

Weston Village BIA
4 John St., Unit 3
Weston, ON M9N 1J3



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Minutes of Wednesday June 11th 2025 Meeting

Location: BIA Office – 4 John St Unit 3 Toronto ON M9N1J3

Time: 6:30 PM

In Attendance: Masum Hossain (Chair), Omar Warsame (Vice-Chair), Peter Kalamaris (Secretary/Treasurer), Jonathan Repasch, Olumide Olatoye, Suri Weinberg-Linsky, Romano D’Andrea, Marilyn McCrea, Jovana Guzman, Councillor Frances Nunziata, Audrey Swartz (Coordinator), Ned Sebev (Economic Partnership Advisor)

Call to Order: The meeting was called to order with quorum at 6:28 PM. It was noted that the meeting was being recorded.

Motion: To approve the agenda

Moved By: Suri Weinberg-Linsky

Seconded by: Jovanna Guzman

Carried 06-11-01

Conflict of Interest – None Declared

CLOSED MEETING: Discussion on HR Matters

Audrey stepped out of the meeting 6:29 pm

Audrey returned to the meeting 6:58 pm

It was asked if we had sent the letter of support of the MLSE launchpad, confirmed that the letter was set.

Motion: To accept May 14th board meeting minutes

Moved By: Peter Kalamaris

Seconded by: Suri Weinberg-Linsky

Carried 06-11-02

Motion: To accept June 3rd special minutes as amended

Moved By: Peter Kalamaris

Seconded by: Omar Warsame

Carried 06-11-03

Chair Report

Presented by Masum Hossain

Masum presented his report, the following comments were made:

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1. Thank Suri and Jonny for helping to set up the opening day of the market. Shailavi gave a positive impression on her first day to vendors. Vans parked on site were moved. Issues surrounding the layout are being worked on by the committee.
2. Explained more details on the information we are waiting on the landlord in terms of rent credit. Basement still inaccessible.
3. There's a cannabis store opened at the old CIBC building (Formerly Bargain Stop 1938 Weston Rd) was this something the Councillor was aware. Previously we received some notice from AGCO when they apply for license. Advised to call the city if they've applied for a license/agco. It was suggested we shouldn't be getting involved with preventing legal businesses. The issue isn't the business type but the quantity. A better approach might be to promote certain business types.
4. Listened to the public meeting on June 4th
 - a. Wasn't mentioned at this meeting any intention to make John St one-way
 - b. Stated the BIA didn't want any parking at the site, this was a misrepresentation
 - c. Romano spoke at the meeting in support and didn't disclose that. Romano explained he attended as a resident.
5. E-mailed Rabia regarding the claim that he has a conflict of interest because his property is part of the application, she advised it is not. Councillor said the conflict is in recommendation four as it references abutting owners.
6. Called for a meeting to discuss any item in his Chair report next Thursday at 11am.

It was brought up that there's still outstanding issues coming up that should be dealt with through the integrity commissioner. The Councillor threatened not to attend further board meetings if these issues continue, and that there will be changes to the board.

Point of Order – the meeting has gone astray, recommend to end this discussion or adjourn the meeting. Noted the integrity commissioner has been engaged on this matter already, we are waiting to hear his recommendations.

Motion: To accept the Chair report

Moved by: Peter Kalamaris

Seconded by: Jonathan Repasch

Carried 06-11-04

Councillor's Report

Presented by Councillor Nunziata

1. Report the garbage behind Osmows to 311

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2. Board has expressed concern on congestion on Weston Rd; going to be changing the parking Little Ave to Wilby 7-9am and 4-6pm as no parking both sides of the street. Adding tow-away zone signage. There was discussion about changing the traffic signals at Weston/Lawrence. Will consider drop-off/pick up zones.
3. Going to wait until the time is right to make John St one-way.

Motion: To accept the Councillor report

Moved by: Jonathan Repasch

Seconded by: Suri Weinberg-Linksy

Carried 06-11-05

Treasurer Report 7:30 pm

Presented by Peter Kalamaris

1. The auditor has been engaged. Had meeting with Audrey and ZMA. Aiming to have audited FS ready for the next board meeting.
2. Closed petty cash, deposited to main bank account.
3. Moving forward we will only be presenting one month end financial at a time

Motion: To approve February 2025 Month-End Financials

Moved By: Suri Weinberg-Linsky

Seconded By: Jovanna Guzman

Carried 06-11-06

Motion: To approve March 2025 Month-End Financials

Moved By: Romano D'Andrea

Seconded By: Marilyn McCrea

Carried 06-11-07

4. Drew attention to the last page of April statement the projected vs actuals. No levy payment is shown, but we have received that in May. Federal grant money is from 2024 Winterfest. Low percentage of expenditures because haven't completed most things; normal because there is mostly planning in the winter/spring. On track to be under budget.

