

**Westdale Village BIA
Meeting Minutes**

Date & Time: Wednesday, March 12, 2025 @ 6:30pm

Join Zoom meeting:

<https://us02web.zoom.us/j/83800169214?pwd=zvi5dcYoqbDJRdEJeXGqtdBAFrHZjX.1>

Passcode: westdale

Present: David Simpson (Westdale Law), Anita Shilliday (Alterna Savings), Paul Milki (Westdale Cupcakes), Mohammad (Nannaa's Eatery), Councillor Maureen Wilson, Tracy (Executive Director – recording)

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

Guests: Burnadette Curtis (Westdale Theatre)

1. **Call to order.** Meeting called to order at 6:33pm with David as Chair.
City to appoint Quentin and Bernadette Curtis at early April meeting.
2. **Approval of Agenda.** *Motion to approve the agenda. Moved by Paul, seconded by Anita. Carried.*
3. **Declarations of Interest.** None.
4. **Approval of Minutes of Previous Meeting.**
Motion to approve the minute February 12, 2025. 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/Stephanie Hilson**
 - Development updates:
 - 90 Carling St (backs on King property near Food Basics) appears mostly complete, people moved in and 20 units below market
 - McMaster residence building up
 - Main @ Longwood – no updates, in public consultation phase, increased heights from 18 to 25 stories
 - Construction season – some resurfacing, Whitton, Oakwood, Sterling
Sterling, bike lanes, raised intersection – first in Hamilton – protected bike lane with curbing at King W then smaller curbing with bollards at some of the intersections
Independent crossing and narrow widening at King @ Haddon
King at Paisley signals will link with light at King at Marion
 - Churchill Park - Spring 2025 – phase 3 stairs at north end, new entryway at Devon Place, will be putting in a universal washroom wintered, teaching garden and a connecting pathway
 - 14 trees approved at Council for Westdale Village – thank you Councillor Wilson. Some have been damaged with snow removal, but forestry has reviewed and pruned to mitigate the damage and try to save trees.
 - Green Venture garden for King @ Paisley NW – waiting for mock up that is supposed to mirror what we planted a few years ago at King at Paisley SW, with some bolders added
 - Main @ Longwood development update – Planning Meeting, increasing the density, same footprint and same height, more studio, 1B, 2B, official statutory meeting, staff supporting.
 - City Parking changes on hold. Being reviewed and not going to Council now.
 - Property tax bill received late after payment date, GM Finance delegated authority for 30 days – so payment extended to March 31st and second one April 30th.
 - Snow removal – significant snow event - thank you to the City for plowing the sidewalks along the bus routes AND for the extra snow removal from the boulevards and parking spots.

There was a lot of snow and some streetscape damage, which the BIA will get repaired and submit the expenses to be paid back to the BIA. Grateful taking away the snow with lots of snow still left over at snowbanks. Parking meters not accessible yet people were still getting tickets. The snow event show lessons for urban design

- Judy Lam retirement announced today for end of May.

B: Financial Update (Anita, Tracy):

- Bank Balances as of February 23, 2025 are: CIBC is \$755.47 and Alterna is \$776.65
- Will close the CIBC after Fed Dev deposit so all in one Alterna account.
- Funds to come: Fed Dev grant for Winter Wander \$45000, second half of 2024 levy ~\$55000
- 2023 financials complete and submitted. Review for audit has started.
- ***Motion to receive financial update. Moved by Anita, seconded by Paul. Carried.***

C: Westdale Theatre (Bernadette):

- 90th Anniversary Gala – February 14th – a resounding success. Thank you to merchants and supporters who contributing to a raffle basket, which in turn allows people from near and far support us. Westdale Village benefits and hope it continues.
- New brochure at the Westdale, informative, good programming, more than cinema
- Special programming continues – comedy, concerts, movies, private rentals
- Upcoming events
- Increase in number of people coming to Westdale for the Theatre
- Theatre a huge draw for Westdale Village
- Awaiting the 2024 sponsorship support assistance. Would be good to get it off the books.
- Looked at more creative way for sponsorship in 2025, discussions underway to continue the family movie sponsorship

D: Safety and Security (Anita, Tracy):

- Update on ATM issues – no issues
- Crime update: no crime reported within BIA. One commercial robbery outside of BIA and 6 vehicle thefts (4 trucks, 2 cars) further out in residential areas – 4 in afternoon, 2 at ~3am. It was reported in the news that police have caught two Hamilton auto theft groups.

E: Real Estate update (Mohammad):

- Real Estate Report from Mohammad
- No transactions. Two lease listings now – an office and OMG \$3200/month and offline Delirious Burger – sign posted, but not on listings
- Businesses for sale: same – Hungry Donkey, Pizza Nova
- Commercial: OMG ice cream listed
- Residential: lots of listings 17 new ones, 4 sold last 30 days with 22 days avg \$779K, list price went up because one went up at \$3.2M.
- Bank of Canada reduced the rates and most likely will do it again.

