

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

Date:	November 3 th 2025
Location:	1969 Weston Road, Suite # 200
Meeting Start Time:	6:02PM
Meeting adjourned at:	7:23PM
Chaired by:	Marilyn McCrea
Attending:	Councillor Nunziata, Romano D'Andrea, Peter Kalamaris, Marilyn McCrea, Jonny Repasch, Jovana Guzman, Sabrina Mukhida, Ned Sabev
Regrets:	

Land Acknowledgement	Yes
Declaration of Conflict of Interest	Yes
	Romano for PAC
Declaration of Pecuniary Interest	No

Motion to approve the Meeting Agenda as amended by:	(Added approval of the September Board minutes) Jovana Guzman
Seconded by:	Peter Kalamaris
Vote	Unanimous
Carried:	Yes
Motion to approve the Minutes of August and September by:	No motion was moved. Secretary to review and revise both August minutes that were never submitted and September minutes due to errors.
Seconded by:	
Vote:	N/A
Carried:	No motion moved

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REPORTS: In order of the Agenda

1. Chair's Report

Discussion Summary (highlights)	- Onboarding for shortlisted candidate who will be coming into the WVBIA Manager role - Monthly work plan has been discussed - Weekly Meetings will be held to ensure progress on the monthly work plan - Termination of the 4 John Street office - The notice of vacating the John Street space has been submitted to the landlord effective December 2025. - Going forward the WVBIA Board meetings will be held in various locations in the WVBIA catchment area. - The WVBIA AGM will be held on Monday, November 24, 2025, at 6 PM at Artscape/Weston Commons. - Due to Canada Post labour disruptions, notice will be shared via social media, email, and posters as advised by the Toronto BIA office.	ACTIONABLE ITEMS/DATES ● Executive committee to review vacating office space ● Executive committee to review obtaining a post office box at the Shopper's Drug Mart at Weston/Elsmere for City notices that are sent via mail
Motion to accept Chair report moved by:	Jovana Guzman	
Seconded by:	Peter Kalamaris	
Vote:	Unanimous	
Carried:	Yes	

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2. Councillor's Report

Discussion Summary (highlights)	- Youth Job Fair held with more than 250 youth visitors - MLSE Social day was also successful - Meeting with Weston in Gear to examine land use in Weston into the future. - Parking regulation changes for Weston Road from King Street to Denison (West-East) to prohibit parking from 7am to 9am and from 4pm to 6pm Monday to Friday on both sides of Weston Road from King to Denison to mitigate congestion Discussion was had regarding a study being completed for the success and impact of this regulation change to identify if more needs to be done - Tenants meeting held - Informal opening of creative commons garden - Cruikshank Park encampment - successful relocation of encampment residents to shelters - Supported the 2025 WVCA AGM, facilitated park permits for local events, and working to activate 3 Little as a community resource by early 2026. - Continuing work on the draft master plan to connect 74 acres of parkland along the Humber River. - Mid Humber Gap: Attended the General Government Committee	ACTIONABLE ITEMS/DATES
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	meeting to support advancing this initiative. - The Councillor confirmed that the City does have a 10-year plan for more cycling-friendly roads as per Vision Zero.	
Motion to accept Councillor's report moved by:	Jovana Guzman	
Seconded by:	Peter Kalamaris	
Vote:	Unanimous	
Carried:	Yes	

3. Sub Committee on Beautification (Planters, etc) Report

Discussion Summary (highlights)	• Subcommittee Update: Two new members — Vince Wang (RBC, branch manager) and Edward Su (Shoppers Drug Mart). • Removed BIA benches from the corner of Weston and Lawrence as per recommendations from TPS and residents. ○ Request for repavement in the spring by the city. • TPS has increased their frequency in the area. • A request for more often waste disposal has been put forward. • Street Cleaning Expansion: WVBIA doubled its cleaning staff to two local workers covering Weston Rd and the full catchment area 7 days a week through 2025. ○ Work Schedule: Cleaners work daylight hours only — one on AM and one on PM shifts.	ACTIONABLE ITEMS/DATES - Meetings with - West law, property manager of West/Law corner. - Astral Media. - MLS to identify alternative solutions for the pigeon problem - Meeting with landscaper to finalize Winter planting
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	○ Equipment & Safety: Both provided with full gear, safety equipment, and disposal locations; not required to work in inclement weather. ● Planters: ○ Incumbent landscaper is being non complaint ○ Reached out to two possibly three other landscapers ■ One of them is to complete 2025 winter installation ■ The other RFQ not RFP for 2026	
Motion to accept the Beautification sub committee report moved by: Seconded by:	Jonny Repasch Jovanna Guzman	
Vote:	Unanimous	
Carried:	Yes	

