

**Westdale Village BIA
Meeting Minutes**

Date & Time: Monday, June 9, 2025 @ 6:30pm

Join Zoom meeting:

<https://us02web.zoom.us/j/84180550078?pwd=WObuSTLffSluZN6iy6Encxfi4qDP5S.1>

Passcode: westdale

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

Regrets:

Guests:

1. **Call to order.** Meeting called ot order at 6:35pm with David as Chair.
2. **Approval of Agenda.**
Motion to approve the agenda. Moved by Jordan, seconded by Bernadette. Carried.
3. **Declarations of Interest.** None.
4. **Approval of Minutes of Previous Meeting.**

- May 12, 2025. defer

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.
- 2 way Main Street – BIAs just added as a stakeholder in planning talks. Meeting in coming months with City of Hamilton BIA liaison.
- Patios! Until October 31st
- Farmers market parking fees. Possible. Can dispense some ward funds then will charge. Will see if it qualifies.
- Recycling changes JAN 2026 – no longer pick up at businesses with new provincial program, huge impact for small businesses, met with City to air concerns – big environmental & costs, City Waste coming with report to City on July 7th with recommendations. Options for residential only with no commercial pick up OR commercial pick up with discussion on funding. Province changed recycling so producers/packagegers pay for recycling costs on province, BUT only for residential and with no requirement to work with municipalities for cost collaboration. Issues will be very evident in BIA like Westdale with mixed residential and commercial. Councillor Wilson aware and assisting. Issue of moving to this system, has been on the radar for the province for a while, but it just got put on. City of Hamilton Blue box - explains in a transition phase. Will be a question for Council now. Who will be excluded or if Council does anything. Point noted at BIA sub-committee City to staff

- Moving ahead with phase 3 of Churchill Park. Getting bogged down with procurement – plans for stairs at northern end, trail near temple, pathways at fieldhouse. Next winter winterized washroom.
- Revised planning report at Parardise at King St – same foot print, just a reconfiguration of units. Need an OPA and new zoning amendment. Westdale capital upgrades, Sterling, King, widening sidewalks and bump-outs – Cline & Barclay meets King – very wide and odd, with lots of pedestrians. Controlled crossing to be at daycare at Haddon.
- Crossing planned at Paisley King in 2026

B: Financial Update (Anita, Tracy):

- Bank Balances as of May 31, 2025 are: CIBC is \$543.87 and Alterna is \$15523.82
- Will try to close the CIBC this month after complete switchover so all in one Alterna account.
- Funds to come: Fed Dev grant for Winter Wander \$9000, first half of 2025 levy ~\$64000, summer students ~ \$28000, \$3500 for farmers market, \$3750 Westdale Live!
- 2023 audit nearing completion. Everything submitted, under review. Request today for an adjustment to be done so will do so at meeting with accountant tomorrow.
- Anita and Tracy meeting with accountant tomorrow to finalize 2024 items. Once receive adjustments for 2023 from KPMG then we can adjust on our end and submit 2024 for audit.
- Some items still owing once funds have been received.
- ***Motion to receive financial update. Moved by Anita, seconded by Quentin. Carried.***

C: Westdale Theatre (Bernadette):

- Lots happening. Very busy spring.
- Cinema, Indie, JUNE 21 National Indigenous Day.
- Some highlights Arts Week, concert last night Sultans of String.
- Hometown Heros – first time opera at the theatre SAT 28 JUN local lead vocalist – a unique opportunity. SAT 5 JULY National Association of Japanese Canadians – live cultural activities and moving movie Hiroshima and Nagasaki.
- Continue thanking donors and a generous benefactor matching \$ for \$, very encouraging, have been able to deal with debt, operationally theatre is operating fine.
- Hopefully can settle on 2024 sponsorship and move with 2025 sponsorship that will work.
- Third Age Learning talks are packed – great creative way to utilize theatre on weekdays – huge community building.
- Good to see people coming out post pandemic to shops, restaurants and theatre
- Special programming continues – comedy, concerts, movies, private rentals
- Lots of live concert bookings – Candlelight Concerts, Hamilton Originals, film festivals, other cultural events, live concerts, lots of activity, Fringe Festival
- Lots of happenings and bookings at The Westdale
- 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 – no issues reported or noted
- Crime update: no crime reported within BIA. 1 residential B&E outside of BIA.
- Tim's window was broken.

