

**Westdale Village BIA
Meeting Minutes**

Date & Time: Wednesday, February 9, 2022 @ 6:30pm

Location: via ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/84953223339?pwd=eG5ObnFHOFpjamFJZ3ZhOWpaa3QrQT09>

Meeting ID: 849 5322 3339

Passcode: westdale

Present: David (Westdale Law), Donna (Pure Realty Brokerage), Anita (Pace Credit Union), Ilona Santa (Casual Gourmet), Lora (Lora's Walk-in Closet), Ron (HPL), Robert (Westdale Theatre), Tracy (Executive Director – recording)

Guests:

Regrets: Stephanie Wilson/Councillor Maureen Wilson

Declared Conflicts of Interest:

1. **Call to order.** Meeting called to order at 6:36pm with David as Chair.
 - Request from City to now record meetings.
2. **Approval of Agenda. *Motion to approve the agenda. Moved by Anita, seconded by Donna. Carried.***
3. **Approval of minutes. *Motion to approve the minutes of January 12, 2022, with the correction that Donna was absent. Moved by Anita, seconded by Ron. Carried.***
4. **City of Hamilton: Councillor Maureen Wilson (regrets, at other meeting)**
 - COVID-19 update. Hamilton hot spot. Hospitals at or over capacity with some transfers. Expected to settle in Hamilton about 10 weeks.
 - Development updates:
 - 90 Carling St (backs on King property near Food Basics) To construct a 7-storey multiple dwelling containing 100 units. A total of 57 parking spaces are being provided for the site, with 45 below grade, 12 contained on a surface parking area. (activity, depth) – activity on property
 - McMaster residence. The LPAT decision/agreement highlights:
 - Parking requirements (1 space per 4.5 beds, 45 onsite, others within 300m)
 - Bicycle parking
 - Access to units/commercial frontage on Main
 - 1, 2, 3, 8, 10, 15 storeys
 - Demolition and construction???
 - 804-816 King St W (@ Paradise) 6 storey. Approved by the City and ready to proceed.
 - The start date of Westdale construction is not yet confirmed (includes the following):
 - Marion Ave S – resurfacing
 - Marion Ave N – full reconstruction
 - Resurfacing - Cline Ave S – King to Sterling, Whitton Rd, Oakwood Pl
 - Sterling - Sewer chamber work – between Oakwood Pl and Forsyth
 - Sterling – resurfacing King to Forsyth

- Snow sidewalk clearing - starts DEC 2022 – big storm – thank you to CofH for clearing extra snow to make way for parking
- Snow: Councillor’s office met with the Operations team last week and asked them to review the section of Westdale Village that was not included in the sidewalk snow removal program beginning next winter. Issues with “ownership”: Roads vs Parking.
- Churchill Hill Park Phase 2 – north plateau – to start end of March beginning of April
- Laneway behind ScotiaBank and Shoppers – awaiting better weather
- permanent outdoor patios coming to Planning Committee FEB 15th
- Economic Development support for events/arts in BIAs (details to come) racy to keep posted

5. Safety and Security:

- Update on ATM issues – Anita. All ATMs still locked in Westdale. Hopefully when warmer weather they will be open. Some have cameras, security, evening timed locks.
- Crime update: 2 COMMERCIAL robberies – one Main W and one Cline Ave N
- No graffiti problem with weather.
- Westdale alert for someone breaking in to Ainslie house.

6. Westdale Theatre – Bob Crockford:

- Reopened!
- Movies back on with concessions open
- Hamilton Originals continue – was on Monday
- Looking forward to 2022 with no more closures

7. Financial Update:

- Bank Balance as of December 31, 2021 \$29 625.96 (emailed to Board) JAN statement not yet received.
- Deposits coming in: My Main Street funds expected this month
- More year end expenses and revenues to come – activity in February, March
- First half of 2022 levy deposited this week (\$62500)
- Agreement at December meeting to streamline expenses and find efficiencies in 2022 – being worked on with new accounting system.
- HST returns to be submitted, accounting getting online system streamlined, better picture next month.
- David and Anita have updated banking at CIBC, now access to online banking
- ***Motion to receive update. Moved by Anita, seconded by Ron. Carried.***

8. Business updates:

- Real Estate update – Donna.
 - Westdale moving along at a short 15 day cycle for residential.
 - Having commercial spaces available – Mouskos locations. Businesses looking for space in centre of village in theatre area.
 - Listings for student houses to rent out space seeing huge numbers – one listing had 154 student/families looking to rent for September 2022. Another had 130 people looking to lease out the space. Listed apartment on top of Modela’s and had many looking at the space. Have a big shortage for students at Mac. Interesting numbers. Have they increased enrollment? The numbers are alarming. Why?
 - McMaster low ranking on providing residential spots, derelict in providing student living which results in few places for people to live. Lots of people moving to Hamilton.

