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**2025 AGM  
OCTOBER 1<sup>ST</sup>  
7:00 PM**

**COMMERCIAL DRIVE  
BUSINESS SOCIETY**  
[thedrive.ca](http://thedrive.ca)

**2025**

ANNUAL GENERAL MEETING



## **NOTICE OF ANNUAL GENERAL MEETING**

The Annual General Meeting (AGM) of the Commercial Drive Business Society (CDBS) will take place on **Wednesday, October 1, at 7:00 pm** in the **Mezzanine Amenity Room, Britannia Community Centre Ice Rink** (and via virtual meeting platform) to conduct the following business:

### **MEETING AGENDA**

- 1. Welcome and Introductions**
- 2. Call to Order & Confirmation of Quorum**
- 3. Adoption of the 2025 AGM Agenda**
- 4. Approval of the 2024 AGM Minutes**
- 5. Audited Financial Statements for the fiscal year ending March 31, 2025**
- 6. Appointment of Auditor for the ensuing year**
- 7. Executive Director's Report**
- 8. Approval of the proposed 2026/2027 Budget**
- 9. Election of Directors in accordance with bylaws**
- 10. Adjournment**

### **MEMBERSHIP APPLICATION AND VOTER REGISTRATION**

Complete the Membership Form to attend the AGM in person or virtually. Submit your completed form by email (membership@thedrive.ca), by mail (CDBS, #106-2055 Commercial Drive, Vancouver, BC, V5N 0C7), or in person at the AGM. Forms must be **received no later than 6:00 pm on Wednesday, October 1, 2025. All fields must be completed.**

### **ATTEND IN-PERSON OR VIRTUALLY**

Join us at the Mezzanine Amenity Room, Britannia Community Centre Ice Rink, or online. Doors (and virtual check-in) open at **6:30 pm**, with the meeting starting promptly at **7:00 pm**. Virtual attendees will receive login credentials prior to the meeting. **Late or unregistered attendees will not be admitted.**

### **VOTING ELIGIBILITY**

To vote at the AGM, you must be a member in good standing and own or lease a class "5", or class "6" property, within the CDBS Business Improvement Area (BIA) catchment for six months prior to the date of the AGM or have a lease for an unexpired term of no less than six months.

**2025**

ANNUAL GENERAL MEETING



## IMPORTANT REMINDERS

**Dear CDBS Member,**

You're invited to join us for our Annual General Meeting on **Wednesday, October 1, 2025, at 7:00 pm** — in person at the Britannia Community Centre (Mezzanine Amenity Room, Ice Rink) or online. Doors open / online waiting room begins at **6:30 pm**.

**Full AGM details, required forms, and key deadlines are available at [thedrive.ca/agm](https://thedrive.ca/agm).**

### **HERE'S WHAT TO DO:**

- **Register by 6:00 pm on October 1** by submitting your Membership Form by email, by mail, or in person at the AGM. Forms must be received by the deadline. Only registered members will be admitted.
- **Virtual attendees** will receive login details before the meeting.
- **Voting:** Ensure you're a member in good standing and meet the property/lease requirements. If you can't attend, you may appoint another eligible member as your proxy by submitting a completed Proxy Form no later than **September 29**.

### **STAY CONNECTED:**

If you're in the BIA catchment and would like to receive updates year-round, please visit [thedrive.ca/becomemember](https://thedrive.ca/becomemember) to update your profile and subscribe to our mailing list. This AGM package is the only email you'll automatically receive unless you opt in.

The CDBS is a not-for-profit organization representing over 750 businesses and property owners within the BIA Catchment. In its current form, the BIA includes Commercial Drive, from Adanac (South) Street to 13th (North) Avenue and approximately one block East and West of Commercial Drive. Together, we continue to strengthen our community, support our members, and grow local business.

Warm regards,

A handwritten signature in black ink that reads 'Nick Pogor'.

