

Weston Village Business Improvement Area (WVBIA) Board Meeting (Minutes)

Date:	January 5 th 2026
Location:	Artscape Weston Commons
Meeting Start Time:	6:03PM
Meeting adjourned at:	7:56PM
Chaired by:	Marilyn McCrea
Attending:	Councillor Nunziata, Romano D'Andrea, Peter Kalamaris, Marilyn McCrea, Jonny Repasch, Sabrina Mukhida, Ned Sabev
Regrets:	

Land Acknowledgement	Yes
Declaration of Conflict of Interest	No
Declaration of Pecuniary Interest	No

Motion to approve the Meeting Agenda:	Peter Kalamaris
Seconded by:	Romano D'Andrea
Vote	Unanimous
Carried:	Yes
Motion to approve the Minutes of August, September and November:	Peter Kalamaris
Seconded by:	Jonny Respasch
Vote:	Unanimous
Carried:	Yes

REPORTS: In order of the Agenda

1. Chair's Report

Discussion Summary (highlights)	Summary of Discussion	ACTIONABLE ITEMS/DATES
	Office Move and Lease Termination The organization successfully vacated its office space on schedule. BIA Coordinator and Co-Chair led the coordination.	- Create 2026 Accomplishment file - Follow up with relevant city departments,

Weston Village Business Improvement Area (WVBIA)
Board Meeting (Minutes)

	The WVBIA street cleaners, and Castlepoint, provided support and storage. 2. Winter Wonderland Event Support The BIA contributed in-kind support to the WVCA’s Winter Wonderland event by providing the sleigh and deploying the street cleaning team during the event. 3. Weston Village Promotional Banners New banners have been installed at the four corners of Weston Village, promoting Weston’s recognition by Toronto Life as the number one up-and-coming neighbourhood. This WBCA initiative is expected to positively influence local businesses. 4. Professionalization of Street Cleaning The BIA now has two cleaners working seven days a week, weather permitting. Improvements include consistent reporting of damaged infrastructure to 311, with photos shared with the BIA. Cleanliness has visibly improved, and the removal of certain benches has reduced loitering and improved pedestrian flow. Community members have noticed and commented	including waste management and transportation, to address overflowing garbage cans, transit shelter maintenance, and remediation options for uneven pavers near the RBC. This includes coordinating next steps with city staff and reporting back to the board on progress.
--	---	--

Weston Village Business Improvement Area (WVBIA)
Board Meeting (Minutes)

	positively on the improved conditions. 5. Upcoming Priorities and City Coordination The BIA is following up with city departments, especially waste management, to address overflowing garbage cans and transit shelter cleanliness. Discussions with Transportation Services are planned for spring 2026 regarding uneven pavers near the RBC and potential remediation options to improve safety and aesthetics. Summary of AGM Discussion 1. Overview of the 2025 AGM The AGM lasted 38 minutes and covered all required agenda items, including recognition of retiring or resigning members. No major issues were raised during the meeting itself. • There was discussion about the challenges caused by the mail strike, which affected delivery of AGM notices. Although all requirements were met, board members agreed that future AGMs should include additional communication methods to avoid similar issues. Suggestions included: • Using flyers or hand-delivered notices • Sending email notifications once the	
--	---	--

Weston Village Business Improvement Area (WVBIA) Board Meeting (Minutes)

	member directory is updated The board acknowledged that the directory's outdated state limited communication options. Social Event Planning for Q1 The executive board discussed hosting a member social event in the first quarter as part of the new member engagement strategy. Key elements included: • A survey of members and shoppers to identify priorities • Using survey results as part of the event content • Incentives to encourage attendance • A target attendance higher than the AGM turnout Chair recommended that the Social Event be handed over to the Marketing sub-committee	
Motion to accept Chair report moved by:	Jonny Repasch	
Seconded by:	Romano D'Andrea,	
Vote:	Unanimous	
Carried:	Yes	
Discussion Summary (highlights)	Board Membership Updates The board accepted the resignation of the now former Secretary (Jovana Guzman - 200-1969 Weston Road) and approved the nominations of: • Ed Chu (Shoppers Drug Mart - 1955 Weston Road) • Vince Chin (RBC - 1906 Weston Road)	

Weston Village Business Improvement Area (WVBIA) Board Meeting (Minutes)

	These nominations will be forwarded to the councillor for the next community council meeting. New members may attend meetings and participate in discussions but cannot vote until formally approved.	
Motion to accept board changes carried by: Seconded by:	Jonny Respach Romano D'Andrea	
Vote:	Unanimous	
Carried:	Yes	

2. Councillor's Report

Discussion Summary (highlights)	Summary of Councillor's Report Discussion	ACTIONABLE ITEMS/DATES
	General Updates The Weston Loop Master Plan passed at council without debate. Facade Improvement Program The councillor reminded the BIA that the city's facade improvement grant program will reopen once the budget is approved. Key points raised: • Applications are first come, first served. • The BIA should notify businesses quickly once applications open. • Some board members expressed concern about the current requirement that applicants complete three types	• Peter Kalamaris will email the BIA office outlining concerns so they can be raised with staff before criteria are finalized. • Peter Kalamaris will email Geno from the Councillor's office regarding the damaged speed humps

