



# 2022 Annual Report

# West Broadway Community Organization

## 2022 Annual Report

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### Board of Directors

Leah McCormick- Treasurer

Brent Mitchell

David Nickarz

Gillian Roy - Chair Person

Bruce Speilman

Stacey Watson - Secretary

Monique Olivier

### Annual General Meeting Agenda

Thursday, June 16 - 2022

1. Welcome and acknowledgement 6:05—6:10
2. Call to order 6:10—6:15
  - a) Motion to approve agenda
  - b) Motion to approve minutes of AGM 2021 (see next page)
3. Review of Finances 6:15—6:20
  - a) Presentation of Audited Financial statements
  - b) Motion to approve 2021 audited financial statements
  - c) Motion to approve Craig and Ross as auditors for 2022 fiscal year
4. Board of Directors—Members Election/Acclamation and Chairperson Report 6:20— 6:25
5. Introducing WBCO's new Executive Director 6:25— 6:30
6. West Broadway Awards Ceremony 6:30— 6:40
  - a) Pillar of the Community
  - b) Outstanding Contribution
7. Adjournment and thanks for coming!

West Broadway Community Organization Annual General Meeting Minutes  
June 10, 2021 6:00 pm via Zoom

1. Welcome and acknowledgement: Andrea Shalay, WBCO Board Member welcomed everyone to the 24<sup>th</sup> annual AGM and the second online AGM. Audrey Logan gave a land acknowledgement and thanked WBCO for taking the lead in bringing unity to the community.
2. Call to order: Andrea Shalay WBCO Board Member, meeting facilitator
  - A) Motion to approve agenda: moved by Janet Pigeon, seconded by Penny Tallman. Motion to approved AGM 2021 agenda carried.
  - B) Motion to approve minutes of AGM 2020: moved by Bruce Spielman, seconded by Audrey Logan. Motion to approve minutes from AGM 2020 carried.
3. West Broadway Awards Ceremony: presented by Greg Macpherson WBCO Executive Director
  - Pillar of the Community Recipient (resident): Audrey Logan, leader of Deer Spirit Garden.
  - Outstanding Contribution (community partner): Clinic Community Health Center.Following this ceremony, Greg introduced elected officials in attendance, Jennifer Chen, Leah Gazan, Lisa Naylor and Sherri Rollins.
4. Review of finances:
  - A) Presentation of audited financial statements: Leah McCormick, WBCO Treasurer
    - WBCO finances are in a surplus because of the sale of property located at 198 Sherbrook Street. Leah thanked WBCO accountant, and auditors for their diligent work.
  - B) Motion to approve audited financial statements: moved by Leah McCormick, seconded by Penny Tallman. Motion to approve audited financial statements as is, carried.
  - C) Motion to approve Craig & Ross as auditors for the 2021-22 fiscal year: moved by Leah McCormick, seconded by Penny Tallman. Motion to approve Craig & Ross as auditors for the 2021-22 fiscal year carried.
5. Board of Directors—Members Election/Acclamation and Chairperson Report: Gillian Roy, WBCO Chairperson
  - Gillian acknowledged this has been a challenging year for staff due to the ongoing pandemic. Gillian thanked WBCO staff for the hard work they have done over the last year to support community members immediate needs and help them stay connected to their community.
  - Leah McCormick thanked outgoing board member, Andrea Shalay for her years of service to WBCO.
  - Motion to appoint all returning board members: moved by Penny Tallman, seconded by Vicki (no last name provided)
6. Executive Director's Report: Greg Macpherson, WBCO Executive Director
  - Greg acknowledged the hard work WBCO staff have done through the pandemic. Staff have delivered hampers, tablets and computers to help community members during these challenging times.
7. Greg Macpherson 10 Years of Service: Brent Mitchell WBCO Board Member
  - **Brent gave a speech acknowledging Greg's outstanding service over the past 10 years.**
8. Adjournment: 6:48 pm

# **Report from WBCO Board Chairperson, Gillian Roy**

I am happy to present the 2021/2022 West Broadway Community Organization (WBCO) annual report message on behalf of the Board of Directors. The Board is incredibly proud of the staff and volunteers who ensured we were able to continue to provide such valuable programming in West Broadway, all while COVID-19 continued to impact us. From the growth of our Housing Department, the creation of Deer Spirit Garden, increased programming with the Good Food Club, and the opening of our offices at Crossways in Common, the Board would you to join us in celebrating WBCO's achievements.