**Nick Pogor, Executive Director  
Commercial Drive Business Society**

Update your member  
profile and access  
member resources



**2025**

ANNUAL GENERAL MEETING



## **CDBS MEMBERSHIP FORM**

### **Member and Voter Registration**

#### **VOTING MEMBER**

To vote at the AGM, you must be a member in good standing and own or lease a class "5", or class "6" property, within the CDBS Business Improvement Area (BIA) catchment for six months prior to the date of the AGM or have a lease for an unexpired term of no less than six months.

#### **APPLICATION AND REGISTRATION**

To qualify your business or organization as a member in good standing of the Commercial Drive Business Society (CDBS), please complete the following Membership Form and return it by email ([membership@thedrive.ca](mailto:membership@thedrive.ca)) or via Canada Post to the CDBS mailbox (#106-2055 Commercial Drive, Vancouver, BC, V5N-0C7), **received no later than 6:00 pm on Wednesday, October 1, 2025. Every field must be completed.**

Members may attend in person or virtually (doors / online waiting room opens at 6:30 pm, with the meeting commencing at 7:00 pm). The AGM in person location will be communicated in advance. For virtual meeting attendees, password and login prior to the AGM commencing. Please note that late or unregistered attendees will not be admitted to the meeting.

<b>ORGANIZATION OR BUSINESS</b>	<input type="checkbox"/> <small>BUSINESS OWNER</small>	<input type="checkbox"/> <small>PROPERTY OWNER</small>	<input type="checkbox"/> <small>BOTH</small>
<b>FIRST / LAST NAME (PRINT)</b>	<b>POSITION / JOB TITLE</b>		
<b>PROPERTY ADDRESS (INCLUDE POSTAL CODE)</b>			
<b>MAILING ADDRESS (IF DIFFERENT FROM ABOVE)</b>			
<b>CONTACT PHONE</b>	<b>CONTACT EMAIL</b>		
<b>DATE</b>	<b>MEMBER SIGNATURE</b>		

**Thank you for your registration— Every field must be completed and legible, and the form must be signed to be accepted. Incomplete forms will be dismissed.**

## CDBS PROXY FORM

### VOTING MEMBER

To vote at the AGM, you must be a member in good standing and own or lease a class "5", or class "6" property, within the CDBS Business Improvement Area (BIA) catchment for six months prior to the date of the AGM or have a lease for an unexpired term of no less than six months.

### PROXY DELEGATE

If you are unable to attend the AGM and wish to have another member in good standing vote on your behalf, please complete the following Proxy Form and return it by email ([membership@thedrive.ca](mailto:membership@thedrive.ca)) or via Canada Post to the CDBS mailbox (#106-2055 Commercial Drive, Vancouver, BC, V5N 0C7), **received no later than September 29, 2025. Every field must be completed.**

### DELEGATE INFORMATION

Unless the Society Act or any other statute or law which is applicable to the Society requires any form of proxy, a proxy shall be in the following form or in any other that the Directors shall approve:

1) The undersigned being a voting member in good standing of the CDBS, hereby appoints:	2) Or failing him/her (alternate proxy):
<hr/>	<hr/>
<b>NAME OF PROXY (1)</b>	<b>NAME OF PROXY (2)</b>
<hr/>	<hr/>
<b>ORGANIZATION OR BUSINESS</b>	<b>ORGANIZATION OR BUSINESS</b>
Being a voting member in good standing to act as proxy holder of the undersigned to attend, act and vote for and on behalf of the undersigned at the Annual General Meeting of the Society to be held on <b>October 1, 2025</b> , and at any adjournment thereof.	

### MEMBER INFORMATION

Please note that no person shall be entitled to exercise more than 10 proxy votes at the annual general meeting of the Society. **1 Vote per Proxy.**

<hr/>	<hr/>
<b>FIRST / LAST NAME (PRINT)</b>	<b>MEMBER EMAIL</b>
<hr/>	<hr/>
<b>ORGANIZATION OR BUSINESS</b>	<b>MEMBER PHONE</b>
<hr/>	<hr/>
<b>DATED</b>	<b>MEMBER SIGNATURE</b>

## CDBS BOARD MEMBER TERMS

The total allowable seats are 13, consisting of 7 Business Owners and 6 Property Owners.

