

Business Improvement Areas (BIAs) - 2026 Operating Budgets - Report 1

Date: January 21, 2026

To: City Council

From: Chief Financial Officer and Treasurer

Wards: 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 21, 22

SUMMARY

This report brings forward Business Improvement Area (BIA) annual Operating Budget for approval by City Council as required by the City of Toronto Act, 2006. City Council approval is required to permit the City to collect funds through a special levy on the rateable commercial and industrial properties within the respective BIA boundaries. Special levy rate reductions for the subclasses have been set out in Appendix C, for properties in the subclasses of the commercial and industrial property classes.

The BIA is an association, independently managed from the City and operated by local businesses and property owners, joining together to organize, finance, and deliver capital streetscape improvements, and to promote economic development in a district with its own governance structure as set out in Chapter 19 of the Toronto Municipal Code and the City of Toronto Act, 2006.

There are currently 85 established BIAs in the City of Toronto, of which 64 BIAs 2026 Operating Budgets are submitted for City Council approval through this report. The 2026 Operating Budgets for the remaining 21 BIAs will be presented to Council by the second quarter of 2026 once the board-adopted budgets are available. No City funding is required since the financing of individual Business Improvement Area Operating Budgets is raised by a special levy on the rateable commercial and industrial properties within the respective BIA boundaries.

Under current Chapter 19 of the Toronto Municipal Code, the Business Improvement Areas By-law does not have specific provision requiring a BIA maintain a certain amount in their accumulated surplus. Should a BIA find itself in a deficit, be dissolved or becomes inactive, City Council has the authority to collect funds required and liabilities including interests, through the BIA levy as stipulated under the By-law. If a board is dissolved and the liabilities exceed the assets assumed by the City, Council shall recover the difference.

The recommendation in this report reflects the board-adopted 2026 Operating Budgets by the respective BIAs' Boards of Management and General Membership. Complete budgets and supporting documentation have been reviewed by City staff to ensure that the 2026 Operating Budgets for BIAs reflect Council's approved policies and practices.

RECOMMENDATIONS

The Chief Financial Officer and Treasurer recommends that:

1. City Council adopt and certify the 2026 recommended Operating Budgets and Levy requirements of the following Business Improvement Areas:

Business Improvement Area	2026 Operating Budget (\$)	2026 Levy Funds Required (\$)
Baby Point Gates BIA	81,469	68,174
Bayview Leaside BIA	236,104	213,816
Bloor Annex	377,417	313,770
Bloor By The Park	110,706	82,695
Bloor West Village BIA	601,007	465,847
Bloor Yorkville BIA	5,869,684	4,689,159
Broadview Danforth BIA	544,962	344,061
Cabbagetown BIA	991,534	447,785
Cedarbrae Markham Lawrence BIA	200,613	150,613
Chinatown BIA	954,673	599,073
CityPlace and Fort York BIA	749,680	447,299
Corso Italia BIA	386,680	268,060
Crossroads of the Danforth BIA	383,581	268,900
Danforth Mosaic BIA	592,248	384,176
Danforth Village BIA	500,942	149,337
Downtown Yonge BIA	4,008,510	3,132,070
DUKE Heights BIA	4,627,050	3,135,318

Business Improvement Area	2026 Operating Budget (\$)	2026 Levy Funds Required (\$)
Dupont by the Castle BIA	217,442	150,056
Eglinton Hill BIA	144,623	92,788
Fairbank Village BIA	625,947	453,050
Financial District BIA	2,174,823	1,902,871
Forest Hill Village BIA	267,177	196,857
Gerrard India Bazaar BIA	432,460	165,620
Greektown on the Danforth BIA	1,791,141	606,484
Harbord Street BIA	36,167	22,121
Hillcrest Village BIA	386,729	285,868
Kennedy Road BIA	284,358	263,288
Kensington Market BIA	317,706	280,664
Lakeshore Village BIA	197,466	118,820
Lawrence Ingram Keele	245,208	190,037
Leslieville BIA	391,845	229,833
Liberty Village BIA	792,644	460,189
Little Italy BIA	752,969	402,239
Little Jamaica BIA	720,691	255,737
Little Portugal Toronto BIA	932,168	429,205
Long Branch BIA	289,650	177,916
Midtown Yonge BIA	297,753	204,471
Mirvish Village BIA	657,206	245,724
Mount Pleasant Village BIA	347,628	265,273
Old Town Toronto BIA	2,191,695	1,628,911
Pape Village BIA	163,087	103,542

Business Improvement Area	2026 Operating Budget (\$)	2026 Levy Funds Required (\$)
Parkdale Village BIA	344,030	250,072
Riverside District BIA	599,362	271,930
Rogers Road BIA	135,415	49,435
Roncesvalles Village BIA	900,698	372,537
Rosedale Main Street BIA	390,671	246,918
St. Clair Gardens BIA	172,746	120,713
The Beach BIA	510,437	470,754
The Eglinton Way BIA	479,891	314,982
The Junction BIA	489,086	404,136
The Kingsway BIA	636,506	289,853
The Waterfront BIA	2,510,761	2,263,367
Toronto Downtown West BIA	6,032,825	4,845,021
Upper Avenue BIA	194,798	178,298
Uptown Yonge BIA	511,471	279,118
Village of Islington BIA	262,882	181,951
West Queen West BIA	417,171	385,574
Weston Village BIA	196,489	146,278
Wexford Heights BIA	729,771	280,529
Wilson Village BIA	526,789	381,129
Wychwood Heights BIA	71,308	20,205
Yonge & St. Clair BIA	1,425,627	750,034
Yonge Lawrence Village BIA	281,157	253,630
Yonge North York BIA	1,166,285	1,053,851
Total	54,861,619	38,102,032

2. City Council elect to have the subclasses for the commercial and industrial property classes apply for 2026, and to apply the respective BIA special levy rate reductions to the subclasses, all as set out in Appendix C.

