Westdale Village BIA
Meeting Minutes

Date & Time: Monday, October 20, 2025 @ 6:30pm
Join Zoom meeting:
https://us02web.zoom.us/j/87382855752?pwd=psBsvIqoaMpMq7Cbcepuewel4gh0lE.1
Passcode: BIA

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

1. Call to order. Metting called to order at 6:34pm with David as Chair
2. Approval of Agenda.
Motion to approve the agenda. Moved by Anita, seconded by Bernadette. Carried.
3. Declarations of Interest. None.
4. Approval of Minutes of Previous Meeting.
Motion to approve the minutes of September 8, 2025 with one correction. Moved by Anita, seconded by Mohannad. Carried. Correction – add in section C: "3-5 per week" live events at The Westdale.
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 with 20 units below market rent
  - McMaster residence building moving along – maybe not ready for SEP 2025?
  - Main @ Longwood – increased heights from 18 to 25 stories
  - King @ Paradise – building construction
- 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.
  3. Request submitted NOT in favour of Sunday paid parking with notes below:

o virtually all municipalities offer free Sunday parking to boost visitor activity in business districts, encourage shopping and dining, and especially in Westdale Village, it encourages and supports arts & culture programming on Sundays
o surrounding municipalities and those similar to Hamilton offer free Sunday parking, only in tourist-heavy areas like Niagara Falls and Ottawa is there paid parking on Sundays.

o Westdale Village encourages Sunday church attendees to shop and have lunch/ coffee/treats after services o people feel safer, less stressful and more relieved visiting Westdale Village when there is not the very aggressive parking enforcement in place. We have several complaints aggressive ticketing o free Sunday parking is a very simple low cost way for Council to show support for local small businesses and BIAs.

4. City ending free Holiday Parking Program. Option for BIAs to pay month of December. Original was going to have a weekly option, but now only DEC 1-31. Option for BIA to run our own coffee/$2/??? In lieu of the free parking = less tickets. Thoughts?

• 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 received from Council for Ward 1 support from Councillor Wilson in the amount of $15000. Thank you Councillor Wilson!
• Recycling pick-up in BIAs confirmed for 2026. Special day collection on Thursdays. Commercial carboard recycling at City recycling depots not accepted – must go to garbage and be charge fee like garbage drop off there.

B: Financial Update (Anita, Tracy):

• Bank Balances as of September 30, 2025 are: CIBC is $245.96 and Alterna is $1934.78
• Funds Received early October: $15000 from Ward 1 Councillor Wilson, ~$4100 Fed Dev
• Funds to come: Fed Dev grant for Winter Wander ~$4000, first half of 2025 levy ~$64000, summer students ~ $6000, second half of 2025 levy ~$58000,
• 2023 audit almost completed, everything submitted. Waiting on KPMG. Auditor off on leave from June to September then received contact then person went back on leave. Now back with KPMG for partner review.
• 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.
• Sub-Committee met to discuss: Review of Executive Director – amount of work and items covered and addition of a PT admin position and will meet again next week. suggestion for a 35% budget increase
• BUDGET 2026 – options attached:
  o Budget levy increase agreed - by how much? 30% agreeable
  o Discussion on lack of increase for about 12-15 years – costs have gone up and programs have significantly increased yet no real budget increase. Only last couple of years was there a small COLA increase. All in agreement to increase budget.

Motion to approve the 2026 budget with a 30% levy increase. Moved by Paul, seconded by Bernadette. Carried.

• ***Motion to receive the financial update. Moved by Anita, seconded by Paul. Carried.***

C: Westdale Theatre (Bernadette):

• Special programming continues – comedy, concerts, movies, private rentals
• Lots of live concert bookings – about 3-5 per week – Candlelight Concerts, Hamilton Originals, film festivals, other cultural events, live concerts, lots of activity, Fringe Festival
• Halloween - Rocky horror pick show.
• Hamilton film Fest. Theatre and AGO looking at more film events and more with McMaster.

• Nov 1st - comedy middle rage for Hamilton Day
• Thank you Councillor Wilson with Indigenous talk plus another upcoming on Nov 5th. Wonderful to see a good audience. Event presenters at Councillor Wilson event raved about venue.
• Nov 13 - Film event. Black Film Festival difficult to continue on annual basis, looking at options.
• Other Christmas programming - Kiwanis hosting polar bear express, live concerts
• Vintage Christmas/Holiday movies sponsored by BIA
• Comic Strippers this weekend - diverse program
• Lots of happenings and bookings at The Westdale
• Increase in number of people coming to Westdale for the Theatre - a huge draw for Westdale
• Celebrations of 90th anniversary continues
• Good meeting with Westdale Theatre and BIA in September. Good discussion. Good partnerships.

D: Safety and Security (Anita, Tracy):
• Update on ATM issues – seems to be ok right now and keeping an eye. More financials have cameras
• Crime update: 1 commercial B&E, 1 auto theft reported within or around BIA. Some copper and lights taken in September – nothing showing reported. - need to report copper and lights thefts for it to register. HPS needs reporting to look at crime stats and trends

E: Real Estate update (Mohammad):
• Real Estate Report from Mohammad
• Businesses for sale: OneZo $80K, Bean Bar $150K, Monga $228K,
• Commercial: (Tea With You) 925 King St W - $2.555M - now showing listed for lease for $2000,
(Gong Cha) 944 King St W - $1.29M, not much movement.
• For lease: nothing listed on MLS
• Residential: nothing out of ordinary. 23 listings. 6 sold in last month. 8 new listings $1.27. median $855K. new average price price up to $985K, with one high at $1.5M listing. 5 Mayfair conditional sold - bring average list price up. a number of high listings right now.

F: HPL update:
• General. Busy with students. Still not full programming back.

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
• Former OMG – Donut Shop sort of open
• Fruity ice cream shop opening soon??? Operating mobile on some days in front. Owner said opening soon last discussed. Date unsure.

H: Community Outreach (Tracy):
• PACCAR – McMaster Homecoming SEP 20, new residence on schedule for July 1, 2026
• No major issues with Homecoming. City injunction worked well, posted on poles throughout neighbourhood.

I: Streetscape (Tracy):

• Hanging baskets and street planters being removed this week – lasted extra few weeks and still look pretty good
• Gardens fall décor until early November. Farmers to take all items for animals.
• Gardens lasting through October
• November Holiday lights and décor

J: Strategy (Tracy):

• PATIOS removal after Hamilton Day NOV 1 & 2
• 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, being worked on with City.
• Farmers Market ended – great comments and good traffic in SEP & OCT.
• Room Key program starting in NOV with free coffee coupon. Direct access to concierge
• EVENTS 2025 to come:
    October 25 - Spooky West 12-2
    November 1 - Hamilton Day
    Winter Wander - NOV 28-30

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

9. Notice of Motions None.

10. Motions None.

11. General Information/Other Business.
    Next meeting AGM at Alterna. 40th Anniversary of the Westdale BIA. Some original members coming.
    Motion to spend up to $500 for the AGM. Moved by Paul, seconded by Mohammad. Carried.

12. Adjournment.
    Next meetings: MON 10 NOV – AGM at Alterna, MON 8 DEC @ 630pm in person dinner meeting.
    Motion to adjourn. Moved by Paul. Carried. Meeting adjourned at 7:32pm.