Note: there may be only one additional Business Owner.

	BUSINESS OWNER	BUSINESS NAME	TERM
1	Billy Kerasiotis	Loula's	2026
2	Domenic Bruzzese	La Grotta Del Formaggio	2026
3	Frank Morra	Caffé Soccavo and Don't Argue Pizza	2026
4	Truong Vu	Busy Bee Dry Cleaners	2026
5	Enzo Papa	Angelo Tailors	2025
6	Dustin Frau	Arriva Ristorante	2025
7	Rocco DiPopolo	East Van Ink	2025

	PROPERTY OWNER	BUSINESS NAME	TERM
1	Carlos Pan	1715 Commercial Drive	2026
2	Carmen D'Onofrio	1526 Commercial Drive	2026
3	Jonathon Williams	AWM Alliance Property Management	2026
4	Robert Steven D'Onofrio	2018 Commercial Drive	2026
5	Ted Grippo	1588 Commercial Drive	2026
6	Marcos Mirisklavos	Sopra Sotto	2025

## CDBS CONSTITUTION

- 1 The name of the society is **COMMERCIAL DRIVE BUSINESS SOCIETY**.
- 2 The purposes of the Society are:
  - a. To develop, encourage and promote business, business development, retailing and tourism in the Commercial Drive Business Area ("CDBA");
  - b. To make studies of, and advance any project, plan, or improvement designed to benefit the CDBA;
  - c. To cooperate with and aid any person, body, group, or association in projects designed to benefit the CDBA;
  - d. To encourage, support, and facilitate entertainment, sports, education, culture activities within the CDBA for the purposes of furthering the economic, commercial and social welfare of the CDBA;
  - e. In affiliation with other business improvement area associations, to promote and carry out the purposes of the Society in matters of common concern and interest;
  - f. To promote matters of common concern and interest to businesses and property owners in the CDBA and to bring together businesses and property owners in the improvement area for fulfilling the purposes of the Society;
  - g. To raise revenue to carry out the purposes of the Society.

## 2024 ANNUAL GENERAL MEETING MINUTES

**DATE: Wednesday, September 25, 2024**

**SIGN-IN: 6:00 pm / CALL TO ORDER: 7:00 pm**

**LOCATION: Britannia Community Centre Ice Rink, Mezzanine Amenity Room**

**Virtual Meeting held via ZOOM**

### 1. Welcome and Introductions

Executive Director, Nick Pogor, welcomed members who attended in person and on Zoom. CDBS President, Carmen D'Onofrio, welcomed everyone and acknowledged Board Members for their work, highlighted achievement from past year – selected by Timeout as 5<sup>th</sup> Coolest Street in The World. Nick highlighted that the CDBS has close to 700 businesses and 200 properties. He reviewed the meeting procedures with registered attendees and introduced two additional board candidates whose bios were not printed in package (Sachin Patel / business owner and Marissa Piccolo / property owner) and confirmed that everyone had received a printed copy of their bio.

### 2. Call to Order & Confirmation of Quorum (7:17 pm)

- Moved by Rocco DiPopolo, East Van Ink
- Seconded by Robert Steven D'Onofrio, 2018 Commercial Drive; **MOTION CARRIED**

### 3. Motion to Adopt AGM 2024 Meeting Agenda

- Moved by Domenic Bruzzese, La Grotta Del Fromaggio
- Seconded by Rocco DiPopolo, East Van Ink; **MOTION CARRIED**

### 4. Motion to Approve AGM 2023 Meeting Minutes

- Moved by Eileen Mosca, Arts Off Main
- Seconded by Carlos Pan, Royal Bank; **MOTION CARRIED**

### 5. Motion to Approve Audited Financial Statements for the fiscal year ending March 31, 2024

- Moved by Robert Steven D'Onofrio, 2018 Commercial Drive
- Seconded by Dustin Frau, Arriva Ristorante; **MOTION CARRIED**

### 6. Motion to Approve Appointment of Auditor for the ensuing year

- Moved by Carmen D'Onofrio, 1526 Commercial Drive
- Seconded by Dustin Frau, Arriva Ristorante; **MOTION CARRIED**

### 7. Executive Director's Report

Nick Pogor gave a presentation on behalf of the committees:

- **Board Committees** – Introduced and reviewed what all board committees are.