Motion: To approve April 2025 Month-End Financials

Moved By: Omar Warsame

Seconded By: Jovanna Guzman

Carried 06-11-08

Working Group Updates 7:40 pm

Clean Streets Safe Streets on pause, matters are still being discussed. Goal to have a recommendation within the next three weeks.

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No update from the Office/Storage. Confusion as to who was on that working group, Audrey to follow up with those people.

Coordinator Report 7:45 pm

Audrey presented the report, and the following comments and additions were made;

- Any concern that the metal clamps could damage the banner – Audrey didn't think so because the grommet is also metal. Unless the grommet itself is damaged or missed – unknown at this time.
- Difficult for Audrey to assess and provide a proper audit of banners from sidewalk, someone needs to go on the ladder to identify the issues. Recommend to go and repair as needed.
- First identify the banners needing repair and put a limit on Alwis time
- Wasn't able to get a meeting with Kasia to discuss matter, Nicole had been trying as well. Ned offered perhaps it can be a cost share
- It was suggested to change the hardware. At this moment we don't have budget to replace them all, so this is a temporary repair.
- There was trepidation about doing cost-shares with the City following previous experience

Motion: To move forward with recommendation to reattach banners to hardware, labour cost to repair shall be \$20/banner

Moved By: Peter Kalamaris **Seconded By:** Marilyn McCrea

Carried 06-11-09

Motion: To approve purchase of laptop

Moved By: Suri Weinberg-Linksy **Seconded By:** Jovanna Guzman

Carried 06-11-10

- Had emailed the board regarding planter stolen by Aleeza Pizza and being used for their patio. Had reached out to resolve and didn't receive a response. Jonny had tried as well to reach owner, and spoken to the owners wife.
- Asked if the landscaper could move it back, Ned recommended not doing this as its on private property.
- Suggested to go through landlord (BSaR), Carolanna was CC'd. Romano offered to try to call a representative from BSaR.
- Note to assess the planter for any damage.

Motion: To file a police report for the planter if the issue is not resolved by EOD Friday June 13th.

Moved By: Jovanna Guzman **Seconded By:** Suri Weinberg-Linksy

Carried 06-11-11

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- Audrey provided an update regarding the landscaping; Romano and her had a meeting with the landscaper he was in agreement it wasn't to our standards. To mitigate, at no cost, he will;
 - a. Do another round of fertilizer in the hanging baskets
 - b. Try to put in canna lily in the centre of the castle planters, add more plants to fill in the gaps
 - c. Planter beds will be a mix of perennials and annuals, rather than a pollinator garden as per his proposal. Annuals will add more colour.
- Current status they are clearing out the planter beds of the weeds.

Masum left the meeting at 7:53 pm. Omar took over as Chair.

- Romano added the landscaper may be overwhelmed. Unsure if the addition of the canna lily will work out as its being done late. There were some meetings and discussion in the subcommittee, which there was miscommunication he didn't have that information.
 - Red/White theme he didn't get that direction, said was told perennials.
 - The work Val did last year has been all over grown, its hard to identify if any plant she put in made it.

Masum returned to the meeting at 7:58 pm and continued as Chair.

- Temporary fence to be permanent – this was unclear. Generally there needs to be some fencing here to prevent foot traffic.
- He advised time to complete would be one week, which would be tomorrow (June 12th), Audrey to follow up on the timeline.
- Moving forward the budget shouldn't be included in the RFP. Suggest a landscape architect to construct an RFP based on our wants, and we build out budget from that.
- Security – noted that Audrey had circulated correspondence from Armour Security regarding missing reporting. At this meeting, there's no action item on this but it was noted we have not sent out an RFP for security, board to decide the next steps;
 - Intent was explained, to new board members, that after hours the only option for police is the emergency line. Majority of incidents were happening in evening or overnight, security guard is there to observe and report, call 911/311/211 and report to the BIA as well.
 - Suggested that the BIA didn't want to meet with the NCOs; clarified that that was one incident they came for an appointment and door was locked.

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- Perhaps this question can be asked to membership – would they value continuing adding the security guards
- Audrey added some context for the options;
 1. NCOs are contracted to work 9- 5pm, we had previously requested a schedule shift for evening, it wasn't followed through or possible.
 2. We could hire paid duty officer to patrol, this would be more expensive than security and chance of no-shows if they're called to emergency.
 3. clarified the purpose of the weekly meetings with NCOs she set up, wasn't to meet with business owners it was for NCOs and Coordinator share feedback or concerns.
- Mental Health and addiction continues to be an issue, not a police matter this is 211. Reminded the security guard can also make these calls.