WBCO also saw a number of changes at the Board and leadership levels. We said farewell to Board Members Kendra Goertzen and Andrea Shalay, and welcomed in Monique Olivier. We are a lucky board to have such dedicated community members involved in governing and guiding the organization. Near the end of 2021, we also saw the departure of our long time leader, Executive Director Greg MacPherson. Although Greg will no longer be involved in that capacity, we look forward to a continued relationship in our community and with the Board. I'd like to celebrate and thank Ailene for taking on additional responsibilities as the now Good Food Club Director. Let us also share our thanks to Ella, the Housing Coordinator, who kept our organization stable and strong during a tremendous amount of change. These are times of great transition, growth and excitement for WBCO. During these transitions the staff and Board have stepped up to continue on as we prepare for the next chapters for us. Please join me in welcoming new leadership and thank those who tirelessly work on the front lines and behind the scenes for all of us.

Stay tuned for an exciting year of opportunity for WBCO.

-Gillian Roy

Board Chairperson

# West Broadway's Community Safety Program

The Community Safety Program works to achieve the neighbourhood's safety and harm-reduction goals, as prioritized in West Broadway's current Five-Year Community Plan (2016-2021). Activities are organized along three fronts: Community Wellbeing (crime prevention), Active Transportation (pedestrian and cycling safety), and Capacity Building (network and relationship building).

## 2021- 22 Program Highlights:

- WBCO's longstanding partnership with West Broadway Biz facilitation numerous consultations, safety audits, and resource distribution with local businesses. Proactive, thoughtful discussions were held on harm reduction, problematic substance use, homelessness, encampments, chronic poverty, bathroom use, and break-ins.
- Hosted multiple meetings with businesses, local politicians, residents, and other stakeholders, working together to address community concerns around safety and homelessness.
- Ran a community safety workshop series, with monthly workshops on topics related to community safety, geared towards community members and rooted in harm reduction and anti-oppression approaches to community safety.
- In partnership with Nine Circles and the West Broadway Directors Network, produced and regularly updated a West Broadway resource guide.
- Represented WBCO at the Winnipeg Harm Reduction Network, as well as the Network's supervised consumption site subcommittee and political working group subcommittee, and was heavily involved in harm reduction pop-up initiatives organized by the network.
- Represented WBCO at the Police Accountability Coalition (PAC), and was heavily involved in PAC's work to influence changes being made by the provincial government to the Police Services Act, regarding police oversight and accountability.
- Maintained a strong relationship with the West Broadway Bear Clan, regularly collaborating on issues related to community safety and walking with the Bear Clan on patrols.



**Jacob Nikkel**  
**Safety Coordinator**

## Thank you to our supporters and partners:

The Province of Manitoba, Manitoba Harm Reduction Network, Substance Consulting, West Broadway Bear Clan, Street Connections, Central Neighbourhoods, Wolseley Family Place, West Broadway Biz, Youth Employment Services, Jewish Foundation of Manitoba, Richlu Manufacturing, Raber Glove Manufacturing, and Gordon Bell High School

# West Broadway Community Gardens

West Broadway Community Organization owns and/or manages seven community gardens as well as numerous compost sites and raised bed gardens scattered throughout West Broadway. Annual management efforts include:

- Allocating plots, providing resources, organizing, and communicating with gardeners
- Organizing volunteers, supervising Green Team staff and community members performing odd jobs
- Organizing educational garden related workshops, work parties, and community events
- Supporting greening efforts and initiatives in West Broadway
- Partnering with neighboring community organizations on joint programming

## Accomplishments in 2021-22:

**Deer Spirit Permaculture Garden** located at 545 Broadway, had another successful year. Now in its tenth season, Deer Spirit Permaculture Garden has begun to receive a much deserved facelift. Under the guidance of Traditional Ecological Knowledge Keeper, Audrey Logan, and with the help of generous donations and hundreds of volunteer hours from community members and businesses, the garden has been relocated from the West side of the 545 Broadway property to in front of Wilson house. Garden beds and stone walkways have been installed in half of the garden, providing more substantial earth for plants to grow in and a more accessible space for community members to spend time in. The space will continue to be developed in the next year to better showcase traditional Indigenous agricultural practices and to provide a comfortable and welcoming teaching and meeting space for the community.