FINANCIAL IMPACT

Financing of the Business Improvement Area (BIA) Operating Budgets is raised by a special levy on the rateable commercial and industrial properties within the respective BIA boundaries, accumulated surplus, grants administered and funded by the city and/or external parties, donations, sponsorships, festival revenues, and other third-party revenues. The BIA Office within the Economic Development & Culture Division (EDC) works with the BIAs to ensure that all BIAs are aware of the available City grant programs.

The BIA operating budgets and changes in levies are board-adopted by the respective BIAs' Boards of Management and General Membership. The 2026 Operating Budgets for the 64 BIAs total \$54.861 million which requires a special levy in the amount of \$38.102 million reflecting a \$1.666 million or 4.6% increase in the special levy from 2025. All of the 2026 BIA Operating Budgets submitted for consideration are balanced budgets that are managed independently by the BIAs and not economically dependent on the City. Detailed budgets of individual BIAs discussed in this report are set out in Appendix A.

The BIA Operating Budgets have provisions set aside for required capital cost-sharing contributions for those capital projects approved in 2025 or prior years, and carried forward into 2026, as well as new cost-shared capital projects in the 2026-2035 Capital Budget and Plan for Economic Development and Culture through the 2026 Budget process.

The dates at which the 2026 Operating Budgets were adopted by the respective BIAs' Boards of Management and General Membership are provided in Appendix B.

DECISION HISTORY

The approval by City Council of the 2025 Operating Budgets for 84 BIAs took place in multiple phases as follows:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.CC26.1>
<https://secure.toronto.ca/council/agenda-item.do?item=2025.EC19.7>

At its meeting on April 24, 2025, City Council voted in favour of bylaw 316-2025 to provide for the levy and collection of special charges for the year 2025 in respect of certain business improvement areas, and at its meeting on July 24, 2025, City Council voted in favour of bylaw 836-2025 to provide for the levy and collection of special charges for the year 2025 in respect of certain business improvement areas:

<https://www.toronto.ca/legdocs/bylaws/2025/law0316.pdf>
<https://www.toronto.ca/legdocs/bylaws/2025/law0836.pdf>

At its meeting on

April 18, 2024, City Council voted in favour of bylaw 354-2024 to provide for the levy and collection of special charges for the year 2024 in respect of certain business improvement areas:

<https://www.toronto.ca/legdocs/bylaws/2024/law0354.pdf>

At its meeting on July 19, 2022, City Council directed the General Manager, Economic Development and Culture, to conduct additional review and consultation on other issues impacting Business Improvement Areas, including the potential for further amendments to the Municipal Code, Chapter 19, Business Improvement Areas, and report back on the outcomes of the By-law's review.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.EC31.12>

COMMENTS

A Business Improvement Area (BIA) is an association, managed and operated by local businesses and property owners, joining together to organize, finance, and deliver capital streetscape improvements, and to promote economic development in a district. Each BIA is governed by a Board of Management that serves its local membership, known as the general membership in this report, and follows the policies set out in Chapter 19 of the Toronto Municipal Code and the City of Toronto Act, 2006. On an annual basis the Board of Management holds an annual general meeting to report on the BIA's accomplishments, status of current projects, forecasted revenues and expenditures for the current year, the budget for the following year, as well as appointments of an auditor and membership elections. Through the annual general meeting the general membership approves the levy that is a key source of funding for the annual budgets. The levy is a special charge on commercial and industrial rateable property in the business improvement area. This special charge, or levy, is identified as a separate line item on the final property tax bill. The BIA Operating Budgets must be approved annually by City Council prior to collection of the special levy and spending of the budget through the BIA governance structure. Below is the financial summary of the 2026 Operating Budget, by BIA, with supplementary information detailing net change from 2025 as set out in Appendix A.

Following the general membership approval and submission of the annual budgets to Council, Council approves to disburse funds to the BIA's Board of Management in three portions throughout the calendar year. A BIA may also use funds previously set aside in their reserve, known as the accumulated surplus, to fund their annual operations, to offset budget pressures, as well as third party funding such as grants, donations, sponsorships, and festival revenues.

The **Baby Point Gates BIA** has proposed a 2026 Operating Budget of \$81,469 with a levy of \$68,174 which is 3.9% or \$2,560 higher than 2025. The proposed budget has increased by 3.5% or \$2,768 from prior year mainly driven by higher administration expenditures, offset by increased levy (Appendix A, Table 1).

