

**Westdale Village BIA
Meeting Minutes**

Date & Time: Wednesday, May 11, 2022 @ 6:30pm

Location: via ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/86285392266?pwd=bEYzcnFydmZ2NG9XTHk1ZVo0WkplZz09>

Meeting ID: 862 8539 2266

Passcode: westdale

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

Guests:

Regrets: Ilona Santa (Casual Gourmet), Ron (HPL), Councillor Maureen Wilson

1. **Call to order.** Meeting called to order at 6:38pm with David as Chair.
2. **Approval of Agenda.** *Motion to approve the agenda. Moved by Anita, seconded by Donna. Carried.*
3. **Declarations of Interest** None.
4. **Approval of Minutes of Previous Meeting.**
 - April 13, 2022
 - *Motion to approve the minutes of April 13, 2022. Moved by Anita, seconded by Donna. Carried.*

5. **Delegations** None.
6. **Consent items** None.
7. **Presentations** None.
8. **Discussion Items:**

A: City of Hamilton: Councillor Maureen Wilson

- Lack of housing/affordable housing an issue. McMaster has not supplied enough housing. Concerns about affect on Westdale, housing prices, availability, etc.
- Permanent patios open! Some delays in getting permits/approvals
- Development updates:
 - 90 Carling St (backs on King property near Food Basics) work proceeding.
 - McMaster residence. LPAT decision approved. Demolition and construction to start. Motion at Council.
 - 804-816 King St W (@ Paradise) 6 storey. Approved by the City and ready to proceed.
- Snow sidewalk clearing - starts DEC 2022
 - confirmation on all Westdale Village King St W sidewalks?
 - Roads/Parking obligations – waiting confirmation, under discussion.
- 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.

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
- Laneway behind ScotiaBank and Shoppers – job still needs to be completed from 3-4 years ago by the City. Keeping on agenda until completed.
- LRT – some buildings torn down. Reminder request King 1 bus to remain through Westdale Village and request for another LRT stop needed between Longwood and Cootes.

B: Financial Update (Anita, Tracy):

- Bank Balance as of April 30, 2022 \$92789.79 (APR 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.
- ***Motion to receive financial update.***

C: Westdale Theatre (Bob):

- Opened! Movies back on with concessions open, lower attendance numbers
- Vaccination requirement ended
- Hamilton Originals continue
- Fundraiser for Ukraine May 5th – good turnout
- Family movies paused for now and then will restart in the fall with extras at Halloween and Christmas

D: Safety and Security (Anita, Tracy):

- Update on ATM issues. Pace reopened ATM 2 weeks ago and seem no issues. Once new merger with Alcona. TD getting an outdoor ATM installed – may have issues with cold weather. Some issues with people messing overnight in the theatre front lobby area.
- Crime update: 1 residential and 1 commercial burglary on Main West, 2 burglary from vehicle outside of BIA.
- Issues with McMaster students taking items – mischief and theft causing safety issues, only filming and photo of students will stop the activity
- Not much graffiti right now – seem to be ok

E: Real Estate update (Donna):

- Commercial – a couple spots with Gus listed and Basilique for sale. Pure Realty location relocating sooner because tenant wanted in sooner
- Residential – listings up, in Westdale properties are staying on market longer (20 days vs 13)

F: HPL update (Ron): regrets

- Closed for now.
- Construction started and expected for a few months

G: Business updates (Tracy):

- Smoke's Pouterie coming to UPS building – open
- Colio Wines expecting to have an official opening, patio
- More renovations at UPS building – for lease sign down
- Charlie's Chopsticks building – 1 cannabis stores to open in May, the other no longer opening and for lease sign went up and down quickly
- Shoe Repair building now a Bubble Tea – Presotea now open (Taiwan chain).
- Westdale Barber beside Pita Pit and is open

- Pizzaiolo sign up today
- Some activity at building where fire was beside Dragon Court , renos moving along
- Pure Realty – soon to be OMG Frozen Treats (2 locations in Brantford)
- 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.

H: Community Outreach (Tracy):

- Filomena Tassi MP – visit to Westdale now in June 10 - business visits

I: Streetscape (Tracy):

- Light displays well received
- Planters coming June
- Ferns in patio planters to “soften and clean” - coming this week
- 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.
- City will clean up the gardens, perennials coming out
- Thank you Healthcare workers signs out again? Later in March? Plan to put out.
- Westdale gateway signs - painting platinum where burgundy (flaking now) with light strips in spring with students
- 2 summer students funding will work on events, streetscape, logistics, market, mulch

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) - City will not let us unless we want to close it the whole time until OCT 31 – worse for accessibility. Should we appeal it? Probably best to leave it as issues to get businesses their patios. Will need to pay for the parking spots that we use for the Tuesdays markets and artisans. We can't really do as much as we wanted. Will not have artisans – we did not charge as we were trying to support artists. Patios solved for businesses and theatre.
- Market very popular – busier on Tuesdays for businesses
- 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:
 - 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
- Parking revenue for 2022 will be the same as 2019 – very thankful.

Motion to approve and receive discussion items. Moved by Anita, seconded by Donna. Carried.

9. Notice of Motions

10. Motions

11. General Information/Other Business

12. Adjournment. *Motion to adjourn. Moved by Lora. Carried.* Meeting adjourned at 7:48pm

- Next Meeting June 8, 2022