

**Westdale Village BIA  
Meeting Minutes**

**Date & Time:** Wednesday, April 12, 2023 @ 6:30pm

**Location:** via ZOOM

<https://us02web.zoom.us/j/81251280184?pwd=b2F2dkw1aVvV3c5LzllSEJlbW5oUT09>

**Meeting ID:** 812 5128 0184

**Passcode:** westdale

**Present:** David Simpson (Westdale Law), Anita Shilliday (Pace Credit Union), Ilona Santa (Casual Gourmet), Robert Crockford (Westdale Theatre), Biyao Hu (Second Cup Westdale), Paul Milki (Westdale Cupcakes), Isha Soni (Pizzaiolo Westdale), Jordan Geertsma (Snooty Fox), Councillor Maureen Wilson, Tracy (Executive Director – recording)

**Regrets:** Ron Gabor (HPL)

1. **Call to order.** Meeting called to order at 6:36pm with David as Chair.
2. **Approval of Agenda.** *Motion to approve agenda, moved by Jordan, seconded by Anita. Carried.*
3. **Declarations of Interest** None.
4. **Approval of Minutes of Previous Meeting.**
  - *Motion to approve the minute of March 8, 2023. Moved by Paul, seconded by Anita. Carried.*
5. **Delegations** None.
6. **Consent items** None.
7. **Presentations** None.
8. **Discussion Items:**

**A: City of Hamilton: Councillor Maureen Wilson**

- Patios open! Thank you to Councillor Wilson and Council for covering patio application fee.
- March 29 Budget before Council. Highlights include a 5.9% tax increase. Comparison increases: Burlington 7.9% TO 7. Mississauga 5%. Guelph 5.3%. Not insignificant but necessary because of federal and provincial governments lack of support on housing. Housing was 100% prov paid now 70/30 city. Housing homelessness top priority – should not be a hole filed by households, but has to be. ON is only province housing paid by property tax. Playing catch up being frugal to point of irresponsible – so increase in capital. Public health increase paramedics. Ambulance another service downloaded to property taxes. Premier Mike harris made significant tax changes in 2000. Reducing single occupancy vehicle year 7 hamilton transit plan – moving away from vehicle more sidewalk clearing, accelerating cycling master plan 2009 – had a refresh in 2019 – was 25 years but accelerated to move up. This budget - can't watch infrastructure crumble, invest in core, caring for people. Ward 1 taxes run 3 to 1. Residential taxpayers carry most of burden. More tax revenues with businesses to alleviate tax burden. Vacant housing initiative add to revenue estimate? VUT vacant unit tax. Vancouver first to have it and then Toronto and Ottawa. Hamilton applied and got approval. All funds will go to affordable housing initiative. Because of financialization of housing market then have vacant homes. People wait for it to increase in value, trying to create incentive to have housing.
- Street closure Sterling Whitten to Forsyth APRIL - AUGUST – important work, large underground chamber. Chamber upgrade will improve water in Coote. Will have some
- Development updates:
  - 90 Carling St (backs on King property near Food Basics) - Construction moving along. Rental and 7 stories. 100 units. Some affordable

- McMaster residence. Demolition complete. Residence expected to be completed for September 2025 – announced in PACCAR this week. Moving to fulfill all site plans that they agreed to
- 804-816 King St W (@ Paradise) 6-storey. Approved by the City and ready to proceed.
- Westdale construction 2023:
  - Marion Ave S – resurfacing next two weeks
  - Marion Ave N – full reconstruction – subsurface damage done from Churchill park works
  - 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 construction – park being used much more
- 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.
- EV charging station – electricity installed, EV must pay for parking spot when charging
- Anybody can park there. Can charge on other side.
- Support for streetscape from Councillor. Tracy to meet with Councillor.

**B: Financial Update (Anita, Tracy):**

- Bank Balance as of March 31, 2023 is \$78, 802.42
- A few more receivables and payables to happen in April.
- Received grant funds for 2022 expenditures \$28 000 + \$3289.63 bonus.
- Funds to come: \$4520 reimbursement from City for consultant action plan, contribution to operating fund and parking revenue amounts expected to be determined in May/June
- HST 2020 and 2021 ~\$10000 to come later in 2023
- Working to finalize things for audit and bring things up to date – a few more documents needed, auditor will use what have now from accountant
- Anita and Tracy working to get accounting up to date – new accountant with BIA expertise
- Agreement to move account to PACE Credit Union from last meeting update: Pace to changeover to Alterna so will wait until May/June to change account (their system is being changed over and updated first)
- ***Motion to receive financial update. Moved by Anita, seconded by Robert. Carried.***

**C: Westdale Theatre (Bob):**

- Attendance numbers increasing, working on other programming
- Special programming (Hamilton Originals, film talks) continues
- Private rentals bringing in revenue, focus for theatre = more than just films
- Harry Potter series – BIA is sponsor – excellent attendance
- Star Wars series starting
- New series with Grass Hut as sponsor on April 20<sup>th</sup>
- Other films having very good attendance
- Increase in number of people coming to Westdale for the Theatre
- Sell outs on a number of things
- BIA working well with Theatre