**Luke Thiessen -Gardens Coordinator**

WBCO recently started the huge task of documenting West Broadway's current **urban canopy status**, and will partner with other organizations to replant many of the boulevards in West Broadway. These tree numbers have continued to decline and Winnipeg's citizens and organizations are working to press the City to replant our beautiful urban canopy.

**Spirit Park Mushroom Bed**—As more outdoor workshops were able to be held, we organized a mushroom growing workshop with Tom Nagy of River City Mushrooms. Planting a wine cap mushroom bed at Spirit Park was educational, cultivating a more diverse gardening experience. Wine cap mushrooms are a very healthy addition to our diets, and this bed will continue to produce for years to come.

## Our Supporters and Partners:

We could not do this work without the generous support of our funders: TD Friends of the Environment, the Government of Manitoba, Take Pride Winnipeg, the City of Winnipeg, Community Foundations Canada, and the Government of Canada.



# The Good Food Club

The Good Food Club (GFC) is a community-led program, an actual 'club' that is open to people of all backgrounds, mobilizing inner city residents to improve food access while addressing complex social conditions of poverty, unemployment, isolation, and chronic physical and mental illness. GFC has a very successful year in 2021-22, despite the multitude of challenges the pandemic put on our world.

## Here are some of this year's highlights:

- Over 2600 participants attended 123 Good Food Club activities
- 252 residents attended one or more of 21 skill building workshops or Safe Food Handling training
- 9 Cooking Classes inspired 104 participants to cook nutritious meals using produce from their Good Food Boxes
- 22 Virtual Social Events were held bringing 542 participants together safely to combat ever growing social isolation during the pandemic
- 2 Virtual Community Dinners brought residents together to receive dinner ingredient kits, create their meals during virtual cooking classes, and attend a large virtual social gathering; 600 servings
- 36 Accessible Exercise Classes (chair yoga and meditation, and Fit Friday: Strength training) taught by local fitness instructor, with 348 participants
- 132 Older Adults participated in at monthly virtual Healthy Seniors and Friends steering committee meetings, helping to drive GFC programming from a senior's prospective
- GFC partnered with LITE (Local Investment Towards Employment) to create 9 hamper packing jobs, paying \$1800 in wages, and provide 224 Alternative Holiday Hampers (totalling \$22,535) to West Broadway families in need during the holiday season
- 13 outdoor West Broadway Farmers' Markets in the summer months provided 512 Farm Boxes containing locally grown produce to West Broadway families, countless volunteer opportunities, and employment and training opportunities
- 15 Good Food Box Pick up Events allowed GFC to distribute 785 Good Food Boxes and 240 Essentials Hampers to West Broadway residents



**GFC Manager Ailene Deller  
and GFC Assistant Nicole Sward**

## Thank you to our supporters and partners:

The Province of Manitoba, Winnipeg Foundation, Graham C. Lount Family Foundation, Local Investment Toward Employment (LITE), Assiniboine Credit union, YMCA, Healthy Living Manitoba, Healthy Together Now, Jewish Foundation, Heart Acres Farm, Buys Home Farm, Adagio Acres, St Benedict's Table, End Homelessness Winnipeg, Broadway Neighbourhood Centre, Crossways in Common, Northway Pharmacy, West Broadway Biz, Magic Bird Chicken, WFP and the hundreds of GFC members and volunteers who make the Good Food Club great.

