

**Westdale Village BIA  
Meeting Minutes**

**Date & Time:** Wednesday, September 13, 2023 @ 6:30pm

**Location:** via ZOOM

<https://us02web.zoom.us/j/83260598442?pwd=ZmZlWkMybGlkc1pLQTM1VEhDNENsZz09>

**Meeting ID:** 832 6059 8442

**Passcode:** westdale

**Present:** Anita Shilliday (Pace Credit Union), Biyao Hu (Second Cup Westdale), Paul Milki (Westdale Cupcakes), Isha Soni (Pizzaiolo Westdale), Ron Gabor (HPL), Robert Crockford (Westdale Theatre), David Simpson (Westdale Law), Councillor Maureen Wilson, Tracy (Executive Director – recording)

**Guest:** Mohammad Emami (Nannaa's)

**Regrets:** Ilona Santa (Casual Gourmet), Jordan Geertsma (Snooty Fox)

1. **Call to order.** Meeting called to order at 6:36pm with David as Chair.
2. **Approval of Agenda. *Motion to approve the agenda. Moved by Anita, seconded by Ron. Carried.***  
Item D moved up on agenda to accommodate Sgt Asim Butt from HPS.
3. **Declarations of Interest** None
4. **Approval of Minutes of Previous Meeting.**
  - ***Motion to approve the minutes of June 14, 2023. Moved by Anita, seconded by Paul. Carried.***
  - ***Motion to approve discussion notes of July 12, 2023. Moved by Robert, seconded by Ron. Carried.***
5. **Delegations** None.
6. **Consent items** None.
7. **Presentations** None.
8. **Discussion Items:**
  - D: Safety and Security (Sgt Asim Butt):**
    - Welcome Sgt Asim Butt from Hamilton Police Service – Crime Manager for Westdale area.
      - David gave some background as to why we had invited Sgt Butt to our meeting.
        - Crime audit resource from police
        - Mikels requested assistance with recent break-in, and after another recent break in
      - Sgt Butt reviewed crime activity for area, changes for HPS, changes in crime activity
        - BE – 15 (down 21%) with 35 total occurrences from Jan
        - Crime analyst says not out of ordinary, but there is a spike so concerned
        - Made some arrests which brought down crime
        - Westdale King St starting to light up so becoming a red zone
        - Will increase the night patrols and have increased patrols
        - October last year, chief had to dismantle some support units, action unit core street patrol ~ 30 officers got dismantled last OCT
        - Lost HEAT Team (plain clothes officers) lost covert aspect. HEAT returned this week – now can be utilized at night time, can now strategize
        - Core patrol start one month ago, focusing on Westdale and Locke, not everyday, but daytime. Will be increasing night time patrol, walk the BIA
        - Had staffing crisis for a year so now some hiring back
        - Have CEPTED audits – for businesses, crime prevention unit. WBIA can submit request for businesses, no guarantee depends on number of requests
          - Nannaa 5 years with 2 attempted break-ins.
          - Neighbour had broken glass – could it have been prevented?

- Audit could be helpful to make it less attractive for them
- Security camera – assists with investigation and deters, it helps
- Overnight security could help, but unknown, something to consider and very expensive
- HPS Night patrols will be increased, but within 911 calls received
- Will talk to all 4 beat officers and make aware that there is a spike
- Property crime increased in January but consider covid and inflation and homelessness. Crime of opportunity – BE for cash, people are desperate
- Every august there is a spike reach out prior
- Number one priority is safety
- Design is better – a long term solution