The **Bayview Leaside BIA** has proposed a 2026 Operating Budget of \$236,104 with a levy of \$213,816 which is 3.8% or \$7,762 higher than 2025. The proposed budget has increased by 3.4% or \$7,804 from prior year mainly driven by higher maintenance and administration expenditures, offset by decrease in promotion and advertising expenditures and by increased levy (Appendix A, Table 2).

The **Bloor Annex BIA** has proposed a 2026 Operating Budget of \$377,417 with a levy of \$313,770 which is 4.0% or \$12,066 higher than 2025. The proposed budget has increased by 10.7% or \$36,422 from prior year, and increased Capital Expenditures of \$25,000 offset by drawdown of reserves, and increased maintenance cost of \$10,054 offset by increased levy. (Appendix A, Table 3).

The **Bloor by the Park BIA** has proposed a 2026 Operating Budget of \$110,706 with a levy of \$82,695 which is consistent with 2025. The proposed budget has decreased by 31.6% or \$51,262 from prior year. In addition, there is decrease in Contribution from Accumulated Surplus Reserves by \$56,339, which is offset by increase in Other Revenue by \$8,900. Overall expenditures decrease is a result of decrease in Capital expenditures have decreased by \$75,450, offset by an increase of \$24,188 to Appeal Provision Deficit (Appendix A, Table 4).

The **Bloor West Village BIA** has proposed a 2026 Operating Budget of \$601,007 with a levy of \$465,847 which is 3.6% or \$16,011 greater than 2025. Overall expenditures in the proposed budget have increased by 4.1% or \$23,560 from prior year mainly driven by increase in Administration and Capital expenditures, partially offset by decreased contribution to accumulated surplus reserve, and Promotion and Advertising (Appendix A, Table 5).

The **Bloor-Yorkville BIA** has proposed a 2026 Operating Budget of \$5,869,684 with a levy of \$4,689,159 which is 4.0% or \$181,249 greater than 2025. The proposed budget has decreased by 0.5% or \$29,555 from prior year. Increases in expenditures including Capital expenditures \$150,000, Administration costs \$80,125, Maintenance costs \$46,222, and Festival and Events costs \$44,950. These increases were offset by a net decrease in Contribution to Accumulated Surplus Reserves by \$81,329, and an increase in Appeal Provision Surplus of \$89,196. (Appendix A, Table 6).

The **Broadview Danforth BIA** has proposed a 2026 Operating Budget of \$544,962 with a levy of \$344,061 which is 4.8% or \$15,813 higher than 2025. The proposed budget has increased by 36.4% or \$145,393 from prior year. This increase is primarily driven by increase in Capital expenditures by \$117,320, and Festival and Events expenditures by \$24,230. Increases in expenditures were offset by increase in Contribution from Accumulated Surplus Reserves (Appendix A, Table 7).

The **Cabbagetown BIA** has proposed a 2026 Operating Budget of \$991,534 with a levy of \$447,785 which is consistent with 2025. The proposed budget has increased by 34.1% or \$251,999 from prior year mainly driven by higher Capital expenditures of \$225,600, offset by increase in Contribution from Accumulated Surplus Reserves (Appendix A, Table 8).

The **Cedarbrae Markham Lawrence BIA** has proposed a 2026 Operating Budget of \$200,613. 2026 marks the first operational year of the Cedarbrae Markham Lawrence (CML) Village BIA. The proposed budget is mainly driven by Administration, Capital, Promotion and Advertising, Festivals and Events expenditures (Appendix A, Table 9).

The **Chinatown BIA** has proposed a 2026 Operating Budget of \$954,673 with a levy of \$599,073 which is consistent with 2025. The proposed budget is consistent with prior year, with decreases in Administration, and Festivals and Events expenses, offset by increases in maintenance expenditures (Appendix A, Table 10).

The **CityPlace and Fort York BIA** has proposed a 2026 Operating Budget of \$749,680 with a levy of \$447,299 consistent with 2025. The proposed budget has increased by 15.6% or \$101,220 from prior year mainly driven by higher Festivals and Events, Maintenance, and Promotion and Advertising expenditures, offset by decrease in Capital and Administration expenditure, and an increase in Grants and Other Revenue (Appendix A, Table 11).

The **Corsa Italia BIA** has proposed a 2026 Operating Budget of \$386,680 with a levy of \$268,060 which is 3.0% or \$7,807 higher than 2025. The proposed budget is consistent with prior year mainly driven by higher Capital, and Maintenance, offset by increases Contribution from Accumulated Surplus Reserves (Appendix A, Table 12).

The **Crossroads of the Danforth BIA** has proposed a 2026 Operating Budget of \$383,581 with a levy of \$268,900 which is 34.2% or \$68,596 higher than 2025. The increase in the proposed budget is mainly driven by decrease in Appeal Provision Surplus and increase in Contribution to Accumulated Surplus Reserves (Appendix A, Table 13).

The **Danforth Mosaic BIA** has proposed a 2026 Operating Budget of \$592,248 with a levy of \$384,176 which is 5.0% or \$18,293 higher than 2025. The proposed budget has increased by 20.5% or \$100,588 from prior year. Maintenance expenses increased by \$82,498 due to the implementation of a graffiti removal program, new branded street banners, and the end of the cost-share program for floral displays on poles with the BIA. Capital expenditures have increased by \$30,410 due to a cost-share project installing anti-graffiti pole wraps in the catchment to beautify the area, help with branding identity and the anti-stick coating to deter posterage will help with cleanliness. These increases in expenditures were offset by increases in Contribution from Accumulated Surplus Reserves by \$52,140, and increase in Signature Events Revenue (The Danny Loves FIFA event) by \$37,000 (Appendix A, Table 14).