Other Business 8:14pm

Omar advised the board that he added the Weston Loop meeting last week, it was a great meeting and it would have been good to have had the opportunity to join the previous three consultations. He is happy to attend any of these meetings when available.

Discussion on Fern Plaza Mural and Opportunity at Weston Go Station

Romano presented his proposal to the board, first by providing some background by his experience providing feedback to the facilitator last year as a resident during initial consultations for the Fern Plaza mural. At this meeting, it was noted that the location is perhaps not the best location (low traffic, windows, cars parked etc). WVCA is working with Councillor to put new mural at the Weston Go station, have received a grant for that but there is gaps in the funding. Proposed the grant for fern be redirected to this mural.

Audrey provided some more background on how the Art Facilitator was involved and project in general, according to her she did not offer an opinion on the mural location she only collected feedback. Reviewed her notes, she did look at other locations and it was in her notes why they may not be best either after further consultation. The board did approve the mural location in 2023, and it was a location identified in the masterplan, so its been a long time of planning. At the time, the board had all agreed more

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concentrated efforts on the expansion area of the BIA. Constraints noted can be rectified through discussion with property owner. The mural was meant to be completed last year, but due to delays had to reapply to finish it this year. Consultant completed only stakeholder engagement part of her work last year, still has more work to do but has been paid \$1000 retainer last year. Noted to the board grant money for mural isn't received, it given once with work is done with receipts, went over the application process and deadlines. Nicole received direction to reapply for the grant with same details in February 2025. Asked Michael Saunders if we can move the grant money for another site, he advised no the grant was only awarded as per the application details, we should use other funds.

A comment that was made in prior meeting regarding Fern Plaza being recognized with a mural for help with expansion area, was brought up and offer as not a strong reason to put the mural there.

Asked if we could apply for another mural grant; no the application portal is closed now. Asked why its not Metrolinx responsibility to maintain the mural; its not their responsibility so WVCA is taking over. Councillor said she could change the location.

Noted previously the BIA had contributed \$25k to a mural at the Go station. It was offered to ask the Councillor to investigate changing the approved location of grant and come back to the board. It was stated that the location had already been approved by the board and involved work from the building owner and changing it now is unfair.

Maintenance plan for 5 years is part of the plan with the WVCA. There was a motion put on the table to defer the item.

Coordinator echoed how she felt it would be unfair to her, property owner, consultant and all the others who were expecting the mural for the board to change their minds in the middle of the project, and to reconsider. The process to make the mural by the deadline takes a lot of time and coordination and by deferring the discussion it will delay the project, and a repeat of last year will occur. Coordinator has already done due diligence with the board approval on this project, suggested instead to do Go station as a separate project. May not be appropriate to give the money directly to WVCA, as a couple board members are board members. They noted they are no longer board members. Councillor suggested having a policy that board members shouldn't be sitting on multiple boards.

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Clarified that the current website for WVCA still has them listed as board members, basing the comment on that observation. Brought it up to suggest that perhaps the BIA pay one contractor directly ex. Graffiti coating. Suri volunteered to look into the WVCA website being corrected.

STEPs is working on consultation for the artist selection, the BIA logo will be on it. Consider mural on the sidewalk at Fern.

Motion: To continue the mural at Fern plaza and look into ways to contribute to other mural at the Go Station

Moved By: Peter Kalamaris **Seconded By:** Suri Weinberg-Linksy

Carried 06-11-12

Discussion on Sponsorship for Neighbours Night Out

Suggested to us marketing budget to sponsor this event on June 22nd

Noted that the background of the request was only circulated to the events subcommittee not the board at large.

Noted that previously advised not to sponsor activities outside of the BIA, but if you can argue it's a marketing opportunity it could be ok. Suggested to sponsor the event with BIA gift card donations, that had been the resolution previously.

Romano volunteered to reach out to the organizers if a gift card donation would be appropriate, and denominations requested. The sponsor amount requested is \$2000, unsure at this time how much we can approve to spend.

Action: Event Subcommittee to have a meeting to decide on the amount, connect with Masum to call a special meeting to move the motion.

Box Murals would like to do a presentation to the board at the July Meeting. They have expanded their mural work from Bell Boxes to windows. Audrey to provide the meeting details.

Next meeting: July 9th, 2025, at 6:30 PM in person at the office.

Meeting Adjournment: Masum called the meeting to a close at 8:55 PM.

Minutes Approved By:

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Signed by:

Peter Kalamaris

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Peter Kalamaris, Secretary

Signed by:

Jonathan Repasch

7B770744EC8849E...

Jonathan Repasch, Member

March 16, 2026

Date

March 16, 2026

Date