Weston Village Business Improvement Area (WVBIA) Board Meeting (Minutes)

	of improvements, which discourages participation. - Women's Shelter Update A community meeting was held about the new women's shelter at Weston and Jane. Attendance was low. Laneway Safety and Traffic Calming Concerns were raised about speeding and wrong-way driving in the Pantelis Kalamaris laneway. - Snowplows recently damaged speed bumps. - The councillor noted that upcoming changes to John Street (one-way conversion) may also help.	
Motion to reach out to transportation to do a feasibility on additional traffic calming and pedestrian safety on the Pantelis Kalamaris Laneway: Seconded by:	Peter Kalamaris Romano D'Andrea,	
Vote:	Unanimous	
Carried:	Yes	

3. Treasurers report

Discussion Summary (highlights)	A new credit card has been obtained, is in active use, and eliminates the need for staff reimbursements.	ACTIONABLE ITEMS/DATES
--	--	-------------------------------

Weston Village Business Improvement Area (WVBIA) Board Meeting (Minutes)

	• A \$20,000 GIC was set up as collateral for the card, and the treasurer currently holds the only card. • The BIA previously operated two RBC accounts: a general chequing account and a savings account used for the farmers' market. Following the November motion, the remaining balance in the savings account was transferred to the chequing account, and the savings account has now been closed. All banking activity will move through the single chequing account going forward, simplifying bookkeeping.	
Motion to accept the Financials for October and November 2025 moved by: Seconded by:	Peter Kalamaris Romano D'Andrea,	
Vote:	Unanimous	
Carried:	Yes	

4. Subcommittee Reports

Discussion Summary (highlights)	Executive Committee-	ACTIONABLE ITEMS/DATES
	Key highlights include the onboarding of new board members and confirmation that the Coordinator will remain in her role, providing continuity and stability. The Executive Committee also successfully decommissioned the office.	

Weston Village Business Improvement Area (WVBIA)
Board Meeting (Minutes)

	Clean Streets- The two casual Clean Streets staff continue to perform extremely well. They have been cooperative and collaborative, including donating their services to community events such as the Weston Go Mural Ceremony and other neighbourhood initiatives. All work is documented daily, including photographic records and reporting vandalism or damage through 311. Clean Streets is exploring potential involvement in planter watering and planter condition monitoring. This would both support the beautification program and provide the Clean Streets staff with increased responsibility, skills development, and deeper engagement with the BIA's priorities. The subcommittee has met and is strongly focused on what we have identified as the "heart" of the BIA: the intersection of Weston Road and Lawrence Avenue. Mitigating challenges at this core location is expected to have a positive ripple effect throughout the broader BIA area. Planters& Baskets- Six landscaping vendors were contacted through BIA and TABIA referrals. Only two submitted formal proposals. The primary challenge remains the scale and complexity of the streetscape, particularly the large in-ground planters, which require significant plant volume, daily watering in warm weather, and extensive soil remediation. Two bids were received The lower-cost vendor JJs Professional Services demonstrated strong vision and proposed a multi-year	
--	---	--

Weston Village Business Improvement Area (WVBIA) Board Meeting (Minutes)

	approach focused on perennials , reducing long-term planting costs. They also indicated a willingness to train Clean Streets staff to assist with watering and planter monitoring. Early commitment is required to secure plant stock; delays experienced in previous years will be avoided.	
Motion to accept the JJ Professional Services to provide an in budget quote for the 2026 Summer/Winter Landscape Installation moved by : Seconded by:	Romano D'Andrea Peter Kalamaris	
Vote:	Unanimous	
Carried:	Yes	
	Marketing- Update on Marketing: AppleTree advised their revised proposal would require the BIA to pay a management fee while AppleTree retained market profits—an arrangement the committee unanimously agreed was not feasible. As a result, the committee initiated a new Request for Proposals (RFP) seeking 2026 market operators. The RFP was issued shortly after Christmas and closes January 12.	

Weston Village Business Improvement Area (WVBIA)
Board Meeting (Minutes)

	At least one proponent has expressed interest and is willing to operate within a zero-budget framework. Key conditions remain: • The market will continue on Saturdays • The event remains BIA-run and BIA-branded, although held on City property • Financial sustainability and minimal financial risk to the BIA are priorities	
Motion that allows the subcommittee to identify and appoint a suitable third-party market manager that aligns with the zero-dollar budget framework, and Proceed with transforming the Weston Farmers' Market into a hybrid community marketplace, incorporating produce, food options, and social/community engagement activities Moved By:	Jonny Repasch	

Weston Village Business Improvement Area (WVBIA) Board Meeting (Minutes)

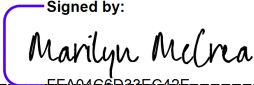
Seconded By:	Peter Kalamaris	
Vote:	Unanimous	
Carried:	Yes	

5. New Business/ Announcements

Discussion Summary (highlights)	A request has been received from the Weston Village Community Association asking the WVBIA to temporarily loan the iHeart Weston sign , a WVBIA-owned asset. The proposal is to relocate the sign to the Memorial Little Street Bandshell area to create an Instagram-friendly photo opportunity during the holiday period.timing noted as January 26 to February 17 . The WVCA will be responsible to move and return the sign, as well as be responsible for any and all damages to the sign	ACTIONABLE ITEMS/DATES
Next Meeting Date	Meeting Date confirmed for March 2, 2026	

Motion to Adjourn Meeting moved by:	Marilyn McCrea
Seconded by:	Peter Kalamaris

Signatures :

Signed by:  _____ March 16, 2026

Chair Marilyn McCrea

Date

Weston Village Business Improvement Area (WVBIA)
Board Meeting (Minutes)

Signed by:

Peter Kalamaris

March 16, 2026

Secretary Peter Kalamaris

Date