# OUR YEAR IN PHOTOS



*In April of this year Good Food Club's work over the past 20 years was recognized by Lisa Naylor, MLA for Wolseley, in a Member Statement to the Legislative Assembly of Manitoba.*



*GFC Members help to pack and distribute 224 Alternative Holiday Hampers for West Broadway families in need during the holiday season.*



*Good Food Club and Special Projects Coordinator  
Nicole Sward.*





***Tenant Support Worker Stefan Hodges***



***Tenant Advisor Leon Kananga***



***Huge Zucchini—the Good Food Market***



***Good Food Club member Lise and the GFC rock!***



***Longtime Spring Clean and Snoball Coordinator Aynslie Hinds, and WBCO Community Safety Coordinator Jacob Nikkel at the 2022 Spring Clean Up***

# Housing Initiatives Coordination

West Broadway Community Organization (WBCO)'s Housing Development Coordinator supports the implementation of our neighbourhood's Five-Year Housing Plan in association with local residents and housing stakeholders.

## 2021-22 Housing Program Highlights

This year, three new programs were created in the housing department. The Tenant Organizing Project, Westminster Housing Society Partnership Program, and the Tenant Advisor Program.

- \* The Tenant Organizing Project is the first of its kind in Winnipeg and looks to collective responses to tenancy issues in West Broadway and beyond! We help tenants build relationships and trust with their neighbours, to gain knowledge of their tenancy rights and the confidence to enact their rights through collective action.
- \* The Westminster Housing Society Partnership Program supports Westminster Housing Society tenants with both one-on-one supports and fostering a sense of community among neighbours. This program has been successful in forming meaningful relationships with and between tenants.
- \* The Tenant Advisor Program meets one-on-one with tenants to provide advice and help them to address their tenancy issues. Key topics include rent increase, pest control, eviction, and rights and responsibilities. This project aims to reduce homelessness in the West Broadway neighborhood.



*Ella Rockar, Housing Manager*

## Activity Highlights

- Facilitated 22 tenant meetings in seven apartment buildings, with a total of 96 tenants in attendance.
- Tenant rights information distributed to more than 510 apartment units.
- All Westminster Housing Society tenants (over 90 tenants) were engaged through programming.
- Eight tenants are currently engaged in our newest program, the Tenant Advisor Program.
- Programming showcased in 6 media articles.

## WBCO's Property Improvement Program (PIP)

- During the 2021 Property Improvement Program, \$15,937.29 was disbursed.
- The Program leveraged \$43,535.73 in private investment.
- In total, nine grants were dispersed.
- Many small and local contractors, as well as local labour, continue to be used through the Program.

## Thank you to all our partners and supporters:

The City of Winnipeg, Province of Manitoba, Institute of Urban Studies, Wolseley Family Place, Resource Assistance for Youth, Winnipeg Rental Network, Right to Housing Coalition, Manitoba Law Foundation, West Broadway BIZ, the Centre, Westminster Housing Society, and countless neighbourhood tenants, landlords, and homeowners

# West Broadway Small Grants Program

Thanks to generous support from the Province of Manitoba, WBCO is able to offer small grants to a wide range of community development and capacity building initiatives each year. The following projects were supported in 2021-22:

## RECIPIENTS

Nine Circles Community Health  
1JustCity  
WBCO  
West Broadway Neighbourhood  
Spence Street Social Club  
WB Tenants Association  
Art City  
Bike Winnipeg  
The Clubhouse  
1JustCity  
Art City  
Klinic  
Westminster Housing  
West Broadway Neighbourhood  
WBCO/GFC

## PROJECTS

West Broadway Resource List leaflet  
Wishlist Boutique  
Community Gardens & Composting  
Spring Clean-up 2021  
Spence Street Block Party  
Workshops/Events  
Art City Curbside  
West Broadway Cycling Audit  
Programming Equipment Replacement  
Indoor Dining  
WB Plant People Children's Gardening  
Harm Reduction  
Langside Mural  
Sno-ball 2022  
Winter Celebration Self-Care Series

**Manitoba**





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## INDEPENDENT AUDITOR'S REPORT

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To the Members of  
West Broadway Development Corporation