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

- Thank you to Sgt Butt
- FOCO: not unique to Hamilton Westdale or McMaster. Some universities cancelled homecoming. McMaster no date for homecoming so City incurs significant costs when date unknown to be ready for multiple weeks. Best if there were a set date.
- Graffiti grants available now from City to cover costs
- Encampments discussion – city declared a homeless crisis, all cities having an issue, all asking for assistance from other levels of government.
- City pass encampment protocol August 18<sup>th</sup> week. Advising first then issuing trespass orders, identifying orders, rules, trying health and social services. Public does not want encampments near playgrounds and schools.
- 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 – full construction underway
  - Marion Ave N – full reconstruction completed
  - Churchill Park – new public art, washrooms, 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
- 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. Only EV cars parking? Councillor brought to staff to have painted will follow up to be sure dedicated green parking only.
- Support for streetscape a possibility – looking at options to colour up the street with some pole wraps, lighting, new banners, crosswalk at Paisley Ave S & N. agreement to colour up street with funding.
- 2 way Main Street and King Street update. Public consult and staff bringing back in Oct with preferred design. Then in 2024 budget. Expected crosswalk at Paisley. Tracy and Councillor to discuss options and possibilities.
- Line painting in parkettes – thank you Councillor! Completed in July – thank you to City staff to accommodate when had summer students. Tracy and students were able to pack up the patios and clean up area before and replace after painting.

- Homeless and tents in areas in City. Needs to be a bigger discussion and planning. Homelessness up 30% in City. Many rental units lost in City.

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

- Bank Balances as of August 31, 2023 are: CIBC is \$39,661.19 and Alterna is \$13,442.82 (August statements not yet received and will be emailed out when received).
- Keeping CIBC account open until finished with cheques and all loose ends then will close and transfer funds over to Alterna.
- Alterna Credit Union is now open. Anita working on opening new community account with minimal costs – much lower than CIBC, and with teller service, new cheques ordered.
- Received: grants for Westdale Live! (\$3750) and Farmers Market (\$1830).
- Funds to come: \$4520 reimbursement from City for consultant action plan, contribution to operating fund \$10,439.73 and shared parking fund \$16,067.66, student grant funds.
- Accountant has connected with KPMG for remaining reports needed for audit and will be providing 2022 statements. Accountant has committed to complete this work. Still waiting for 2022 statements from accountant but we have been assured that he is working on them. Audit for 2020 has been assigned by KPMG and is starting soon. New auditor assigned by KPMG is almost done 2020 audit. Everything already submitted for 2021 and 2022.
- HST filed by accountant to come later in 2023  
(\$10214.58 + \$3888.88 + \$9404.98 + \$5297.59 + \$7544.42 = \$36350.45)
- Accountant with BIA expertise will be able to help us with 2023. One that works with a few other BIAs in the City.
- Hamilton Shared Parking Revenue updates:  
***Motion that the Westdale Village BIA prefers option 3 where revenue is related to use in Westdale Village meters. Moved by Anita, seconded by Robert. Carried.***  
Nov 24 – Dec 24 free parking for 2023.
- ***Motion to receive financial update. Moved by Anita, seconded by Ron. Carried.***

**C: Westdale Theatre (Robert):**

- 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
- More vintage films and series happening and doing well – bringing more people to Westdale
- Increase in number of people coming to Westdale for the Theatre
- Working on new ticketing system – will allow for more programming options. Looking at dinner and a movie/shopping when it is ready. Trillium funding for new ticketing system
- Uptake in last third of the year, now beginning to move up
- Anticipate ending up ahead of budget
- Continuing to have good attendance
- Third Age Learning returned on Tuesdays, sold out
- Lots of good non film events in schedule
- Great job marketing The Westdale, great promo for Westdale Village

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

- Above: Sgt Asim Butt from Hamilton Police Service – Crime Manager for Westdale area.
- Update on commercial crime, safety and prevention for businesses
- Request from one business to pay for all night security – just not possible

- Security camera – test one installed (grant expected to cover it) can add two others to theatre (when we installed internet wifi with previous grant).  
Consideration for camera costs, installation, internet wire (\$3-4000) with security features, all online access, can also people and car count (helpful for investment, tourism, grants) working on grant to cover it too. More info needed.
- Update on ATM issues. No updates
- Crime update: 1 commercial break in (Mikels), 1 attempted commercial break in (Nannaa), 3 theft from vehicle (close to BIA), 2 residential break in (close to BIA)
- Mohammad (owner Nannaa Persian Eatery) – recent break-in, lost of revenue, jammed key locks, locksmith needed to get in, didn't get in until afternoon, small incident can affect a business, can't go through insurance for this.
- FOCO expected this Saturday 16 OCT.