The **Danforth Village BIA** has proposed a 2026 Operating Budget of \$500,942 with a levy of \$149,337 which is 49.9% or \$148,740 lower than 2025. The proposed budget has decreased by 9.9% or \$55,279 from prior year. Capital expenses increased by \$120,000 as a result of doubling the size of the pole wrap capital project to better brand the BIA. This was offset by decrease in Maintenance expense by \$102,700 attributed to reduced in installation of flowers or winter decorations in 2026 due to scheduled street construction, and decrease in Promotion and Advertising by \$12,500, as well as decrease in a Provision for Tax Appeal Expenditures and Write Off by \$13,522. In addition, there is a decrease of \$50,000 in Contribution to Accumulated Surplus Reserves. To support its operating requirements for 2026, the BIA is drawing an additional \$75,000 from the reserves. (Appendix A, Table 15).

The **Downtown Yonge BIA** has proposed a 2026 Operating Budget of \$4,008,510 with a levy of \$3,132,070 which is 1% or \$31,010 higher than 2025. The proposed budget has increased by 3.1% or \$120,295 from prior year. Administration expenditures have increased by \$233,776 as a result of consolidation of all full-time employees as well as ensuring that there are funds available for staff development in 2026. Festivals and Events expenses increased by \$134,750 with the aim to present a full slate of events, activations and street art throughout the year including the winter and fall months. Promotion and Advertising expenses increased by \$80,250 to boost the team with a full-time member engagement coordinator, but otherwise focus on using consultants. These increases in expenses were offset by decrease in Maintenance expense by \$211,300 as a result of costs savings measures in 2024 and 2025. In addition, Capital expenditure decreased by \$120,000, and increase in Contribution from Accumulated Surplus Reserves by \$106,848 (Appendix A, Table 16).

The **DUKE Heights BIA** has proposed a 2026 Operating Budget of \$4,627,050 with a levy of \$3,135,318 which is consistent with 2025. The proposed budget has decreased by 35.8% or \$2,582,231 from prior year. There is a decrease of \$2,492,820 in Capital expenditures, mainly due to the completion of the multi-million dollar Animation and Streetscape Improvement Project. There is a decrease in Promotion and Advertising of \$162,032 due to streamlining, and business services with lower uptake will be removed. This was offset by an increase in Maintenance expense by \$126,523. As a result of decrease in overall expenditures there is a decrease of \$2,458,498 in Contribution from Accumulated Surplus Reserves (Appendix A, Table 17).

The **Dupont by the Castle BIA** has proposed a 2026 Operating Budget of \$217,442 with a levy of \$150,056 which is consistent with 2025. The proposed budget has decreased by 29.3% or \$89,930 from prior year. Festivals and events expenditures have decreased by \$90,000 due lack of confirmed festival that will be taking place in 2026. This decrease has direct impact and result in decrease in Signature Events Revenue by \$93,000 (Appendix A, Table 18).

The **Eglinton Hill BIA** has proposed a 2026 Operating Budget of \$144,623 with a levy of \$92,788 which is 69.0% or \$37,884 higher than 2025. Maintenance expenditures increased by \$30,100, and administration costs by \$17,694, mainly due to increase Canada Summer Jobs Grant position and increased audit fees, and undertaking any outstanding repairs to decorative light poles (Appendix A, Table 19).

The **Fairbank Village BIA** has proposed a 2026 Operating Budget of \$625,947 with a levy of \$453,051 which is consistent with 2025. The proposed budget has decreased by 17.3% or \$130,851 from prior year. Maintenance expense decreased by \$46,300 due to Eglinton Avenue cut the floral program. Promotion and Advertising expenditures decreased by \$44,950, along with decrease in Festivals and Events by \$36,935. The decrease in Contribution from Accumulated Surplus Reserves of \$92,903 and the decrease in Other Revenue of \$30,000 are consistent with the decrease in overall expenditures (Appendix A, Table 20).

The **Financial District BIA** has proposed a 2026 Operating Budget of \$2,174,823 with a levy of \$1,902,871 which is 16.9% or \$275,760 higher than 2025. The proposed budget has increased by 0.4% or \$ 9,438 from prior year. Maintenance expenditures have increased by \$93,866 due to pole wrap maintenance, planter maintenance, and pressure washing. This was offset by decrease in Capital and Administration expenditures by \$56,782 and \$39,549 respectively. The increase in BIA levy offsets the reduced Contribution from Accumulated Surplus Reserves by \$255,526 and decreased other revenue of \$22,000 (Appendix A, Table 21).

The **Forest Hill Village BIA** has proposed a 2026 Operating Budget of \$267,177 with a levy of \$196,857 consistent with 2025. The proposed budget has decreased by 5.4% or \$15,112 from prior year. Capital expenditures decreased by \$30,000 due to completion of the streetscape masterplan, which was partially offset by increase in Maintenance cost due to additional budget for pest management related to rats in the Village. The above expenditures are offset by a decrease in withdrawals from the accumulated surplus reserves (Appendix A, Table 22).