**D: Safety and Security (Anita, Tracy):**

- Update on ATM issues seem to be resolved with all ATMs now being locked overnight
- Crime update: no reported in BIA area crime since last meeting. One residential burglary and motor vehicle theft well outside of BIA

- Window broken at Subway yesterday ~2am, doesn't appear to be anything taken
- Theatre – alarm set off contact ~2am, contact not found so replaced, did not break in
- Attack on Sterling – article in paper
- TBC – test market video to be set up, funds to cover

**E: Real Estate update (Tracy):**

- Commercial: for lease at former Cuppa Tea, beside Dragon Court
- Residential: homes are selling in area, general lower sales for Hamilton, desirable place to live with walkability
- Doors Open, Jane's Walk – David and Tracy to chat. Free publicity
- Westdale TV van in 1960s on FB in California. Westdale TV – longest running store in Westdale. Peter Goesinger. May 6 & 7 will be Jane's Walk and Doors Open.

**F: HPL update (Ron):**

- General update – regrets from Ron, but sent an update
- Statues quo, afternoons busy, slowly gearing up for summer programming, book sale planned for one of the BIA event weekends

**G: Business updates (Tracy):**

- PATIOS OPEN! Need to purchase pylons and umbrellas. ***Motion to spend up to \$2000 for more pylons and umbrellas. Moved by Anita, seconded by Jordan. Carried.***
- More renovations at UPS building – a couple more food places expected to open soon, building painted, new signs coming, Basilique being renovated
- Building where fire was beside Dragon Court - renos seem mostly complete.
- Retail artists shop to open sometime after renos at 948 King St – new front windows & doors
- Former Pete and Kay location – upstairs residential main floor expected to be a restaurant, but not yet listed for lease
- Cuppa Tea location listed for lease
- New businesses in basement of 1038 King St West - One4All First Aid & CPR Services
- Business Awards of Excellence – congratulations to winners Nannaa Eatery and Mikel Coffee. Very grateful winners.

**H: Community Outreach (Tracy):**

- McMaster PACCR – meeting March 6<sup>th</sup>. Increased education move-out April 30<sup>th</sup>
- Hopefully nothing taken from Westdale Village

**I: Streetscape (Tracy):**

- A bit more electrical work to be completed when better weather (some outlets) – supply issue with some of the outlets needed
- Snowflakes switched up last week of March
- Snowflakes in storage. Looking at less expensive local alternatives.
- Planters being moved to surround patios with pansies and curly willow in planters to cover until June. Some vine to take cool nights in planters and the reused once ferns ready for patio planters.
- Summer planters ready for early June – confirmed funding for part from City – they will pay our grower directly
- Earth Day community alleyway cleanup April 22<sup>nd</sup>, other BIA earlier in the week. Request to print and purchase picks. Ok to cover for coffee for volunteers?

***Motion to spend up to \$300 for coffee, printing, pick up sticks for clean ups. Moved by Anita, seconded by Robert. Carried.***

- After cleanup, hostas to plant in alleyways with students (donated by community members)

#### **J: Strategy (Tracy):**

- PATIOS and outdoor fresh. Westdale scooters being well used.
- Tourism: hiking, canoeing, kayaking, connection to hotels and visitors
- Theme: Westdale Village is alive and open for business with activity to SHOP LOCAL, tourism draw with patios and live music = shop & dine
- Outdoor fresh, safe – shop local, eat local, support local
- Experiences in Westdale: dining, cooking classes, hiking, coffee shops, art, lighting
- Farmers market to run JUNE 13 – OCT 3 with option for maybe some earlier promo pop-ups for Mother’s Day.
- BIA Policies: required to be brought up to date. APR meeting: discuss suggested templates
- Social media policy to consider:
  - Promotion of local shopping, dining, services, experiences, events, activations
  - Support local small business (shop, dine, service, etc)
  - Not the job of the BIA social media to act as an advertiser of any business, rather to give a flavour of the area and promote events
  - Engagement priority and a focus - rewarded with activity
  - Increase followers priority
  - Like/share Westdale BIA business postings
  - Like other BIAs and BIA business postings
  - No political/issues statements or positions
  - Open invitation for businesses to send info
  - Photos/video created by BIA used
  - Community wishes for general statutory holidays
  - Business features rotating, invitation for BIA to take interior photos
  - Agreement for above social media policy
- Geocash in Westdale? Tracy to look and report back.

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

#### **9. Notice of Motions None**

#### **10. Motions None**

#### **11. General Information/Other Business**

If you think of ideas – please share – environment, streetscape, retails, promotional, festival, if see something somewhere else then share.

#### **12. Adjournment.**

- Next Meeting WED 10 MAY 630pm 2023 (2<sup>nd</sup> Wednesday of the month).
- 2023 schedule: all meetings at 630pm. Keep virtual for now.  
WED 10 MAY. WED 14 JUN. WED 12 JUL. no AUG meeting.  
WED 13 SEP. WED 11 OCT. WED 8 NOV (AGM). WED 13 DEC

***Motion to adjourn. Moved by Anita. Carried.*** Meeting adjourned at 741pm.

Thank you everyone doing something civic minded and helping our community.