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

- Provided by Mohammad Emami from Nannaa Persian Eatery (also a real estate agent)
- Commercial and residential
- Commercial for sale: Pizza Nova, Burrito Bandidos, Second Cup, Bean Bar
- Galleria price drop by ~ \$500000

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

- Summer reading recap – over, down across the city, first year back disappointing after covid
- Full of students
- Fall plans – schools are back!
- November 24-26 will participate in Winter Wander (will need to borrow BIA tent again), community room not yet rentable.

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

- More renovations at UPS building – four more food places expected to open soon – Chaska, MataMak, Fuwa Fuwa – all now open
- Beside Dragon Court – Next Door Café to open soon,
- Retail artists shop to open sometime after renos at 948 King St, working
- Former Pete and Kay location - not yet listed for lease
- Beside Bare – DooCoo shop now open (2<sup>nd</sup> location: other one in Toronto),

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

- McMaster PACCR – meeting in August to review plans, FOCO expected this Saturday

#### **I: Streetscape (Tracy):**

- Summer students finished up and did a great job keeping Westdale clean and full of events and happenings
- Street construction hurt patio use this summer
- Some streetscape items not yet bolted back to ground by City -
- Patios getting good use, day and night
- Students worked hard at keeping Westdale clean and weeded all summer
- Alleyways cleaned up with donated perennial plantings
- All gardens improved this year with increased plantings, more blooms/grasses
- Ws and Snowflakes: relight needed. Classic Displays (Mississauga) not doing those type of lights, taken down and now in our storage. Local company with better pricing able to hang up Agreement for snowflakes to relight?

**Agreement for local company to install (estimated savings ~\$2-3000/year)  
Up to \$5000 snowflake lights redone. Moved by Anita, seconded by Paul. Carried.**

**J: Strategy (Tracy):**

- PATIOS and outdoor fresh
- Tourism: hiking, canoeing, kayaking, connection to hotels and visitors.
- Outdoor fresh, safe – shop local, eat local, support local
- Experiences in Westdale: dining, experiences, hiking, coffee shops, art, lighting
- Hotel Room Key program: generated interest from businesses and hotels, moving forward this month with 2 other BIAs (10% discount suggested best to do, with some restrictions i.e. Valentine’s Day, not on already reduced items, etc)
- Westdale Employee discount card – some businesses, minimal cost to get cards prints (~\$500). Ok to proceed?

**Motion for \$500 printing hotel program. Moved by Paul, seconded by Anita. Carried.**

- **EVENTS**

Farmers market JUNE 13 – OCT 3 Tuesdays 4-7pm

OktoberWEST – September 29 – October 1

Spooky WEST – October 29

Hamilton Day – Saturday, November 4<sup>th</sup> (\$1500 grant confirmed = Hamilton Chamber membership fee paid, entertainment, social media giveaways)

Winter Wander - Nov 24-26 (Hamilton Originals at Theatre, Skydiggers confirmed)

**Motion to fund fall décor for streetscape of up to \$2000. Moved by Anita, seconded by Ron. Carried**

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

**9. Notice of Motions** None.

**10. Motions** None.

**11. General Information/Other Business**

**12. Adjournment.**

Next Meeting WED 11 OCTOBER 630pm 2023 (2<sup>nd</sup> Wednesday of the month).

- 2023 schedule: all meetings at 630pm. Keep virtual for now.

WED 11 OCT. WED 8 NOV (AGM). WED 13 DEC

Thank you everyone for coming. Thank you Councillor, Thank you Mohammad.

**Motion to adjourn. Moved by Anita. Carried.** Meeting adjourned at 818pm.