The **Gerrard India Bazaar BIA** has proposed a 2026 Operating Budget of \$432,460 with a levy of \$165,620 which is 7.2% or \$11,065 higher than 2025. The proposed budget has increased by 31.9% or \$104,587 from prior year. Maintenance costs increased by \$62,300 for the Streetscape Master Plan. Festivals and Events expenditures increased by \$47,662 reflects the rising costs of delivering high-quality programming. These increases in expenditures were partially offset by decrease in Capital expenditure for cost shared projects of \$20,000. Signature Events Revenue increased by \$82,599 and increased in Contribution from Accumulated Surplus Reserves of \$15,050 to offset the increases in expenditures (Appendix A, Table 23).

The **Greektown on the Danforth BIA** has proposed a 2026 Operating Budget of \$1,791,141 with a levy of \$606,484 which is 7.0% or \$39,676 higher than 2025, partially offsetting the \$58,000 reduction in Contribution from Accumulated Surplus Reserves. Festivals and Events expenditure increased by \$1,040,000, with a direct offset in increase in Signature Events Revenue by \$988,000. Capital expenditure for cost shared projects decreased by \$75,458 (Appendix A, Table 24).

The **Harbord Street BIA** has proposed a 2026 Operating Budget of \$36,167 with a levy of \$22,121 which is consistent with 2025. The proposed budget has consistent with prior year mainly with no significant changes in expenditures and revenues (Appendix A, Table 25).

The **Hillcrest Village BIA** has proposed a 2026 Operating Budget of \$386,729 with a levy of \$285,868 which is 5.2% or \$14,160 greater than 2025. Capital expenditures increase by \$86,000 mainly due to major capital cost share project with the city becomes due next year. This increase was partially offset by decrease in Maintenance cost of \$15,800. Grant revenue decrease by \$15,000, and Contribution from Accumulated Surplus Reserves increase by \$80,000 (Appendix A, Table 26).

The **Kennedy Road BIA** has proposed a 2026 Operating Budget of \$284,358 with a levy of \$263,288 which is 2.8% or \$7,074 higher than 2025. The proposed budget has consistent with prior year mainly with no significant changes in expenditures and revenues (Appendix A, Table 27).

The **Kensington Market BIA** has proposed a 2026 Operating Budget of \$317,706 with a levy of \$280,664 which is 16.9% or \$40,492 higher than 2025. The proposed budget has decreased by 19.4% or \$76,275 from prior year. Capital expenditures decreased \$113,775 due to deferral in the start of the lighting project as a result of road reconstruction. Festivals and Events expenses increased by \$28,350 due to increased costs and inflation affecting vendor pricing, higher security needs. Promotion and Advertising costs increased by \$10,500. The overall decrease in expenditures also results in a decrease in Contribution from Accumulated Surplus Reserves of \$120,000 (Appendix A, Table 28).

The **Lakeshore Village BIA** has proposed a 2026 Operating Budget of \$197,466 with a levy of \$118,821 which is consistent with 2025. The proposed budget has decreased by 2.1% or \$4,233 from prior year, primarily due to decrease in Festivals and Events expenses by \$12,200, resulting in a decrease in Contribution from Accumulated Surplus Reserves of \$15,044 (Appendix A, Table 29).

The **Lawrence Ingram Keele BIA** has proposed a 2026 Operating Budget of \$245,208 with a levy of \$190,037 consistent with 2025. The proposed budget has consistent with prior year mainly with no significant changes in expenditures and revenues (Appendix A, Table 30).

The **Leslieville BIA** has proposed a 2026 Operating Budget of \$391,845 with a levy of \$229,833 which is 15.2% or \$30,357 higher than 2025. The proposed budget has decreased by 5.9% or \$24,622 from prior year. Capital expenditures have decreased by \$63,600 due to completion of the Streetscape Master Plan. Festival and Events cost increase by \$18,000, with direct impact on Signature Events Revenue increase by \$15,000. Overall, there are several decreases in revenues including Grants, Other Festival Revenues, and Other Revenues, offset by decreases in BIA expenditures as noted above (Appendix A, Table 31).

The **Liberty Village BIA** has proposed a 2026 Operating Budget of \$792,644 with a levy of \$460,189 which is 4.4% or \$19,376 higher than 2025. The proposed budget has increased by 11.6% or \$82,332 from prior year. Festivals and Events expenditures increase by \$132,500, with partial offset in increase in Signature Events Revenue by \$40,000. Maintenance expenses increased by \$24,000 to reflect holiday decoration, and increases in the budget for graffiti removal and repairs following the FIFA World Cup. Administration expenditures have increased by \$17,672 for wage increases and additional resources. Capital expenditures decreased by \$92,500 as a result of elimination of a traffic congestion study. The above expenditures are offset by a \$45,000 increase in Grants, and a \$8,000 increase in other revenues (Appendix A, Table 32).

The **Little Italy BIA** has proposed a 2026 Operating Budget of \$752,969 with a levy of \$402,239 consistent with 2025. The proposed budget has increased by 5.0% or \$35,964 from prior year mainly driven by increase in Festivals and Events expense, Maintenance costs, and Promotion and Advertising, partially offset by decrease in Capital expenditures, and increase in Grants and Signature Events Revenue. For financial stability, the BIA is increasing its contribution by \$26,630 to the Accumulated Surplus Reserve in 2026 (Appendix A, Table 33).