- **Marketing** – Reminded members of new branding that was completed 2 years ago. Reviewed website, business directory and social media. Nick introduced Jennifer Engele from Masterhouse (marketing) and Dominico Bruzzese, Marketing Chair. Dominico welcomed everyone and spoke about branding that was completed after covid. Together they highlighted the Sky Train advertising, billboard and street wraps. Nick also reviewed events; Culture Crawl, Comedy on The Drive, Halloween, Christmas, and Italian Day. Jennifer highlighted the growth they have realized on social media, reminded attendees to review their directory listing and encouraged members to tag The Drive on socials so they share what they post.
  - **Neighbourhood Safety** – Incident reports, Apr-1, 2023 – Mar-31, 2024 (166 total reported / 44% of which trespass related). VanConnect report, Oct-7, 2023 – Sep-19, 2024, 42 total incidents reported via phone or online platform (88% resolved or dismissed, the remaining, in progress or referred), and 3 total graffiti incidents reported. Nick introduced Enzo Papa, Safety Chair. Enzo reviewed Safety slides, committee work, and reviewed trespass program, encouraging everyone to sign up for this service. Enzo highlighted that the trespass service works 7-days per week and hoped that would continue through 2025. CDBS President, Carmen D’Onofrio, also reinforced importance of people signing up for this. They shared that they are meeting with the VPD on October 1st and Nick reminded attendees that they can visit the website to report to directly to city.
  - **Street Enhancement** – Nick reviewed items including graffiti removal, painted bike racks, Little Italy branding painted on sidewalks, hanging flower baskets, tree surround hedges and box hedges, street signs and street banners. Nick introduced and invited Carmen D’Onofrio, Committee Chair, to also speak. Carmen reviewed how important the work this committee does, as it encompasses all committees, and he spoke about the significant improvements over the past years and that the committee’s budget pays for the Festival street cleaning, street banners, landscaping (including black box surround, with more coming), and mentioned they have received many requests for tree lights. Both Nick and Carmen highlighted the partnership for street cleaning with The Kettle Society and thanked all of the partners the committee works with (i.e. Catalin Simian).
  - **Festivals** – Nick spoke about Italian Day, the success of this event, and how it is well known within GVRD, Fraser Valley, and is a big draw for the neighbourhood. He introduced and acknowledged Federico Fuoco, Festival Committee Chair.
  - **Outreach and Advocacy** – Nick reviewed the committee’s involvement with various levels of government and organizations. Both Nick and Enzo explained that CDBS is in the VPD’s District 2 which is part of the DTES, and that it’s primarily District 3 that supports them. They felt that District 3 should be extended to include the CDBS area.
- 8. Motion to Approve the Proposed 2025/2026 Budget**
- Moved by Rocco DiPopolo, East Van Ink
  - Seconded by Robert Steven D’Onofrio, 2018 Commercial Drive; **MOTION CARRIED**
  - Voting results: 70-yes, 30-no, 1-obstain



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**9. Election of Directors in accordance with bylaws**

- CDBS President, Carmen D'Onofrio, thanked current Board Members for their work
- At the meeting onset, it was announced that no election of directors was required as the nominees were able to fill vacant spots from leaving directors
- Clarification made on AGM Report; Property Owner and Business Owner Candidates were incorrectly titled as the other. This correction was to be noted in the minutes

**10. Motion to Adjourn (8:35 pm)**

- Moved by Rocco DiPopolo, East Van Ink
- Seconded by Domenic Bruzzese, La Grotta Del Fromaggio
- No objections from members; **MOTION CARRIED**

