to 7:00 a.m. on October 4, 2026. Eligible Independent Project applicants include artists, artist collectives, non-profit organizations, educational institutions, neighbourhood groups and BIAs. These projects are self-produced and largely self-funded, with selected participants receiving a modest City stipend.

Although the BIA is eligible to apply directly, staff believe the most appropriate role would be to support an artist-, site-, or producer-led project by helping to identify suitable locations, connecting artists with property or business owners, providing letters of support, and assisting with local promotion where capacity permits.

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Applications for the 2026 Independent Project stream are now closed. The only remaining participation option discussed for this year was a paid activation requiring an investment of approximately \$30,000. Given the current budget, timing, staffing capacity and operational demands of an overnight event, staff do not recommend pursuing this opportunity.

The City also identified Doors Open Toronto as a possible future fit for The Junction, given the neighbourhood's heritage buildings, adaptive reuse, public art, independent businesses and local stories. However, participation would require significant coordination, including site recruitment, owner involvement, communications and event-day support.

Staff do not recommend that the BIA assume production responsibility for either Nuit Blanche or Doors Open Toronto at this time. Future participation should be led and resourced by an artist, the participating site, or a qualified third-party producer, with the BIA providing a clearly defined and limited support role where appropriate.

**Recommendation:** Do not pursue the paid Nuit Blanche 2026 activation or initiate a BIA-produced Doors Open Toronto program at this time. Staff may continue to monitor future application timelines and share relevant opportunities with artists, property owners, members and qualified third-party producers. Any future financial contribution or production commitment would require separate Board consideration and approval.

## **BOARD OF MANAGEMENT**

### **Governance Review**

Staff identified that [The Junction BIA's 2017 Purchasing Policy](#) no longer reflects the Strategic Governance model adopted in 2019. A revised Rules of Procedure and proposed Financial & Procurement Policy have therefore been prepared to clarify the respective responsibilities of the Board and Executive Director, modernize procurement and financial oversight, and confirm the Executive Director's day-to-day operational authority.

The discussion draft was circulated to the Board Executive for preliminary review. At the Chair's request, the review period was extended to allow additional time for comments before the documents are brought to the full Board.

Several recent member interactions have reinforced the need for clearer governance boundaries, including the BIA's responsibility to serve the membership as a whole, the Board's strategic oversight role, the Executive Director's operational authority, and expectations for respectful interactions with staff.

As part of this review, staff also recommend that the Board Executive examine the existing **Code of Conduct and Anti-Harassment Policy** and consider whether they should be updated, redistributed annually, or accompanied by a communication from the Board Chair reinforcing expectations for professional and respectful engagement.

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**Motion:** *That the Board receive this report; that the Board Executive complete its review of the proposed [2026 Rules of Procedure, Financial & Procurement Policy, Code of Conduct, and Anti-Harassment Policy](#) and provide comments and recommended revisions to staff by **July 31, 2026**; and that final drafts be presented to the Board for consideration before the 2026 Annual General Meeting.*

**MTA: Janet      Seconded: Manny      Carried: Unanimous**

### **Upcoming Board Election**

**As a final reminder**, 2026 is an election year for The Junction BIA Board of Management. Current Board members are encouraged to begin considering whether they intend to seek re-election for the 2027–2030 term at the Annual General Meeting in November.

Any Board member who expects to step down at the end of the current term or does not intend to seek re-election is asked to advise the Chair and Executive Director as soon as possible so that succession planning and recruitment can begin before the AGM.

Board members are also asked to review the City's previously circulated election-period guidance, including the [Political Activity Rules for Members of Local Boards](#) and the [letter from Paul R. Johnson, City Manager, City of Toronto](#), and to confirm whether they have completed the City's Board Orientation training provided by Marianne.