The **Little Jamaica BIA** has proposed a 2026 Operating Budget of \$720,691 with a levy of \$255,737 consistent with 2025. The proposed budget has increased by 16.5% or \$101,867 from prior year. Festivals and Events increased by \$60,850 due to return of festival programming, as well as a \$33,750 increase in Maintenance costs. Grants revenue is projected to decrease by \$60,000. The above pressures were fully offset by a \$149,500 increase in Signature Events Revenue (Appendix A, Table 34).

The **Little Portugal BIA** has proposed a 2026 Operating Budget of \$932,168 with a levy of \$429,205 which is 3.5% or \$14,515 higher than 2025. The proposed budget has increased by 20.3% or 157,258 from prior year. Festivals and Events increased by \$98,471 due to increase in the Do West Fest expanded safety requirements and rising operational and administration costs. Signature Events Revenue increased by \$137,090 mainly driven by higher sponsorship and vendor revenue (Appendix A, Table 35).

The **Long Branch BIA** has proposed a 2026 Operating Budget of \$289,650 with a levy of \$177,916 which is consistent with 2025. The proposed budget has increased by 18.7% or \$45,723 from prior year. Capital expenditures increased by \$117,500 due to one-time investment in replacing the BIA benches and planters as required. Maintenance expenditures have decreased by \$68,500 due to completion of the banner replacements in the prior year. Further offsets to the expenditure increases consist of a \$51,919 increase in withdrawals from Accumulated Surplus Reserves (Appendix A, Table 36).

The **Midtown Yonge BIA** has proposed a 2026 Operating Budget of \$297,753 with a levy of \$204,471 which is 3.5% or \$6,931 higher than 2025. The proposed budget has increased by 25.0% or \$59,555 from prior year. Capital expenditures increased by \$31,000 due to redesigning and replacing the pole banners for the "Arraia on Yonge" event. Administration expenditures have increased by \$13,575 for salary and benefit increases. Festivals and Events increased by \$13,350 due to planning on developing the "Arraia on Yonge" structure to better accommodate the growing interest. The above increases in expenditures are partially supported by a \$27,700 increase in Contribution from Accumulated Surplus Reserves, and a \$17,900 increase in Signature Events Revenue (Appendix A, Table 37).

The **Mirvish Village BIA** has proposed a 2026 Operating Budget of \$657,206 with a levy of \$245,724 which is 176.0% or \$156,709 higher than 2025. The proposed budget has increased by 232.2% or \$459,357 from prior year, mainly driven by higher Contribution to Accumulated Surplus Reserves by \$396,546 (Appendix A, Table 38).

The **Mount Pleasant Village BIA** has proposed a 2026 Operating Budget of \$347,828 with a levy of \$265,273 which is 3.5% or \$8,971 higher than 2025. While the levy has increased by 3.5%, overall expenditures in the proposed budget have increased by 13.6% or \$41,530 from prior year mainly driven by Festivals and Events expenditures, partially offset by higher Contribution from Accumulated Surplus Reserves (Appendix A, Table 39).

The **Old Town Toronto BIA** has proposed a 2026 Operating Budget of \$2,191,695 with a levy of \$1,628,911 which is 2.9% or \$45,685 higher than 2025. The proposed budget has increased by 7.3% or \$149,556 from prior year mainly driven by higher Capital, Administration, and Maintenance expenditures. To address these budget pressures, the 2026 Budget reflects an additional \$50,000 in Other Revenue and a \$131,751 in Appeal Provision Surplus (Appendix A, Table 40).

The **Pape Village BIA** has proposed a 2026 Operating Budget of \$163,087 with a levy of \$103,572 which is 1.7% or \$1,729 higher than 2025. The proposed budget has decreased by 5.3% or \$9,148 from prior year mainly driven by lower Administration and Festivals and Events expenditures, partially offset by increase spending in the Capital (Appendix A, Table 41).

The **Parkdale Village BIA** has proposed a 2026 Operating Budget of \$ 344,030 with a levy of \$250,072 which is 6.8% or \$15,923 higher than 2025. The proposed budget has decreased by 4.9% or \$17,609 from prior year mainly driven by lower Promotion and Advertising and Capital expenditures, partially offset by increase in Administration expenditures. In addition, the BIA is reducing its draw on the Accumulated Surplus Reserves by \$29,890 in 2026 (Appendix A, Table 42).

The **Riverside District BIA** has proposed a 2026 Operating Budget of \$599,362 with a levy of \$271,930 which is 2.4% or \$6,373 higher than 2025. The proposed budget has increased by 38.1% or \$165,447 from prior year. Promotion and Advertising increased by \$41,500 due to participation in the Community Celebration programming during FIFA World Cup. Maintenance costs increased by \$40,500 related to Streetscape Maintenance activities to help mitigate the effects of dust/debris from the Ontario Line construction. Administration expenditures have increased by \$35,768 for salary and benefits. In addition, Capital expenditures increased by \$35,000 for custom Bike Racks and Plaques. Increases in above expenditures were partially offset by increase in Contribution from Accumulated Surplus Reserves, Grants, and Signature Events Revenue (Appendix A, Table 43).