5. Sub Committee on Marketing

Discussion Summary (highlights)	● UP Mural: Ribbon cutting scheduled for November 22 at the UP Station. ○ Board financially contributed to this mural. ● Winter Wonderland (WVCA): ○ WVCA organizing; WVBIA unable to provide financial support.	ACTIONABLE ITEMS/DATES
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	○ WVBIA will donate winter-themed materials (e.g., lights) and reassign street cleaners to maintain Memorial Park. ○ Event planned for the last Saturday of November, including a Meet Santa. ○ Santa Claus Parade takes place on November 30.	
Motion to accept the Marketing report moved by: Seconded by:	Jonny Repasch Jovanna Guzman	
Vote:	Unanimous	
Carried:	Yes	
	● Apple Tree Market: ○ Partnership active September–October under a \$0 cost agreement (Apple Tree covers all costs and keeps profits). ○ Contract pending finalization. ○ Market mix shifting toward prepared food vendors rather than produce.	

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	○ Discussion on ensuring streamlined management moving forward. ○ Contingency plans (two backup proponents) are in place if Apple Tree withdraws; both offer similar \$0 budget models. Outlook remains positive, with ongoing auditing and evaluation.	
Verbal report about AppleTree moved by: Seconded:	Jonny Repasch Jovanna Guzman	
Vote:	Unanimous	
Carried:	Yes	

Treasurer's Report

Discussion Summary (highlights)	August- September 2025 Financials 2026 Budget - Decrease in the levy - Decrease in the overall budget - Approved at the executive level	ACTIONABLE ITEMS/DATES Ned Sabev clarified that the Budget must be approved at the Board level and not by the executive sub-committee solely.
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August- September 2025 Financials Moted: Seconded:	Jovana Guzman Romano D'Andrea	
Vote:	Unanimously	
Carried:	Yes	
Motion to approve 2026 budget moved by: Seconded by:	Romano D'Andrea Jovana Guzman	
Vote:	Unanimously	
Carried:	Yes	

New Business/ Announcements

Discussion Summary (highlights)	- Confirmation of AGM on Nov 24th - AGM will require year in review - Chair suggests to commemorate 4 board members who have resigned in this year - Chair also discusses a contribution to the Weston Area Emergency Support 'W.A.E.S.' - MLSE Launch Pad letter of support is discussed - PAC letter of support is discussed	ACTIONABLE ITEMS/DATES
	Romano D'Andrea stepped out at 7:17PM	
Motion to accept One time \$500 financial contribution for Weston Area Emergency Support 'W.A.E.S in December Moved By: Seconded:	Jovana Guzman Jonny Repasch	
Vote	Unanimous	

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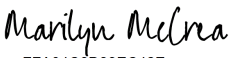
Carried	Yes	
Motion to provide letter of support for MLSE Launchpad Moved By: Seconded:	MLSE launchpad Motion on the floor: Peter Kalamaris Seconded: Jovana Guzman	
Vote	Recorded Vote Jovana Guzman; Y Peter Kalamaris; Y Marilyn McCrea: Y Councillor Nunziata; Y Jonny Repasch: Abstained Romano D'Andrea: Absent during voting due to Conflict of PAC	
Carried	Yes	
Motion to provide letter of support for Performing Arts Center Moved By: Seconded:	PAC letter of support Romano declared a conflict PAC letter of support Motion on the floor : Jovana Guzman Seconded: Peter Kalamaris	
Vote	Jovana Guzman; Y Peter Kalamaris; Y Marilyn McCrea: Y Councillor Nunziata; Y Jonny Repasch: Abstained	

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	Romano D'Andrea: Absent during voting due to Conflict	
Carried	Yes	
	Romano D'Andrea rejoined at 7:22PM	

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

APPROVAL OF MINUTES

Signed by:

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Marilyn McCrea

1/9/2026

Chair

Signed by:

824D99735A6242E...

Peter Kalamaris

1/9/2026

Vice-Chair