

**Westdale Village BIA
Meeting Agenda**

Date & Time: Wednesday, June 14, 2023 @ 6:30pm

Location: via ZOOM

<https://us02web.zoom.us/j/87489147976?pwd=dmVYOGpRSW3dGFhUmlwMFhmR1grZz09>

Meeting ID: 874 8914 7976

Passcode: westdale

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

Regrets:

1. **Call to order.**
2. **Approval of Agenda.**
3. **Declarations of Interest**
4. **Approval of Minutes of Previous Meeting.**

- May 10, 2023

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

A: City of Hamilton: Councillor Maureen Wilson/Stephanie Hilson

- 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.
- Westdale construction 2023:
 - Marion Ave S – resurfacing – soon to start
 - Marion Ave N – full reconstruction underway.
 - Churchill Park – new public art
 - Today at council. Upgrading washroom at Churchill park. Will be part of phase 3. Improvements, accessible at park.
 - 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 – getting good use
- Support for streetscape a possibility – looking at options to colour up the street
- 2 way Main Street and King Street update
- HSR new plans

B: Financial Update (Anita, Tracy):

- Bank Balance as of April 30, 2023 is \$59,849.98 (May statement not yet received)
- Approved for 4 summer students from Canada Summer jobs – 4 from Westdale High

- Funds to come: \$4520 reimbursement from City for consultant action plan, contribution to operating fund \$10,439.73 (FYI 2022 = \$ 11,118.12) and parking revenue amount expected to be determined soon.
- HST 2020 and 2021 ~\$10000 to come later in 2023
- Accountant has connected with KPMG for remaining reports needed for audit and will be providing 2022 statements. Accountant has committed to complete this work.
- Accountant with BIA expertise will be able to help us with 2023.
- Pace to changeover to Alterna sign up – when ready for new accounts, will open new account for BIA and make changeover from CIBC
- City Economic Development looking at covering some road closure/parking spots costs – more details to come.
- Approval for some grants for Westdale Live! (\$3750) and Farmers Market (\$1830)
- ***Motion to request the \$10439.73 funds for streetscape flowers/watering. (of ~\$28000 total)***
- ***Motion to receive financial update.***

C: Westdale Theatre (Bob):

- Special programming continues to increase and bring in bigger audiences
- Our activity level continues above budget.
- Our various non film activities are also doing well
- Increase in number of people coming to Westdale for the Theatre
- Working on new ticketing system – will allow for more programming options
- Trillium funding for new ticketing system
- Great job marketing The Westdale, great promo for Westdale Village

D: Safety and Security (Anita, Tracy):

- Update on ATM issues
- Crime update: 1 burglary commercial, 1 burglary residential
- Car crash in garden at Westdale sign at TD - near miss of sign and trees at school
- Car crash at Grass Hut front of shop – near miss of people at 2am and light pole
- Safety barrier request for parkette by 1 business, others concern for accessibility

E: Real Estate update (Tracy):

- Commercial: beside Bare for lease – retail shop did not open
- Residential: homes are selling in area – some student homes being changed over back to regular residential
- The median list price of homes in Westdale South, ON for Single Family Homes was \$745,342 in May 2023, compared to \$799,488 in April 2023, trending down by 6.77% month-over-month. Low inventory and within 7 days average selling

F: HPL update (Ron):

- General
- Gearing up for summer reading, big reading event
- Will have a sale on ArtsFEST - book sale on Saturday, tent from BIA
- All renos done

G: Business updates (Tracy):

- More renovations at UPS building – four more food places expected to open soon – Chaska, MetaMac (new concept), Fuwa – opening soon

- Building where fire was beside Dragon Court - renos seem mostly complete, signs down, not much appears to be happening
- Retail artists shop to open sometime after renos at 948 King St
- Former Pete and Kay location - not yet listed for lease
- Garden store did not open

H: Community Outreach (Tracy):

- McMaster PACCR – next meeting in summer

I: Streetscape (Tracy):

- A bit more electrical work to be completed - Electrician behind in work, Westdale all lit up
- Hanging baskets up yesterday, planters in tonight or tomorrow
- Curly willow moved to patio planters
- With curly willow and ivy in cement planters, very little garbage
- Patios getting good use, day and night
- Students working to keep it clean and weeded
- 1 tree replaced by City installed wood mulch, a few others needed
- Need for mulch drop for gardens and tree pit top up. Cost ~\$500 (Co. makes donation to Coronation Minor Hockey Association).

J: Strategy (Tracy):

- PATIOS and outdoor fresh
- Tourism: hiking, canoeing, kayaking, connection to hotels and visitors.
- Room key program introduction. No cost, just some minor printing – ok to proceed?
- Bicycle repair station. More bike racks requested.
- Outdoor fresh, safe – shop local, eat local, support local
- Experiences in Westdale: dining, experiences, hiking, coffee shops, art, lighting
- Farmers market opened yesterday JUNE 13 – OCT 3
- ArtsWEEK – June 9-17
- ArtsFEST - June 23-25
- ArtsWEST - August 11-13

Motion to approve and receive discussion items.

9. Notice of Motions None.

10. Motions None.

11. General Information/Other Business

12. Adjournment.

- Next Meeting WED 12 JULY 630pm 2023 (2nd Wednesday of the month).
- 2023 schedule: all meetings at 630pm. Keep virtual for now.
WED 12 JUL. no AUG meeting.
WED 13 SEP. WED 11 OCT. WED 8 NOV (AGM). WED 13 DEC
Request from Bob to look at MONDAY meetings – thoughts?