The **Rogers Road BIA** has proposed a 2026 Operating Budget of \$135,415 with a levy of \$49,435 which is 20.0% or \$8,239 higher than 2025. The proposed budget has decreased by 1.5% or \$2,016 from prior year. Capital expenditures have decreased by \$15,000, partially offset by increase in Maintenance expenditures by \$6,500. Contribution from Accumulated Surplus Reserves has decreased by \$24,005 which is partially offset by a \$12,500 increase in Grants funding (Appendix A, Table 44).

The **Roncesvalles Village BIA** has proposed a 2026 Operating Budget of \$900,698 with a levy of \$372,537 which is 4.4% or \$15,565 higher than 2025. The proposed budget has increased by 13.7% or \$108,197 from prior year. Expenditures associated with Festivals and Events increased by \$104,500, which is partially offset by increased Signature Events Revenue by \$60,000. Administration expenditures have increased by \$30,596 for salary and benefits. Capital expenditures decreased by \$60,500 due to deferral of future streetscape. The 2026 Budget for the BIA reflects an additional \$23,100 from its Accumulated Surplus Reserves and a \$11,478 in Appeal Provision Surplus (Appendix A, Table 45).

The **Rosedale Main Street BIA** has proposed a 2026 Operating Budget of \$390,671 with a levy of \$246,918 which is 3.0% or \$7,192 higher than 2025. The proposed budget has increased by 16.6% or \$55,553 from prior year mainly driven by an increase of \$49,500 for festivals and events expenditures. The 2026 Budget includes additional Grants funding and increased Contributions from Accumulated Surplus Reserves, as well as Appeal Provision Surplus (Appendix A, Table 46).

The **St. Clair Gardens BIA** has proposed a 2026 Operating Budget of \$172,746 with a levy of \$120,713 which is 1.0% or \$1,167 higher than 2025. The proposed budget has increased by 3.2% or \$5,386 from prior year mainly driven by reduced Contributions to Accumulated Surplus Reserves and offset by increased Maintenance and Festivals and Events expenditures (Appendix A, Table 47).

The **Beach BIA** has proposed a 2026 Operating Budget of \$510,437 with a levy of \$470,754 which is 3.0% or \$13,712 higher than 2025. The proposed budget has increased by 4.9% or \$23,991 from prior year mainly driven by higher Maintenance and Capital expenditures, partially offset by decrease in Promotion and Advertising expense (Appendix A, Table 48).

The Eglinton Way BIA has proposed a 2026 Operating Budget of \$479,891 with a levy of \$314,982 which is 8.6% or \$24,944 higher than 2025. The proposed budget has decreased by 16.6% or \$95,748 from prior year. Reductions in Signature Event and Other Festival Revenue, reduced draw on Accumulated Surplus reserves, and increased Maintenance are offset by reduced Administration, and Promotion and Advertising, and decreased Capital expenditures for the completion of the Artwalk Sculpture project. (Appendix A, Table 49).

The Junction BIA has proposed a 2026 Operating Budget of \$489,086 with a levy of \$404,136 which is 3.0% or \$11,588 higher than 2025. The proposed budget has increased by 3.7% or \$17,597 from prior year mainly driven by higher festivals and events, and capital expenditures (Appendix A, Table 50).

The Kingsway BIA has proposed a 2026 Operating Budget of \$636,506 with a levy of \$289,853 which is 2.9% or \$8,204 higher than 2025. The proposed budget has decreased by 1.7% or \$10,985 from prior year mainly driven by Festivals and Events (Appendix A, Table 51).

The Waterfront BIA has proposed a 2026 Operating Budget of \$2,510,761 with a levy of \$2,263,367 which is 1.0% or \$22,409 higher than 2025. The proposed budget has decreased by 1.4% or \$36,837. Festivals and Events decreased by \$175,000 due to deferral of major event - The Waterfront Festival. Capital expenditures decreased by \$125,000 due to no major projects planned for 2026. These decreases are offset by increase in Maintenance cost by \$125,000 to support The Bentway and the 'Under Gardiner Corridor Public Realm Plan'. For 2026 operations, the BIA includes a reduced Contributions from Accumulated Surplus Reserves of \$148,425 (Appendix A, Table 52).

The **Toronto Downtown West BIA** has proposed a 2026 Operating Budget of \$6,032,825 with a levy of \$4,845,021 which is 3.0% or \$141,117 higher than 2025. The proposed budget has increased by 6.2% or \$352,814 from prior year. Capital expenditures have increased by \$374,298 for anticipated improvements to University Triangle, Rob Robbie Bridge, King Street Decking, Public Art Murals, etc. Administration expenditures have also increased by \$203,983 for salary and benefit, as well as renting larger office space. These increases were offset by a decrease of \$246,124 in Maintenance expenditures. In addition, the BIA is drawing on additional \$207,574 from Accumulated Surplus Reserves in 2026 (Appendix A, Table 53).

The **Upper Avenue BIA** has proposed a 2026 Operating Budget of \$194,798 with a levy of \$187,298. This BIA is newly established and is seeking to commence its operations in 2026 (Appendix A, Table 54).

