

**Westdale Village BIA
Meeting Minutes**

Date & Time: Wednesday, March 8, 2023 @ 6:30pm

Location: via ZOOM

<https://us02web.zoom.us/j/86930213328?pwd=Y2JOZXhtajN4N05yMUtaZ2hnV055Zz09>

Meeting ID: 869 3021 3328

Passcode: westdale

Present: David Simpson (Westdale Law), Anita Shilliday (Pace Credit Union), Ron Gabor (HPL), Ilona Santa (Casual Gourmet), Biyao Hu (Second Cup Westdale), Paul Milki (Westdale Cupcakes), Isha Soni (Pizzaiolo Westdale), Jordan Geertsma (Snooty Fox), Tracy (Executive Director – recording)

Regrets: Councillor Maureen Wilson, Robert Crockford (Westdale Theatre)

1. **Call to order.**
2. **Approval of Agenda. *Motion to approve the agenda. Moved by Anita, seconded by Ron. Carried.***
3. **Declarations of Interest** None.
4. **Approval of Minutes of Previous Meeting.**
 - ***Motion to approve the minute of February 8, 2023. Moved by Anita, seconded by Ron. Carried.***
5. **Delegations** None.
6. **Consent items** None.
7. **Presentations** None.
8. **Discussion Items:**

A: City of Hamilton: Councillor Maureen Wilson

- Permanent patios continue for April 1, 2023 – October 31, 2023. City will not be covering costs for the permits/fees in 2023. Patios to be discussed later in agenda.
- Development updates:
 - 90 Carling St (backs on King property near Food Basics) - Construction moving along
 - McMaster residence. Demolition complete. Residence expected to be completed for September 2025 – announced in PACCAR this week.
 - 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 – yes for sidewalks in BIA on King St W and Sterling – along bus route, including parkettes by Theatre and Pace
 - some spots missed, reminders to City seem to be working. Issue with clock parkette,
- Westdale construction 2023:
 - 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 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 – issues with getting charging station working. Alectra coming to set up within next two weeks. Reminder: BIA had to urgently move patio in 2022 to make way for charging station, although known a patio would be there when installed. Unfortunate that there was no consultation with BIA regarding decision for location chosen and installation.
- Pay for parking when EV charging? EV charging working? Tracy to follow up with City.

- Issues with back alley plowing – laneways, sidewalks, accessibility: City of Hamilton property, residents have to clear the City section. Sam, owner of apartment building beside Paisley Coffeehouse, owns a snow plow and will plow for a fee – quick response, an option for businesses. Sam has previously inquired about BIA paying to clear parkettes and alleys.
- Truck Route Master Plan just out – City collaboration with community and BIAs. No changes affect Westdale – good to have BIA voice heard.

B: Financial Update (Anita, Tracy):

- Bank Balance as of February 28, 2023 is \$65,137.33
 - Please note: ~\$24 000 in 2023 expenditures came out in January before 2023 levy received, \$28 000 from 2022 expenditures to come in March.
 - A number of receivables and payables to happen in January/February/March.
 - First have of levy \$64 062.50 and Hamilton Day cheque deposited in February.
 - HST 2020 and 2021 ~\$10000 to come in 2023
 - Working to finalize things for audit and bring things up to date.
 - Anita and Tracy working to get accounting up to date.
 - Recommendation to move account to PACE Credit Union – saving in fees, counter service, PACE protocols in place, need to order cheques soon. Keep both accounts for a couple of months while things get switched over. Discussion and decision.
- Motion to switch to Pace Credit Union. Moved by Jordan, seconded by Paul. Carried.***
- ***Motion to receive financial update. Anita, Jordan. Carried.***

C: Westdale Theatre (Bob):

- Attendance numbers increasing, working on other programming
- Special programming (Hamilton Originals, film talks) continues – some recent weather cancellations
- Private rentals bringing in revenue
- Harry Potter series – BIA is sponsor – excellent attendance
- Other films having very good attendance
- Increase in number of people coming to Westdale for the Theatre
- Abbamania sold well. Eagles coming up in June.
- The Oscars and St. Patrick's Day coming up.
- Dinner and movie plans to come
- Westdale much busier with the increased Theatre activity.

