ANNUAL GENERAL MEETING (AGM) NOTICE
The Junction Business Improvement Area (BIA)

As a member of The Junction BIA, you are invited to attend the Annual General Meeting, which will be held virtually on Wednesday, December 2, 2026, at 9:30-11 A.M., via Zoom

AGENDA:

1. Call to Order, Introductions, Opening Remarks and Land Acknowledgement
2. Meeting and Voting Procedures
3. Rules of Engagement at BIA AGMs
4. Declaration of Conflict of Interest
5. Approval of 2025 Annual General Meeting Minutes
6. Auditor's 2025 Report
7. Appointment of Auditor for 2026
8. 2026 Program Highlights
9. Proposed 2027 Program and Budget (see reverse)
10. Election of the Board of Management
    a. Consideration of Board Size Adjustment (if required)
    b. Election of Directors
11. New Business
12. Adjournment

Purpose of the Meeting: The purpose of this meeting is to approve the BIA's 2027 budget and proposed activities (see reverse) and elect a Board of Management for the 2027–2030 term. As a BIA levy-paying member, your participation helps shape the priorities and direction of your BIA. A copy of the proposed budget and audited financial statements will be available upon request.

HOW TO ATTEND:

This is a virtual meeting held on Zoom. **All AGM attendees must pre-register.** Please register using the link below, the QR code, or by emailing Audrey Swartz, Operations Manager, at operations@torontojunction.ca.

Registration Link: https://bit.ly/4i1c8PJ

Registration deadline: Wednesday, November 25, 2026.

Board of Management Nominees: If you are interested in serving on the Board of Management for the upcoming 2027-2030 term, you can complete a nomination form by **November 16, 2026 at 5:00 p.m**. To submit your nomination or to view information about the nominees, visit:
https://torontojunction.ca/2026-agm-board-election

Nominations will not be accepted from the floor

Property Owners: Please forward a copy of this notice to your commercial and industrial tenants.

See reverse for 2027 Budget Summary.

The Junction BIA Financials

- 1 -
The Junction
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)	404,136	404,136	412,622	(A)
Grants	12,500	5,000	12,500	(B)
Signature Events Revenue (input details in event worksheets)	27,160	118,488	63,500	(C)
Other Festival Revenue	5,000	8,950	5,000	(D)
Other Revenue	6,000	8,235	5,000	(E)
Withdrawals from Accumulated Surplus Reserves				(F)
Appeal Provision Surplus	34,290	34,290	35,400	(G)
Total Revenue	**489,086**	**579,099**	**534,023**	(H)
Expenditures (includes 1.76% HST)				
General and Administrative	236,021	208,490	210,706	(I)
Streetscape Improvements	8,350		8,400	(J)
Streetscape Improvements - City Loan Payment				(K)
Amenity and Maintenance	94,200	97,443	98,000	(L)
Promotion and Communication	3,275	20,537	25,250	(M)
Festivals and Events	110,500	172,486	154,000	(N)
Provision for Tax Appeal Expenditures (10%)	36,740	1,084	37,511	(O)
Contribution to Accumulated Surplus Reserves		79,059	156	(P)
Appeal Provision Deficit				(Q)
Total Expenditures	**489,086**	**579,099**	**534,023**	(R)
Net Surplus / (Deficit)	**0**	**0**	**0**	(S)

Summary of Accumulated Surplus	2026 Approved Budget	2026 Projected Actual	2027 Proposed Budget	
Beginning Balance	**223,013**	**223,013**	**267,782**	(T)
Change in Accumulated Surplus	(34,290)	44,769	(35,244)	(U)
Ending Balance	**188,723**	**267,782**	**232,538**	(V)

Annual General Meeting Voting Procedures:
Per the City of Toronto Municipal Code, Chapter 19, Business Improvement Area, only members of The Junction BIA and their legal representatives (proof required, e.g., business card, utility bill, lease, or City of Toronto property tax bill) are eligible to vote on motions presented at this meeting.

Members must join the meeting through the desktop or mobile app to vote. Attendees who call into the meeting cannot vote. **No person in attendance shall have more than one vote.** 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.”