## CDBS AGM BOARD MEMBER VOTING RESULTS

**2024 Newly Elected: 4 Business Owners and 5 Property Owners**

(Total Combined Board Members: 7 Business Owners and 6 Property Owners)

	BUSINESS OWNER	BUSINESS NAME	TERM
1	Billy Kerasiotis (new)	Loula's	2026
2	Domenic Bruzzese (new)	La Grotta Del Formaggio	2026
3	Frank Morra (new)	Caffé Soccavo and Don't Argue Pizza	2026
4	Truong Vu (new)	Busy Bee Dry Cleaners	2026
5	Enzo Papa	Angelo Tailors	2025
6	Dustin Frau	Arriva Ristorante	2025
7	Rocco DiPopolo	East Van Ink	2025

	PROPERTY OWNER	BUSINESS NAME	TERM
1	Carlos Pan (new)	1715 Commercial Drive	2026
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5	Ted Grippo (new)	1588 Commercial Drive	2026
6	Marcos Mirisklavos	Soppra Sotto	2025

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## AUDITED FINANCIALS

### COMMERCIAL DRIVE BUSINESS SOCIETY

#### STATEMENT OF OPERATIONS

For the year ended March 31, 2025

	2025	2024
	\$	\$
<b>Revenues</b>		
Grant (Note 3)	830,000	757,350
Graffiti abatement grant, Schedule 1	25,000	25,000
Comedy event tickets and sponsors	11,995	-
	<u>866,995</u>	<u>782,350</u>
<b>Committee expenses</b>		
Comedy event	8,924	-
Festivals	106,890	89,046
Graffiti abatement, Schedule 1	27,407	24,132
Marketing	142,957	148,164
Neighbourhood safety	133,146	168,628
Outreach and advocacy	19,520	30,255
Street enhancement	190,356	172,273
	<u>629,200</u>	<u>632,498</u>
Excess of revenues over expenses before administrative and general expenses and other income	<u>237,795</u>	<u>149,852</u>
<b>Administrative and general expenses</b>		
Amortization	1,020	683
Insurance	3,190	3,037
Meals	1,083	-
Office and miscellaneous	37,860	24,142
Professional fees	21,539	17,379
Rent	7,347	20,426
Salaries and benefits (Note 5)	106,519	97,693
Telephone and utilities	4,113	5,972
	<u>182,671</u>	<u>169,332</u>
Excess (deficiency) of revenues over expenses before other income	55,124	(19,480)
Other income	3,716	550
<b>Excess (deficiency) of revenues over expenses</b>	<u>58,840</u>	<u>(18,930)</u>

*The accompanying notes and schedules are an integral part of these financial statements.*

## AUDITED FINANCIALS

### COMMERCIAL DRIVE BUSINESS SOCIETY

#### STATEMENT OF CHANGES IN NET ASSETS

For the year ended March 31, 2025

	2025 \$	2024 \$
Balance, beginning	43,221	62,151
Excess (deficiency) of revenues over expenses	58,840	(18,930)
Balance, ending	102,061	43,221

*The accompanying notes and schedules are an integral part of these financial statements.*

**2025**

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## AUDITED FINANCIALS

### COMMERCIAL DRIVE BUSINESS SOCIETY

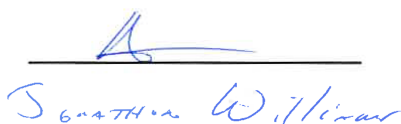
#### STATEMENT OF FINANCIAL POSITION

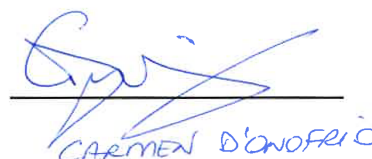
March 31, 2025

	2025 \$	2024 \$
<b>Assets</b>		
Current		
Cash	82,807	25,030
Accounts receivable	1,605	-
GST/HST refundable	11,459	12,451
Prepaid expenses	52,738	46,695
	148,609	84,176
Property and equipment (Note 2)	7,818	8,839
	156,427	93,015
<b>Liabilities</b>		
Current		
Accounts payable	54,366	49,794
General fund	102,061	43,221
	156,427	93,015

Commitment (Note 6)

Approved by the Directors:


 Senathiraj Wilkin


 CARMEN D'ONOFRIO

The accompanying notes and schedules are an integral part of these financial statements.