F: HPL update:

- Well use library

G: Business updates (Tracy):

- Former Pete and Kay location – renovations seem to be moving along
- 948 King St W – renovations continuing in commercial and residential, bachelor lofts being added 2 unit residential on second floor

- Heal and Lettuce Love opening soon, final upgrades being done
- Mister Maki – sushi spot - opening soon in former Next Door Café
- Former Cinnaholic Westdale – now showing for lease, not sure if leased
- Hanami Thai food – under renovations, waiting for final inspection
- Westdale Pilates – expanded to new location when Westdale Dance previously was
- Allure Fitness expanded with pilates reformers

H: Community Outreach (Tracy):

- PACCAR meeting Monday March 3rd – St. Patrick's Day weekend police will be around. Weather looks good so it could be an active weekend in Westdale Village
- Attending development public meetings for Main @ Longwood, awaiting next meeting
- King at Paisley

I: Streetscape (Tracy):

- Snowflakes switched up this week for Ws
- Fern planters keeping garbage out of cement planters
- More bigger City trees approved - should be planted in spring
- Flowers, planters, ferns, watering ordered with Mallord Farm
 - City planters subsidy (cement street planters) since 2016 is being reviewed for 2026
 - Thank you Councillor Wilson for assisting us in ensuring it is covered for 2024/2025 – approved in Council meeting – BIG THANK YOU
 - City Horticulture looking at all flower agreements across City – no meetings yet
 - City Horticulture will want us to get just the street planter materials from the City – previous issues will be discussed and hopefully solved.
- Volunteers during March Break – Thank you helping out. \$50 for lunch Pizzaiolo. Mohammad, Paul. Carried. Anita declares a conflict.
- Damage during snow removal crews:
 - 14 trees identified by City Forestry – pruned, trying to mitigate damage, will review
 - Some benches damaged and broken – to be repaired/replaced/reinstalled
 - Electrical severely damaged in gardens – being repaired by BIA electrical and will submit invoice to City for reimbursement
 - Thankful for the City specific BIA extra snow clean up – Westdale first site to be done

J: Strategy (Tracy):

- Tariffs – Show Some Local Love, shop & dine local, organizing BIAs in City and trying for collaborative messaging – Shopping HERE. Supporting NEAR. Canada/maple leaf symbol to shop/dine/support local. OBIAA support Main Street campaign. City has set up website for info: <https://investinhamilton.ca/tariffs/>
- International Women's Day – female owned businesses featured over a few days with so many
- Tourism: hiking, canoeing, kayaking, connection to hotels and visitors.
- Outdoor fresh, safe – shop local, eat local, support local, live music, great patios, tourism
- Social media – focus on food, businesses, theatre, activities, women owned
- Experiences in Westdale: dining, experiences, hiking, coffee shops, art, lighting
- Supporting food/drink/restaurants: social media, music, patios spring/summer/fall
- PATIOS return in spring, applications open
- 2025 BIA Business Awards of Excellence – March 2025: Westdale Theatre and Westdale Cupcakes. Awards on Wednesday, March 25th at 3pm at Carmens with dinner to follow.
- 2025 Commercial Market Assessment TBC – expected in 2025

- **EVENTS 2025:**

Activation Days:

April 18-20th - Easter Weekend

May 3 & 4 - Jane's Walk

May 11 - Mother's Day

June 3-12 - Hamilton Arts Week

June 15 - Father's Day

September 20 – October 13 – Ontario Culture Days

October 26 - Spooky West

November 1 - Hamilton Day

FESTIVALS & EVENTS:

NEW! Westdale Timeless Spring Market – APR 5 from 1-8pm & APR 6 from 2-9pm

Westdale Live! Live music JUN 10 – October 7 (TUE 4-7, FRI & SAT 5-8)

Westdale Farmers Market JUN 10 – OCT 7 TUESDAYS 4-7pm (need farmers)

ArtsFEST - JUN 20-22

ArtsWEST - AUG 8-10

Westdale Welcome Week - SEP 20 + 21 *DATE CHANGE*

OktoberWEST - OCT 3-5

Winter Wander - NOV 28-30

Vintage Markets confirmed for APR, JUN, AUG, SEP, OCT

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

9. Notice of Motions None.

10. Motions None.

11. General Information/Other Business

Drop Spot blocking parking lot. Need pylons for events that will have lineups.

12. Adjournment.

Next meeting MONDAY 14 APRIL @ 630pm (2nd Monday of the month)

Meetings dates: APR 14, MAY 12, JUNE 9, JULY 14, SEP 8, OCT (Thanksgiving change to 6th?)

MON 10 NOV – AGM at Alterna, MON 8 DEC

Motion to adjourn. Moved by Anita. Carried. Meeting adjourned at 730pm.