

**Westdale Village BIA
Meeting Minutes**

Date & Time: Wednesday, April 13, 2022 @ 6:30pm

Location: via ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/83046463965?pwd=RDRxM2NuSUlzSGltdlBtU3kwVEFzUT09>

Meeting ID: 830 4646 3965

Passcode: westdale

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

Guests:

Regrets: Ron (HPL), Robert (Westdale Theatre), Councillor Maureen Wilson

1. **Call to order.** Meeting called to order at 6:58pm with David as Chair.
 - Request from City: Code of Conduct training for Local Boards. Attendance recommended. April 21, 2022: 10 am to 12noon or 3-5 pm or 6-8 pm. Tracy will attend 6-8pm. Location: DBHSC McMaster University 100 Main St W, Hamilton, ON L8P 1H6. Room 2032 Attendance recommended. Virtual training will be offered at a later date. Email Tracy if you would like to attend any of the options.
2. **Approval of Agenda. *Motion to approve the agenda. Moved by Donna, seconded by Anita. Carried.***
3. **Declarations of Interest.** None.
4. **Approval of Minutes of Previous Meeting.**
 - ***Motion to approve minutes from March 9, 2022. Moved by Anita, seconded by Lora. Carried.***
5. **Delegations.** None.
6. **Consent items.** None.
7. **Presentations.** None.
8. **Discussion Items:**
 - A: **City of Hamilton: Councillor Maureen Wilson**
 - Permanent outdoor patios approved – thank you Councillor Wilson April 1st – start. (more tables, umbrellas, etc. coming)
 - 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.
 - McMaster residence. The LPAT decision/agreement reviewed in FEB meeting
 - Demolition and construction to start – Councillor Wilson has motion up to look at demolishing sooner. Some building starting to come down on Main.
 - 804-816 King St W (@ Paradise) 6 storey. Approved by the City and ready to proceed.
 - Across the street (activity, depth) – activity on property/clean-up/survey???
 - Snow sidewalk clearing - starts DEC 2022
 - confirmation on all Westdale Village King St W sidewalks?
 - Roads/Parking working out obligations
 - Westdale construction 2022:
 - Marion Ave @ King to N & S Oval) – sewer work completed
 - Paisley Ave @ King – green charging station setup. Aware in the patio area is located for 6 months of the year. No previous consultation with BIA. BIA put in last minute

request upon hearing of construction the next business day and request to move location was denied. Set up signs in garden

- Notice of construction
- Second Cup closure

UPCOMING CONSTRUCTION:

- 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
- Churchill Hill Park Phase 2 – north plateau – to start end of March beginning of April
- Laneway behind ScotiaBank and Shoppers – job still needs to be completed from 3-4 years ago by the City.
- Economic Development support for events/arts in BIAs – disappointing that just offered one 40 minute concert. Unfortunate new position not to assist local tourism – real disconnect with Hamilton Tourism for BIAs. Requested to have better use of this program for Westdale as we have own sounds and event organizing. \$750 000.00. Strech.
- Garbage – City, patio, garbage, 6 bag limit, everyone pays huge taxes, not fair to businesses, Bryan Prince all of a sudden has an issue after 25 years, Lazeez is being cooperative, Monday & Wednesday, get Councillor Wilson involved

B: Financial Update (Anita, Tracy):

- Bank Balance as of March 31, 2022 \$107410.03 (MAR statement - emailed to Board)
- More year end expenses to come.
- Agreement at December meeting to streamline expenses and find efficiencies in 2022 – Anita and Tracy working with new accounting system and figuring things out.
- Anita working hard to get system up and running.
- ***Motion to receive financial update. Moved by Anita, seconded by Donna. Carried***

C: Westdale Theatre (Bob):

- Opened! Movies back on with concessions open, going ok
- Vaccination requirement ended
- Hamilton Originals virtual, music, comedy, continue
- Fundraiser for Ukraine May 5th

D: Safety and Security (Anita, Tracy):

- Update on ATM issues. TD putting in an outdoor ATM. Everyone still locking doors. Will watch machines freeze, issues with homeless in area. City debris in back alley.
- Crime update: 1 residential and 1 commercial burglary on Main West, 2 burglary from vehicle outside of BIA

E: Real Estate update (Donna):

- Commercial – good demand for commercial space, a lot of demand to get in BIA, look at extending to outside area – people want in, 3 month rollout – rental licensing, business licensing, affects BIA area, past present and future rentals, resident licensing -pilot project – map, BIA. New businesses would have to pay to be in the BIA. Was looked at previously. Defer for now.
- Residential – inventory coming up so more listings, returning to normal.