## AUDITED FINANCIALS

**COMMERCIAL DRIVE BUSINESS SOCIETY**
**STATEMENT OF CASH FLOWS**

For the year ended March 31, 2025

	2025	2024
	\$	\$
<b>Cash flows related to operating activities</b>		
Excess (deficiency) of revenues over expenses	58,840	(18,930)
Adjustment for item which does not affect cash:		
Amortization	1,020	683
	59,860	(18,247)
Changes in non-cash working capital:		
Accounts receivable	(1,605)	250
GST/HST refundable	992	(1,825)
Prepaid expenses	(6,043)	(27,557)
Accounts payable	4,573	(27,486)
	57,777	(74,865)
<b>Cash flows related to investing activity</b>		
Purchases of property and equipment	-	(3,237)
<b>Net increase (decrease) in cash</b>	57,777	(78,102)
Cash, beginning	25,030	103,132
<b>Cash, ending</b>	82,807	25,030

*The accompanying notes and schedules are an integral part of these financial statements.*

## PROPOSED BUDGET

April 1, 2025-March 31, 2026

Business Improvement Area Levy	\$ 879,250.00
<b>Total Revenue</b>	
<b>Expenses</b>	
<b>Office Overhead</b>	
Storage + Related	\$ 8,000.00
Meetings On Site and Board Meetings	\$ 4,000.00
Printer Ink, Paper, Office Supplies	\$ 5,000.00
Phone / Fax / Internet	\$ 5,000.00
Bank Fees	\$ 750.00
Parking	\$ 500.00
<b>Total Office Overhead</b>	<b>\$ 23,250.00</b>
<b>Administration</b>	
Office Staffing Assistance	\$ 35,000.00
Board Insurance	\$ 8,000.00
Business, Liability, Office, Board	
Auditing	\$ 11,000.00
Book Keeping	\$ 9,000.00
Staffing	\$ 97,500.00
Benefits	\$ 6,500.00
CRA payroll remittances	\$ 6,500.00
<b>Total Administration</b>	<b>\$ 173,500.00</b>
<b>Marketing</b>	
Advertising Campaign 1	\$ 20,000.00
Advertising Campaign 2 / Local	\$ 20,000.00
Advertising Campaign 3 / Tourism / Regional Campaign	\$ 20,000.00
Digital, Video, Photo, Blogs, Media, Content, Social Media	\$ 60,000.00
Website Maintenance & AI (thedrive.ca)	\$ 20,000.00
Graphic Design	\$ 12,000.00
Printing	\$ 12,000.00
Web Plugins	\$ 10,000.00
Mailchimp, Timely, Grammarly, Zenfolio, MS Office, Survey Monkey, Plug-Ins, Software	
<b>Total Marketing</b>	<b>\$ 174,000.00</b>