E: Real Estate update (Mohammad):

- Real Estate Report from Mohammad
- Businesses for sale: Bean Bar, Monga, Hungry Donkey
- Commercial: Building "Tea With You" higher price

- Residential: good movement on residential when priced correctly, more inventory, but homes still selling.

F: HPL update:

- General. New manager. Busy place.

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
- White Lotus new Asian food shop at former Delirious Burger
- Former Cinnaholic Westdale – empty
- Chun Chun with Tangulu now open sweet treats along with Chung Chung.
- OMG – painted pink and some renovations going on with expected sweets/candy shop
- Wind/Freedom Mobile papered up for renos for ice cream shop (was mobile, lives on top). New Zealand ice cream.
- Westdale Eatery – new signs up, same owner/operator/landlord
- Cold North Ink – expanded to take over former Vape Shop. Full and very busy both spots
- Westdale Pilates expanded across the street, former spot for lease
- Clock at bench – follow up with the City and graffiti bench.
- bench in front of Chung Chun – burnt by power outage fire
- Alectra - power updated last year on block Paisley to Sterling

H: Community Outreach (Tracy):

- New book by local on Westdale area history – waiting list at King West Books. Story in The Spec.

I: Streetscape (Tracy):

- Hanging baskets are up
- Councillor Wilson assisting with flower subsidy taken away from horticulture – thank you!
- Street planters to be installed on WED - Fern planters keeping garbage out of cement planters so will move those to the sidewalk tables
- Watering 3 times per week – better quality soli and eco-friendly water liners
- Snow plow damage - electrical damage mostly fixed, benches replaced and rebolted, planters next to be moved/ locations corrected
- Students working hard to keep Westdale weed free and looking good.
- Alleyways – clean up started during Earth Day and continues – ongoing job to keep clean and plantings alive – all donated from community (hostas, lilies, ferns, other perennials)
- Tim's – garden cleaned up, new tree
- Upgrades patio
- Speaking of umbrellas. Jordan recuses himself from vote and discussion.
Motion to spend up to \$4000 to get and replace umbrellas as needed, once have money. Moved by Anita, seconded by Ilona. Carried.
Motion to spend up to \$2000 for ~10 more picnic tables. Moved by Paul, seconded by Anita. Carried.

J: Strategy (Tracy):

- PATIOS. PATIOS, PATIOS April 1 to October 31

- 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.
- Tourism: hiking, canoeing, kayaking, connection to hotels and visitors. Churchill, Biking repair station, cyclists.
- 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, unknown
- Farmers Market to start next week – TUE 17 JUNE 4-7pm until Thanksgiving. Lots of clients/customers asking about farmers market this year. Anita/Alternia sponsored the cupcakes for opening day with great appreciation.

- **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 17 – October 7 (TUE 4-7, FRI & SAT 5-8)

Westdale Farmers Market JUN 17 – 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:

- FAM tour with influencers and hotels and tourism in summer. "Tuesday Tours at Two"
- Open to ideas for promotions
- Credit Union has had many customers come in to ask about the market. In the churches people asking. Tracy to reach out and share information locally.
- Tracy make up vertical poster. Farmers Market poster needed.
- Pilates machines, classes, very busy and impressive.

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

9. Notice of Motions None.

10. Motions None.

11. General Information/Other Business

12. Adjournment.

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

Meetings dates: SEP 8, OCT (change to 6th?), MON 10 NOV – AGM at Alternia, MON 8 DEC

Motion to adjourn. Moved by Jordan, seconded by Ilona. Carried.

Meeting adjourned at 7:28pm