*Qualified Opinion*

We have audited the financial statements of West Broadway Development Corporation (the Organization), which comprise the statement of financial position as at December 31, 2021, and the statements of operations, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the *Basis for Qualified Opinion* section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as at December 31, 2021, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

*Basis for Qualified Opinion*

In common with many not-for-profit organizations, the Organization derives revenue from fundraising activities, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, verification of these revenues was limited to the amounts recorded in the records of the Organization. Therefore, we were not able to determine whether any adjustments might be necessary to fundraising revenue, excess (deficiency) of revenues over expenses, and cash flows from operations for the year ended December 31, 2021, current assets and net assets as at December 31, 2021.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Organization in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with those requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

*Responsibilities of Management and Those Charged with Governance for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Organization's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Organization or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Organization's financial reporting process.

(continues)

*Auditor's Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Organization to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants  
1515 One Lombard Place  
Winnipeg, MB R3B 0X3  
June 7, 2022



# WEST BROADWAY DEVELOPMENT CORPORATION

## Statement of Financial Position

December 31, 2021

	2021	2020
<b>ASSETS</b>		
<b>CURRENT</b>		
Cash	\$ 238,140	\$ 256,095
Accounts receivable (Note 5)	58,460	60,130
Prepaid expenses and deposits (Note 6)	12,784	13,106
Goods and services tax recoverable	4,410	2,634
	<u>313,794</u>	<u>331,965</u>
<b>CAPITAL ASSETS (Note 7)</b>	<u>692,335</u>	<u>677,383</u>
	<u>\$ 1,006,129</u>	<u>\$ 1,009,348</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>CURRENT</b>		
Accounts payable and accrued liabilities	\$ 30,028	\$ 21,996
Deferred contributions (Note 8)	76,362	94,481
Current portion of long-term debt (Note 9)	-	3,672
	<u>106,390</u>	<u>120,149</u>
<b>LONG-TERM DEBT (Note 9)</b>	-	4,085
<b>DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS (Note 10)</b>	<u>46,075</u>	<u>17,288</u>
	<u>152,465</u>	<u>141,522</u>
<b>NET ASSETS</b>		
Unrestricted	39,620	53,782
Internally restricted (Note 11)	814,044	814,044
	<u>853,664</u>	<u>867,826</u>
	<u>\$ 1,006,129</u>	<u>\$ 1,009,348</u>

\_\_\_\_\_  
Director

\_\_\_\_\_  
Director

# WEST BROADWAY DEVELOPMENT CORPORATION

## Statement of Operations

Year Ended December 31, 2021

	2021	2020
<b>REVENUES</b> <i>(Schedule 4)</i>		
Grants	\$ 506,666	\$ 499,666
Donations	11,622	12,972
Fundraising and other	109,761	106,794
Interest	511	478
Project management fees	19,900	18,000
	<u>648,460</u>	<u>637,910</u>
<b>EXPENSES</b>		
Equipment	17,638	5,485
Insurance	13,626	10,174
Interest	102	11,708
Management fees	19,900	18,000
Office and supplies	10,521	10,850
Phone	21,567	7,660
Professional fees	23,945	49,986
Project expenses	126,836	125,287
Promotions	630	-
Property tax	9,715	9,933
Rent	24,654	29,155
Repairs and maintenance	29,889	14,868
Salaries and benefits	317,087	299,593
Sub-contracts	9,369	10,795
Subscriptions and dues	1,289	3,323
Utilities	9,607	11,049
	<u>636,375</u>	<u>617,866</u>
<b>EXCESS OF REVENUES OVER EXPENSES FROM OPERATIONS</b>	<b>12,085</b>	<b>20,044</b>
<b>GAIN ON DISPOSAL OF CAPITAL ASSETS</b>	<b>1,200</b>	<b>609,658</b>
<b>AMORTIZATION</b>	<b>(27,447)</b>	<b>(29,623)</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES</b>	<b>\$ (14,162)</b>	<b>\$ 600,079</b>

# Thank you to our supporters!



Also enormous thanks to the hundreds of local volunteers who make our efforts possible!