The **Uptown Yonge BIA** has proposed a 2026 Operating Budget of \$511,471 with a levy of \$279,118 which is 2.0% or \$5,472 higher than 2025. The proposed budget has increased by 40.0% or \$146,202 from prior year mainly driven by increase in Promotion and Advertising, and Capital expenditures, as well as expenditures associated with Festivals and Events. To offset these expenditures, the BIA anticipates receiving an additional \$119,400 in Grants funding in 2026 (Appendix A, Table 55).

The **Village of Islington BIA** has proposed a 2026 Operating Budget of \$262,882 with a levy of \$181,951 which is 1.6% or \$2,781 higher than 2025. The proposed budget has increased by 16.2% or \$36,572 from prior year mainly driven by a \$38,800 increase in Maintenance expenditures. To offset these expenditures, the BIA is drawing on additional \$19,440 from Accumulated Surplus Reserves in 2026 (Appendix A, Table 56).

The **West Queen West BIA** has proposed a 2026 Operating Budget of \$417,171 with a levy of \$385,574 which is 5.0% or \$18,465 higher than 2025. The proposed budget has increased by 2.5% or \$10,176 from prior year mainly driven by higher Festivals and Events expenditures, partly offset in decrease in Promotion and Advertising (Appendix A, Table 57).

The **Weston Village BIA** has proposed a 2026 Operating Budget of \$196,489 with a levy of \$146,278 which is 4.3% or \$6,537 lower than 2025. The proposed budget has decreased by 22.9% or \$58,326 from prior year. Festivals and Events, and Promotion and Advertising expenditures decreased by \$90,550 as the BIA is not planning to host festivals or events. These decreases are partly offset by increase in Maintenance costs (Appendix A, Table 58).

The **Wexford Heights BIA** has proposed a 2026 Operating Budget of \$729,771 with a levy of \$280,529 which is 5.0% or \$13,359 higher than 2025. The proposed budget has increased by 1.6% or \$11,394 from prior year mainly driven by Festivals and Events, and Capital spending, as well as Maintenance, offset by decrease in Contribution to Accumulated Surplus Reserves (Appendix A, Table 59).

The **Wilson Village BIA** has proposed a 2026 Operating Budget of \$526,789 with a levy of \$381,129 which is 7.0% or \$24,937 higher than 2025. The proposed budget has increased by 35.9% or \$139,086 from prior year. Capital expenditure increased by \$91,000 for new flowerpots for Wilson Avenue. Festivals and Events expenses increased by \$80,000 for FIFA World Cup celebration. These increases are partially offset by a \$38,500 decrease in Maintenance costs. Above changes to the expenditures were funded through increased Contribution from Accumulated Surplus Reserves of \$102,900 and an Appeal Provision Surplus of \$11,249 (Appendix A, Table 60).

The **Wychwood Heights BIA** has proposed a 2026 Operating Budget of \$71,308 with a levy of \$20,205 which is 6.3% or \$1,364 lower than 2025. The proposed budget has decreased by 9.3% or \$7,290 from prior year. Administration costs decreased by \$12,066, as well as reductions in Festivals and Events and Maintenance expenditures for a total decrease of \$5,500. These expense decreases were partly offset by increased Capital expenditures of \$10,700 (Appendix A, Table 61).

The **Yonge & St. Clair BIA** has proposed a 2026 Operating Budget of \$1,425,627 with a levy of \$750,034 which is 4.9% or \$34,763 higher than 2025. The proposed budget has increased by 2.4% or \$33,183 from prior year. Maintenance costs increased by \$32,200 due to slow down in the Pole Wraps replacements that were completed in 2025. Promotion and Advertising as well as Administration expenditures increased by a total of \$47,323. The above expense increases were partially offset by decrease in Capital expenditures due to completion of the transportation study. Festivals and Events expenses decreased by \$28,000 as this budget was reallocated to Promotion and Advertising. The BIA is projecting a reduction of \$77,500 in Grants funding and \$30,000 in Festival revenues, which are partially offset by an increased Contribution from Accumulated Surplus Reserves of \$58,435 (Appendix A, Table 62).

The **Yonge Lawrence Village BIA** has proposed a 2026 Operating Budget of \$281,157 with a levy of \$253,630 which is 2.6% or \$6,523 higher than 2025. The proposed budget has increased by 0.8% or \$2,366 from prior year mainly driven by reduced Promotion and Advertising, and Maintenance expenditures partially offset by increased Administration (Appendix A, Table 63).

The **Yonge North York BIA** has proposed a 2026 Operating Budget of \$1,166,285 with a levy of \$1,053,851 which is 5.0% or \$50,186 higher than 2025. The proposed budget has decreased by 0.8% or \$8,923 from prior year mainly driven by reduction in Festivals and Events expenditures, Contribution to Accumulated Surplus Reserves, offset by increases in Capital expenditure, Promotion and Advertising, Administration and Maintenance (Appendix A, Table 64).

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SIGNATURE

Stephen Conforti
Chief Financial Officer and Treasurer

ATTACHMENTS

Appendix A - Summary of 2026 Operating Budget by Business Improvement Area

Appendix B - Status of Business Improvement Area 2026 Operating Budget Approvals

Appendix C - 2026 BIA Special Levy Rate Reductions for Subclasses