Westdale Village BIA
Meeting Minutes

Date & Time: Monday, September 8, 2025 @ 6:30pm
Join Zoom meeting:
https://us02web.zoom.us/j/89916087300?pwd=9OhN33QuErdmbVeOdReVJjcSQAXdld.1
Passcode: westdale
Present: David Simpson (Westdale Law), Anita Shilliday (Alterna Savings), Mohammad (Nannaa's Eatery), Councillor Maureen Wilson/Stephanie Hilson, Burnadette Curtis (Westdale Theatre), Tracy (Executive Director – recording)
Regrets: Jordan Geertsma (Snooty Fox), Quentin Wang (OneZo), Ilona Santa (formerly Casual Gourmet), Paul Milki (Westdale Cupcakes)
Guests:

1. **Call to order.** Meeting called to order at 6:35pm with David as Chair.
2. **Approval of Agenda.** ***Motion to approve. Moved by Anita, seconded by Bernadette. Carried.***
3. **Declarations of Interest. None.**
4. **Approval of Minutes of Previous Meeting**.
    - ***Motion to approve minutes of July 14, 2025. Moved by Anita, seconded by Bernadette. 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 complete, people moved in and 20 units below market
    - McMaster residence building moving along – expected to be ready for July 1, 2026
    - Main @ Longwood – increased heights from 18 to 25 stories
    - King at Paradise – some construction activity
- Trees looking good 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.
- City Parking changes 2026:
    1. recommendation of a citywide meter cost adjustment from $2/hr to $2.50/hr tentatively to start in the Spring 2026.
    2. new recommendation has revised hours of enforcement (original recommendation of 8am-9pm/7 days a week) to Sunday to Wednesday 8am to 6pm and Thursday to Saturday 8am to 9pm.
- 2 way Main Street – BIAs just added as a stakeholder in planning talks, LRT connection
- Patios! Until October 31st
- Support for event parking and patio costs going to Council for Ward 1 support from Councillor Wilson in the amount of $15000. Thank you Councillor Wilson.
- Recycling in BIAs issue solved with City for 1 year.

B: Financial Update (Anita, Tracy):

- Bank Balances as of July 31, 2025 are: CIBC is $7702.54 and Alterna is $2495.23
- Will try to close the CIBC this month after complete switchover so all in one Alterna account. A deposit just went in and have again requested the switch.

- Funds to come: Fed Dev grant for Winter Wander $8800, first half of 2025 levy ~$64000, summer students ~ $6000
- 2023 audit almost completed, everything submitted. Waiting on KPMG.
- 2024 will be ready when adjustments done. Once receive adjustments for 2023 from KPMG then we can adjust on our end and submit 2024 for audit. Our accountant is ready. Once adjustments received then will also file HST forms.
- BUDGET 2026 – items to review:
    - Budget levy increase?
    - Review of Executive Director – amount of work and items covered
    - Addition of a PT admin position – extension of multi-year summer student
    - Discussion
    - Thoughts
    - Agreement to strike a sub-committee to review and report back with recommendations
    - Anita, David, Paul, Jordan, others?
- ***Motion to receive financial update. Moved by Anita, seconded by Bernadette. Carried.***

C: Westdale Theatre (Bernadette):

- 90th Anniversary Booklet released:
  3-5 live events from the thousands of people coming over the next couple of months
  Thanks to all of the businesses who have taken ad space. Circulation growing. More copies if needed as another print run is being done.
- Mix of film and live events
- Third Age Learning, Theatre Aquarius, Hamilton Philharmonic – lots if rentals and partners
- Very eclectic programming
- Alysha at TIFF tonight for independent Theatres
- Meeting tomorrow morning to look at theatre and BIA working together
- 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
- Celebrated 90th anniversary on August 31st with Wizard of Oz

D: Safety and Security (Anita, Tracy):

- Update on ATM issues – a sleeper at Alterna, issues with lock
- Crime update: no crime reported within or around BIA.

E: Real Estate update (Mohammad):

- Real Estate Report from Mohammad
- Businesses for sale: OneZo $80K, Bean Bar $2.99K, one by Papa Johns
- Commercial: (Tea With You) 925 King St W - $2.555M, (Gong Cha) 944 King St W - $1.29M, 49 Glen Rd (outside of BIA) - industrial
- For lease: Gong Cha location, one above hair salon – Westdale Pilates old spot
- Residential: a lot of listings – July usually slow – only 4 homes sold with avg 41 days (1 was 111 days), avg list price higher 93-4 in $2M+ mark), medium $900K, avg ~$800K. Last few weeks been a lot of showings. Signs of interest rates coming down, so maybe more sales
- A lot of uncertainty – last year interest rates dropped from last year, but more activities

- McMaster 1600 beds new building – should encourage more landlords converting back to single family homes. Good opportunity for first time homebuyers to get into neighbourhood at a good price. New riles and regulations for landlords to keep tenants safe will affect sales.

F: HPL update:

- General. New manager – away in July, meeting early August. Keen connect with BIA. Lots of students.

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
- Former Cinnaholic Westdale – Insomnia Cookies coming soon
- OMG – painted pink and some renovations going on – Donuts coming soon
- Real Fruity ice cream shop opening soon
- HEAL & Lettuce
- Allure Fitness open house on Saturday 13th anniversary open house

H: Community Outreach (Tracy):

- PACCAR – McMaster Homecoming SEP 20, new residence on schedule for July 1, 2026
- Sidewalk Sale – McMaster Sidewalk Sale

I: Streetscape (Tracy):

- Hanging baskets looking good
- Street planters doing well, a few ripped apart.
- Ferns – will be out until end of patio season, summer watering ended
- Gardens – lots of work over summer by summer students – did a great job
- Students worked hard to keep Westdale weed free & looking good – all gone back to school
- Alleyways – clean up over summer with more perennials planted, less garbage, some florescent bulbs and small items dumped

J: Strategy (Tracy):

- PATIOS until October 31st
- 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
- 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 – TUE 16 JUNE 4-7pm until Thanksgiving. Lots of people asking about farmers market this year.

- **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 21 *DATE CHANGE*
OktoberWEST - OCT 4-5
Winter Wander - NOV 28-30, Skydiggers confirmed
Vintage Markets confirmed for APR, JUN, AUG, SEP, OCT
NEW!!! Motorcycle nights – Tuesdays 7-9pm after market until Thanksgiving

Other:

- FAM tour with influencers and hotels and tourism – meeting this week, tours in September
- Summer to fall changeover
- Special needs guys helps us with garbage
- Mural beside Cold North Ink. Think of mural spots in Westdale.

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

9. **Notice of Motions** None.
10. **Motions** None.
11. **General Information/Other Business**
    Vehicle parking behind Bean Bar by Bean Bar. City ByLaws can be called. No parking signs in alleyway would be good. Fire lane issue.
12. **Adjournment.**
    Next meeting MONDAY 20 OCT @ 630pm (usually 2nd Monday of the month – moved for Thanksgiving Monday)
    Meetings dates: OCT (Thanksgiving change to MON 20th??????????)
    MON 10 NOV – AGM at Alterna, MON 8 DEC is BIA Board meeting
    2025 = 40 years of BIA. Invite some previous members? John Sonke (Hardware store owner). Mr. Gravina, Albert Snow.
    Motion to adjourn. Moved by Anita. Meeting adjourned at 7:38pm