F: HPL update (Ron): regrets

- CLOSED NOW for RENOS
- Construction started and expected for a few months
- Better insulated, last done about 20 years

G: Business updates (Tracy):

- Smoke's Pouterie coming to UPS building – under renos, getting closer
- Colio Wines expecting to have an official opening
- Whole signage getting, property improvements grants, look very
- More renovations at UPS building – for lease sign down
- Charlie's Chopsticks building – 1 cannabis store to open in May, the other no longer opening and for lease sign went up and down quickly, a new business to come
- Shoe Repair building now a Bubble Tea – Presotea now open (Taiwan chain).
- Westdale Barber beside Pita Pit and is open
- Pizzaiolo sign up today – opening soon
- Some activity at building where fire was beside Dragon Court, renos moving along. Landlord not responding but people interested in leasing it.
- Pure Realty to move office to a property they own – soon to be OMG Frozen Treats (2 locations in Brantford) to open for summer.
- Rapid testing for small businesses in stock at Hamilton Chamber of Commerce
- Patios – mostly set-up, delay in City getting approvals done. Tents up at Paisley Coffee, none in front of Theatre, all accessible without barriers, room for distancing and accessibility, patios away from banks, which are utilized a lot, uses no accessible parking. BIA reviewed plan with accessibility in mind and plan. Accessibility was reviewed/considered in plan.

H: Community Outreach (Tracy):

- Filomena Tassi MP – visit to Westdale now in May TBC - business visits
- McMaster University – information on enrollment, residences, capacity, housing, etc.
 - Move to further discussion and group to research/recommend solutions
 - Residence, mask policy extended to end of May

I: Streetscape (Tracy):

- Light displays well received
- Planters ordered for 2022. Secured, designed and organized with Mallord. Deposit cheque cashed in March.
- Ferns in patio planters to “soften and clean” - waiting for warmer weather
- Looking at art projects (CofH funding) to see what is possible. Westdale High, local students
- Snowflakes switchover to Ws this month done and trees repaired at no cost (from December)
- Some electrical work needed, some damage to garden outlets from snowplows, some ice damage, will look at weather gets better. Bus shelter damage.
- Thank you Healthcare workers signs out again? Later in March?
- Westdale gateway signs - painting platinum where burgundy (flaking now) with light strips in spring with students

J: Strategy (Tracy):

- Theme: Westdale Village is alive and open for business, activity, live arts and PATIOS!
- Fresh, green, outdoor, safe – shop local, eat local, support local
- Tourism: Outdoor fresh – skating, trails, hiking, canoe, kayak, etc. (local, gas prices)
- 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)
- Portable tables and other tents will again be used for events like ArtsFest, ArtsWest, etc.

- ArtsFest, ArtsWest, OktoberWest – outside funding for events
- Billboards for all 2022 – Main @ Haddon, Hwy 403 (ArtFest, ArtsWest, OktoberWest buys)
- 2022 schedule:
 - April – Easter weekend (flowers), patios open
 - May – Mother’s Day weekend (flowers)
 - June – ArtsFest JUN24-26, Westdale LIVE!, Market
 - July – Canada, Westdale Live, Market
 - August – ArtsWest AUG12-14, Westdale Live, Market
 - September – Truth and Reconciliation, Harvest, Westdale Live, Market
 - October – Oktober West SEP30-OCT2, Harvest, Westdale Live Halloween, Market
 - November – Hamilton Day NOV5, Winter Wander NOV25-27, free parking, Christmas
 - December – Christmas, free parking
- Looking at Get in the Loop – difficult for businesses to spend right now
- Grants looked at to see what is possible to enhance – tough go right now

Motion to approve and receive discussion items.

9. Notice of Motions

10. Motions

11. General Information/Other Business

12. Adjournment.

- ***Motion to adjourn. Moved by Ilona. Carried.*** Meeting adjourned at 7:52pm.
- Next Meeting May 11, 2022 at 6:30pm