

**Westdale Village BIA  
Meeting Minutes**

**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), Biyao Hu (Second Cup Westdale), Paul Milki (Westdale Cupcakes), Ron Gabor (HPL), Jordan Geertsma (Snooty Fox), Stephanie Hilson for Councillor Maureen Wilson, Tracy (Executive Director – recording)

**Regrets:** Isha Soni (Pizzaiolo Westdale), Robert Crockford (Westdale Theatre), Ilona Santa (Casual Gourmet)

1. **Call to order.** Meeting called to order at 6:34pm with David as Chair.
2. **Approval of Agenda. Motion to approve the agenda. Moved by Anita, seconded by Jordan. Carried.**
3. **Declarations of Interest**
4. **Approval of Minutes of Previous Meeting.**
  - **Motion to approve the minutes of May 10, 2023. Moved by Anita, seconded by Paul. Carried.**
5. **Delegations** None.
6. **Consent items** None.
7. **Presentations** None.
8. **Discussion Items:**

**A: City of Hamilton: Councillor Maureen Wilson/Stephanie Hilson.** Councillor Wilson away at a Public Health Conference so Stephanie Hilson in attendance.

- **Development updates:**
  - 90 Carling St (backs on King property near Food Basics) - Construction moving along. It is to be a rental unit building.
  - McMaster residence. Demolition complete. Residence expected to be completed for September 2025.
  - 804-816 King St W (@ Paradise) 6-storey. Approved by the City and ready to proceed but nothing yet submitted to the City.
- **Westdale construction 2023:**
  - Marion Ave S – resurfacing – construction starting and will take place until fall.
  - Marion Ave N – full reconstruction underway.
  - Churchill Park – new public art installed
  - 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. Showing this in new enhanced HSR plan.
- EV charging station – getting good use now that electricity has been installed.
- Support for streetscape a possibility – looking at options to colour up the street
- 2 way Main Street and King Street update – looking at next level of the immediate changes already done. Two way traffic starting at Dundurn (MTO has rights to bridge and off ramp

issues that are being worked on first. They are supportive). Open house for public input. Concern for pedestrian safety and number of fatalities commenced process.

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

- Bank Balance as of April 30, 2023 is \$59,849.98. May statement sent out but did not get to ED. Board members confirmed that saw it. For now, April 30 amount showing and discussed.
- 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. Moved by Anita, seconded by Jordan. Carried.***
- ***Motion to receive financial update. Moved by Jordan, seconded by Paul. Carried.***

**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. Agreement not desired and accessibility issues. Not a great idea.

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

- Commercial: beside Bare for lease – retail shop did not open as planned. Sign just went up.
- 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 use has increased
- Gearing up for summer reading, big reading event
- Will have a sale on ArtsFEST - book sale on Saturday, tent on loan 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 so place now up for lease.

**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).

***Motion to approve purchase of mulch. Moved by Jordan, seconded by Paul. Carried.***

**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. Moved by Jordan, seconded by Anita. Carried.***

**9. Notice of Motions** None.

**10. Motions** None.

**11. General Information/Other Business**

Casual Gourmet may have a new owner – mentioned by landlord at farmers market.

## 12. Adjournment.

- Next Meeting WED 12 JULY 630pm 2023 (2<sup>nd</sup> 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?

Agreement to keep meetings to Wednesday evenings at 630pm.

Working for everybody.

**Motion to adjourn. Moved by Anita. Carried.**

Meeting adjourned at 7:32pm