

**Westdale Village BIA
Meeting Minutes**

Date & Time: Monday, April 14, 2025 @ 6:30pm

Join Zoom meeting:

<https://us02web.zoom.us/j/86568935450?pwd=gqpdEn9TRMshJlIHQGbCccxE6u3E9.1>

Passcode: westdale

Present: David Simpson (Westdale Law), Anita Shilliday (Alternia Savings), Mohammad (Nannaa's Eatery), Councillor Maureen Wilson/Stephanie Hilson, Quentin Wang (OneZo), Jordan Geertsma (Snooty Fox), Ilona Santa (formerly Casual Gourmet), Tracy (Executive Director – recording)

Regrets: Paul Milki (Westdale Cupcakes), Bernadette Curtis (Westdale Theatre)

Guests:

1. **Call to order.** City has appointed Quentin and Bernadette Curtis to the BIA Board. Welcome! 635pm
2. **Approval of Agenda. *Motion to approve the agenda. Moved by Ilona, seconded by Anita. Carried.***
3. **Declarations of Interest. None.**
4. **Approval of Minutes of Previous Meeting.**
Motion to approve the minutes of March 12, 2025. Moved by Anita, seconded by Mohammad. 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 moving along
 - Main @ Longwood – increased heights from 18 to 25 stories
- Trees coming to Westdale Village – thank you Councillor Wilson.
- Monitoring 14 trees damaged with snow removal – all appear ok
- Green Venture garden for King @ Paisley NW – waiting for mock up. Met with horticulture to discuss other requirements.
- City Parking changes on hold. Nothing brought back yet from Hamilton Parking.
- Extra pick-ups for April 28th for end of year with student move out. Thank you Councillor.
- Patios – April 1 – October 31, 2025.

B: Financial Update (Anita, Tracy):

- Bank Balances as of March 31, 2025 are: CIBC is \$671.91 and Alternia is \$776.65
- Will close the CIBC this month after Fed Dev deposit so all in one Alternia account.
- Funds to come: Fed Dev grant for Winter Wander \$45000, second half of 2024 levy ~\$55000
- Patio fees can be paid after 2025 levies deposited
- 2023 audit has started.
- Received grant for summer students ~\$38000
- ***Motion to receive financial update. Moved by Anita, seconded by Mohammad. Carried.***

C: Westdale Theatre (Bernadette – regrets with some updates):

- Special programming continues – comedy, concerts, movies, private rentals
- Lots of live concert bookings – Candlelight Concerts, Hamilton Originals
- Increase in number of people coming to Westdale for the Theatre - a huge draw for Westdale

D: Safety and Security (Anita, Tracy):

- Update on ATM issues - none, thankfully.
- Crime update: no crime reported within BIA. One commercial robbery on King St and 2 vehicle thefts (trucks) in residential areas (S Oval, Dromore) – 1 in afternoon, 1 at ~3am. Noted theft of trucks during night and during last two months. News reported auto theft people from Hamilton arrested.

E: Real Estate update (Mohammad):

- Real Estate Report from Mohammad
- Lots on inventory = 23 (usual given spring season)- 6 new, 3 sold, usual for spring, 2 in 6 days, 1 in 12. Very well priced \$750K, will sell quickly. Avg list with two at 3M and 2M, about 940K
- Businesses for sale: same
- Commercial: not too much. Same for lease. One within a week Lava Pizza sold within a week \$1.55M price suppressed because tenants have first right to purchase. Closing at end of month. Interesting corner Main @ Longwood now on market with site plan approval - up for sale \$2.99M with LRT right beside there.
- Residential: not too much sold, outside of Westdale, lots of uncertainty, causing people to pause, bond market all over the place. April 6th low then jumped .3%
- Not listed on MLS – Delirious for rent Thai takeout – to be called “White Lotus”

F: HPL update:

- General. New manager

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 units
- Heal and Lettuce Love now open
- Mister Maki now open
- Hanami Thai food now open
- New Asian food shop at former Delirious Burger
- Former Cinnaholic Westdale – showing for lease
- Wind/Freedom – mobile papered up

H: Community Outreach (Tracy):

- PACCAR meeting St. Patrick’s Day weekend busy without major incidents in Westdale
- Possible all-candidates meeting next week at MIP
- Westdale Library is polling location so could be busy.

I: Streetscape (Tracy):

- We are back up
- Electrical damage mostly fixed, light being fixed
- 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 2006 cancelled for 2026 – all BIA subsidies and funding all cut for all BIAs in 2026
 - Thank you Councillor Wilson for assisting us in ensuring it is covered for 2024/2025 – approved in Council meeting – BIG THANK YOU
 - Planter costs to all be paid for by BIA

- Planter arms – responsibility and inspection to now be covered by the City - have assumed ownership and upkeep
- Gardens – we continue to take care of the ones we have been doing. The City can take them over. City will continue to do the two large gardens in centre of street. Met will City last year to plan a hydrangea garden and move to perennials.
- 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 – mostly repaired with lights getting fixed

J: Strategy (Tracy):

- PATIOS to open this weekend.
- 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/>
- 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
- 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.

Recap: rain and some sun, good crowds, lots of students, lots of visitors, lots of people eating, DJ vibe well liked by crowds, Heal/Lettuce Love connection, both sides of street – working on for other events, great start to spring season, first outdoor event in Hamilton, want to repeat, good partnership with dropspot vintage

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

Other:

- Westdale job board – no cost to BIA, start one with other BIAs for Hamilton
- FAM tour with influencers and hotels and tourism in May. "Tuesday Tours at Two"

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

9. Notice of Motions None.

10. Motions None.

11. General Information/Other Business

12. Adjournment.

Next meeting MONDAY 12 MAY @ 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 Ilona. Carried. Meeting adjourned at 7:13pm.