## PROPOSED BUDGET

April 1, 2025-March 31, 2026

<b>Festivals</b>		
Italian Day	\$	75,000.00
Halloween	\$	5,000.00
Christmas	\$	35,000.00
Ferragosto / FIFA	\$	25,000.00
Oktoberfest	\$	10,000.00
Comedy	\$	10,000.00
Activation Miscellaneous	\$	10,000.00
<b>Total Festivals</b>	<b>\$</b>	<b>170,000.00</b>
<b>Street Enhancement</b>		
Banners	\$	15,000.00
Tree Lighting Maintenance - Annual	\$	50,000.00
Landscaping	\$	25,000.00
Maintenance	\$	10,000.00
Anti-Graffiti Program	\$	60,000.00
Kettle Friendship Society - SEED Clean Team	\$	56,000.00
<b>Total Street Enhancement</b>	<b>\$</b>	<b>216,000.00</b>
<b>*Capital Projects &amp; Maintenance Fund</b>		
Crosswalks, Tree Lighting , Street Signs, Tree Surrounds	\$	25,000.00
		*As required
<b>Total Capital Project Maintenance</b>	<b>\$</b>	<b>25,000.00</b>
<b>Neighbourhood Safety</b>		
Staffing	\$	55,000.00
Locker Space	\$	6,000.00
<b>Total Neighbourhood Safety</b>	<b>\$</b>	<b>61,000.00</b>
<b>Outreach</b>		
Bursaries and Sponsorships, (Britt, St F, Others)	\$	2,000.00
BIA Partnership + Memberships	\$	1,500.00
Donations (Music Heals, Kettle Reception, Others)	\$	5,000.00
Outreach	\$	10,000.00
Legal	\$	10,000.00
AGM	\$	8,000.00
<b>Total Outreach</b>	<b>\$</b>	<b>36,500.00</b>
<b>Total Expenses</b>	<b>\$</b>	<b>879,250.00</b>

**CDBS BOARD CANDIDATE PROFILES****BUSINESS OWNER CANDIDATES (3-Open Board Seats, 3-Candidates)****Rocco Dipopolo, East Van Wear Ltd.**

I have been part of Commercial Drive since the age of six. Over the years, my family has owned multiple businesses on The Drive (Little Italy), including Italian Shoe Repair in Il Mercato Mall, Kiara Dispensary, Italian Sport Bar, Café Napoli, East Van Wear & Tattoo Co., and now East Van Wear Ltd., located at 1839 Commercial Drive.

This past year, I served as Chair of Safety and Security for the BIA of Commercial Drive, working to make a difference in keeping our community safe for merchants and clients. I would be honoured to continue serving with the BIA in the upcoming term.

**Dustin Frau, Arriva Ristorante**

Our family has owned and operated Arriva Ristorante on Commercial Drive for over 40 years. In that time, I have witnessed many changes and challenges that have shaped small businesses on The Drive. With extensive board experience, I am committed to continuing the important work already underway and look forward to serving again to support a positive future for our members. I believe strongly in collaboration and advocacy, and I am dedicated to ensuring that Commercial Drive remains a vibrant and welcoming destination for both merchants and the community.

**Marco Mirisklavos, Sopra Sotto**

I am a Vancouver-based entrepreneur and restaurateur whose projects have become cornerstones of Commercial Drive's culinary and cultural scene. As co-owner of Sopra Sotto, Loula's Taverna, Pax Romana, and Norman's Community Market, I have been proud to help shape The Drive into a vibrant destination for dining and community gathering. My vision blends hospitality, history, and innovation — bringing authentic Italian and Mediterranean flavours to life while also creating spaces where neighbours can truly connect. I look forward to continuing my involvement with the BIA and contributing to the important work of supporting our merchants and community.



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ANNUAL GENERAL MEETING



## **CDBS BOARD CANDIDATE PROFILES**

### **PROPERTY OWNER CANDIDATES (1-Open Board Seats, 1-Candidate)**

#### **Zemaray Cavas, Property Owner**

My name is Zemaray Cavas (Zem), and I am the CEO and co-founder of Six on The Drive Project, along with three other companies established over the past 5 to 15 years in commercial land acquisition and development, primarily in the Commercial Drive area. My interest in joining the CDBS Board is to contribute my insights and expertise to help improve and enhance the vibrancy of Commercial Drive. I am passionate about supporting the growth of local businesses and ensuring the area remains a thriving destination for both merchants and the community. Thank you for considering my nomination.

# THE DRIVE



**ALWAYS  
ICONIC**

LITTLE  
*italy*



8601

Update your member  
profile and access  
member resources

**COMMERCIAL DRIVE  
BUSINESS SOCIETY**

**thedrive.ca**

#106 – 2055 Commercial Drive  
Vancouver BC, V5N 0C7