- Real estate properties hot in Westdale.
- New residence will have 1400 beds, parking an issue
- Maybe we should pull some info together for stats – maybe meet with University and Board members who are governing the University.
- Worthwhile to meet with Maureen and look at stats with a brainstorming session?
- Tracy last gathered stats preCOVID to figure out why residents not shopping/eating in Westdale.
- Good to look at current stats, goes hand in hand with escalating real estate prices
- Growing University, lack of housing, lack of diversity in businesses
- Might be worthwhile set aside separate opportunity, side issues, what is root cause, what is it we are trying to fix, getting stats
- Tracy gather info on other universities, building, OBIAA, Councillor Wilson – want to be part of a solution.
- HPL update – Ron
 - Reduced hours Tue-Thurs 10-6 and Fri- Sat 10-5. Next week opening Monday, extending to 7pm in a few weeks. Programming probably not until summer.
 - Open with limited capacity
 - Construction expected sometime in spring???
- January 31st businesses back open. Feb 21st next stage – 100% capacity.
- Colio Wines and Thornbury Cider shop open beside UPS. Connecting theatre.
- Smoke’s Pouterie coming to UPS building – under renos
- Shoe Repair building more interior demolition – expected Bubble Tea
- Renovations at UPS building and Charlie’s Chopsticks building – 2 cannabis stores to open
- Westdale Barber moving beside Pita Pit end of February
- Renovations going on at former Langley Cleaners (building permit posted) - Pizzaiolo
- Little action at building where fire was beside Dragon Court (reached out to owner, nothing)
- Rapid testing for small businesses out of stock but more expected back through Hamilton Chamber of Commerce (waiting to hear back when more arrive). Rapid tests.
- Patios – steps to make them permanent, coming for spring 2022. We are ready! Businesses all ready to reapply (BIA letter of support), BIA to book extra parkette areas for markets, events, activities, etc. (flexible options). Hoping for April 1st.
- Cannabis shops – two more to open, side by side. No word on opening
- Former Pete and Kay location – property owner not actively looking for a tenant, just waiting to see if COVID gets by to market space and list for lease.

9. Streetscape:

- Light displays can change colour. Pink for Valentines, Green St. Patrick’s Day, etc.
- Ice and snowplows have caused some electrical issues – will sort after winter storms over
- Planters ordered for 2022. Secured, designed and organized with Mallord.
- Ferns in patio planters to “soften and clean”. May need more in 2022 as patios expand.
- Looking at art projects (CofH funding) to see what is possible. Westdale High, local students
- Snowflakes switchover to Ws in March.
- Westdale gateway signs? painting platinum where burgundy (flaking now) with light strips – something to think about for summer students project

10. Strategy:

- Theme: Westdale Village is alive and open for business, activity, live arts
- Fresh, green, outdoor, safe – shop local, eat local, support local
- Tourism: Outdoor fresh – skating, trails, hiking, canoe, kayak, etc. (local, gas prices)

- LIGHTS colours
- Farmers and Artisans Market – Tuesdays 4-7pm June – October
- Westdale Live weekends June – October: hopefully no restrictions, but we are ready
- Outdoor dining patios (large permanent plus parkettes for activities)
- Live Music, art and artisans – looking at options for CofH grants
- ArtsFest, ArtsWest, OktoberWest – outside funding for events
- Billboards for all 2022 – Main @ Haddon, Hwy 403 (ArtFest, ArtsWest, OktoberWest buys)
- Flowers for businesses to give to customers for Easter & Mother’s Day? Cost ~\$600 per date.
Motion to spend up to \$1500 for flowers. Moved by Ilona, seconded by Donna, Carried.
- 2022 schedule:
 - February – Valentines
 - March – St. Patrick’s, March Break
 - April – Easter, patios?
 - May – Mother’s Day, patios
 - June – ArtsFest JUN24-26, Westdale Live, Market, Fathers’ Day (poster), patios
 - July – Canada, Westdale Live, Market, patios
 - August – ArtsWest AUG12-14, Westdale Live, Market, patios
 - September – Truth and Reconciliation, Harvest, Westdale Live, Market, patios
 - October – OktoberWest SEP30-OCT2, Harvest, Westdale Live, Halloween trick or treat, Market, patios
 - November – Hamilton Day NOV5, Winter Wander NOV25-27, free parking, Christmas
 - December – Christmas, free parking
- Grants looked at to see what is possible to enhance

11. New business.

- Get in the Loop. Casual Gourmet signed up, others joining, better options than last year. Tracy to connect with Michael and report back next month. Ilona to report back how going for Casual Gourmet. Ping service now on. Presentation with Hamilton Day good to review.
- Eat a beet – Foods for Kids. Social media challenge. Donate to foods for kids and challenge some friends to do it. Firefighters came to Casual Gourmet.
- Westdale Theatre Love campaign for donors to sponsor monthly.
- BIA sponsorship of family movies plus giveaways.
Motion to spend up to \$4000 for family movies sponsorship and giveaways to promote. Moved by Ilona, seconded by Lora. Carried.
- Princess Point RBG skating rink - cost \$10/car, busy, proceeds to RBG, skating going well

12. Next Meeting March 9, 2022 at 6:30pm via ZOOM

13. Adjournment. **Motion to adjourn. Moved by Lora. Carried.** Meeting adjourned at 7:53pm.