D: Safety and Security (Anita, Tracy):

- Update on ATM issues seem to be resolved with all ATMs now being locked overnight. All seems to be resolved with locking at night. Safer for staff and community.
- Crime update: no reported crime since beginning of February. One residential burglary outside of BIA (Traymore Ave) and Mikels break-in/robbery in January
- Snow shoveling corners – shoveling safety an issue. David cleared and dug out sewer grates. Safety with pedestrians

E: Real Estate update (Tracy):

- Commercial only for lease – former Cuppa Tea. Location where fire was sign is up and BIA has sent inquires to landlord. Former Pete and Kay location not appearing to be up for lease. BIA has sent inquires to landlord.
- Residential – student houses changes, houses are selling, holding prices but a bit lower in pricing

F: HPL update (Ron):

- General update – status quo, busier each week, chess teams going now (tik tok), getting busier each week.

G: Business updates (Tracy):

- More renovations at UPS building – a couple more food places expected to open soon, building painted, new signs coming, former 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 – WED 29 MAR – winners Nanna Eatery and Mikel Coffee
3 attendees to BIA reception 4pm and dinner 6pm (\$75) – usually has been Chair, Treasurer, Executive Director.

H: Community Outreach (Tracy):

- McMaster PACCR – meeting March 6th – increased patrol for March 17th – police presence. Increased education for St. Patty's and student move out April 30th

I: Streetscape (Tracy):

- A bit more electrical work to be completed when better weather (some outlets)
- Snowflakes switch up last week of March
- Snowflake lights need to be updated – about 15 years old, will store the snowflakes when they come down. Looking at less expensive local alternatives
- Pansies in planters end of March? Would carry through to June. Cost ~\$600 (\$10 x 60). Fits in streetscape budget. Agreement for pansies.

J: Strategy (Tracy):

- PATIOS: City added much increased costs this year. Patios expected to be smaller, but will have some. Should BIA pay for some communal spaces? In 2020-2022 collaboration with businesses to allow others to share space. Now with much increased costs, businesses will take less spots. suggestion for BIA to put in applications for some spots ~ 8 x \$875/spot + \$676.11 application fee for communal space along boulevards and 4 spots each side in parkettes to complete full row of patio. Cost ~ \$8000. Patios help the whole street. Westdale has come alive the last few years. Agreement. Help fill in gaps and make consistent.
Motion to pay for BIA shared patio spaces. Moved Anita, seconded by Ilona. Carried.
Will look at weather, but some for April, most to start in May.
- Theme: Westdale Village is alive and open for business with activity to SHOP LOCAL
- Outdoor fresh, safe – shop local, eat local, support local
- Tourism: Outdoor fresh – trails, hiking, winter activities – presenting at tourism in March
- 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.
- Easter and Mother's Day cut flowers for businesses on counter – cost about \$600 per date
Motion to approve tulips for Easter and Mother's Day. Moved by Jordan, seconded by Anita. Carried.

- Strategic Plan final document. Members? Market Assessment copies. Maybe meeting with members to share.
- BIA Policies: required to be brought up to date. APR meeting: discuss suggested templates
Motion to approve and receive discussion items. Moved by Jordan, seconded by Paul. Carried.

9. Notice of Motions None.

10. Motions None.

11. General Information/Other Business

Lines on parkettes – wait until better weather. Request is in with City.
A lot going on in BIA – doing good for our neighbourhood

12. Adjournment.

- Next Meeting WED 12 APR 630pm 2023 (2nd Wednesday of the month).
- 2023 schedule: all meetings at 630pm. Keep virtual for now.
WED 12 APR
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 745pm.