

**Westdale Village BIA
Meeting Minutes**

Date & Time: Monday, April 13, 2026 @ 6:30pm via zoom.

Join Zoom meeting:

<https://us02web.zoom.us/j/82104997593?pwd=wsjN26Ck6zqCvJgTqouosY2OEgUxRO.1>

Passcode: Westdale

Present: David Simpson (Westdale Law), Anita Shilliday (Alternia Savings), Mohammad (Nannaa's Eatery), Ilona Santa (formerly Casual Gourmet), Bernadette Curtis (Westdale Theatre), Jordan Geertsma (Snooty Fox), Tracy (Executive Director – recording)

Regrets: Paul Milki (Westdale Cupcakes), Quentin (oneZo), Councillor Maureen Wilson/Stephanie Hilson

Guests:

1. **Call to order.** Meeting called to order at 6:34pm with David as Chair.
2. **Approval of Agenda. Anita, Bernadette. Carried.**
3. **Declarations of Interest. None.**
4. **Approval of Minutes of Previous Meeting.**
Motion to approve the minutes of March 9, 2026 with correction to say "minutes".
Moved by Jordan, 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. Items reviewed.

- Development updates from Councillor Wilson:
 - 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 – on target for July 2026
 - Main @ Longwood – increased heights from 18 to 25 stories
 - King @ Paradise – building construction to final height, moving along
 - Not much ongoing other than what know about
- Churchill Park update - Going full steam ahead with Phase 3.
- Some road works coming through in 2026 around BIA.
 - What street surrounding Westdale Village BIA – listing on website
 - Full road reconstruction – yes in some street on south side similar to north side last year
 - Shave & pave – mostly full road reconstruction
 - Timeline – expected in 2026
- Crosswalk at Paisley Ave – initial look at suggested plans include: lights at Paisley Ave in tandem with Marion Ave lights, other major changes. Comments taken back and looking at changes. Waiting for updated plans. Hope is to have it done in 2026.
- Green Venture garden for King @ Paisley NW – waiting for more info to be brought back to BIA. Hope is to have it completed with crosswalk.
- Recycling pick-up in commercial for 2026 – working well.
- Junos – Hamilton Tourism sponsored live music in Westdale Village to help promote the Junos. It is now turning into live music Thursdays at Snooty Fox.
- BIA Awards of Excellence – Congratulations to Westdale 2026 winners:
Westdale Law and King West Books/Mixed Media Hamilton
- Support from Councillor Wilson for events parking costs and patio costs = \$15000. Thank you Councillor.
- Bench unveiling today. 5 plaques for Jim Simpson, Michael Gravina, Ray Fazakas, Albert Snow, Bruce Simpson. Thank you Councillor Wilson for attending today.
- Churchill Park Tree planting this past weekend.
- REQUESTS: water tap with construction near garden and fiber optic cable with lights at Paisley.

B: Financial Update (Anita, Tracy):

- Bank Balances as of March 31, 2026. Alternia \$13592.83

(note \$25000 flower and watering deposit invoice to Mallord Farm paid reflected in balance).

- Funds to come this week: 1st half of levy and 2025 parking funds, \$2000 Tourism Hamilton grant. ~\$1000 deposited 2 cheques from Gov Can for employment insurance rebate.
- Anita and Tracy working on getting 2025 ready for audit deadline in May.
- Patios expense approval another ~\$5000 for BIA community use patios (increased fees for parking spots, 3 extra spots needed, and permit fees). Approved \$15000 previously.
Total cost: \$17727.98 (16 spots x \$980.53) + \$823.66 + 823.66 = \$19375.30
Councillor is proving support for patios/events/parking spots costs with \$15000 grant.
More tables and umbrellas are needed. ~\$4000
FYI – patios update: Patio permit should be ready to be issued next week. Sidewalks permit approved late today so will put tables on tonight after meeting. New submission system issues had out permit waiting and not sent to City email.

Motion to spend up to \$10000 for patio costs. Anita, Ilona. Carried.

Jordan and Mohammad abstained from discussion and vote.

- ***Motion to receive financial update. Moved by Anita, seconded by Bernadette. Carried.***

C: Westdale Theatre (Bernadette):

- Oscar and Junos free showings. Oscars – well attended, people all dressed up, great cocktails. Junos quitter but still good.
- May 22nd Jazz Originals.
- June 17th Jazz Originals almost sold out. Eric Clapton and George Harrison.
- Hamilton Philharmocis two afternoon sessions, movie screening tomorrow night, part of composers series with film talk, on Beethoven.
- Canadian Cinema Day – free movies 3 films. Please spread the word.
- May the 4th be with you. Return of the Jedi. Very popular day.
- Lighthouse is coming – selling quickly – May 2nd
- 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 for 2026
- Lots of happenings and bookings at The Westdale
- Japanese movies do well, good following
- Increase in number of people coming to Westdale for the Theatre - a huge draw for Westdale
- Fundraising campaign donations – for renovation debt - being matched again this year by generous Family Foundation. Non-profit charity with tax receipt.
- Thank you for support from the Westdale BIA. Sponsoring all family movies.

D: Safety and Security (Anita, Tracy):

- Update on ATM issues – no issues right now thankfully.
- Crime update: nothing showing reported. Nothing over 403 residential/commercial Westdale area. Less crime as pass 403. Very lucky in Westdale and we are active and preventative and act on any issues.
- Bench has cannabis stickers which need to be removed.

E: Real Estate update (Mohammad):

- Real Estate Report from Mohammad attached
- Residential: typical spring market, listings go up 26 listings, 9 new ones, 7 sold, avg days 15 days not too band, avg sold price lower end pricing. Avg list price being pushed up on Oak Knoll. Medium much lower. Lots of activity. Typical spring market. Investor market not coming back, first time home buyers seem to be trend on Westdale. Westdale a good price point.
- Businesses for sale: Monga, Café on Main St. 2 buildings and plot of land outside BIA. Chiropractor sold \$880K (listed \$950K). Space above express leased out. Gong Cha leased out Yummy Point sign. Grill desserts. 2 listings at building across from Valentinos 800 sqr ft and 2000 sqr ft – SEP and OCT.
Hotel by MIP and residence MAC coming along.
Residential behind Cootes School lots building second floor.

- With new residence and prices and room tax have crept up so puts it on par with residence costs.
- First time homebuyers, still slow market, lots of showing and slow movement, lost of 2nd floor additions to help increase. Slow – hand in hand with immigration and too expensive.
- New residence ~1580 units, expected to be open for 2026 school year
- Commercial: just the one office at 1036 – where Westdale Pilates was before they expanded – now a children's music space – Music Together Giggles and Groove

F: HPL update:

- General. Busy with students. Still not full programming back. Very busy, very well used.
- Patrick from HPL (Events Manager) attended bench unveiling today
- Innovative programming – comic book character event had over 100 people

G: Business updates (Tracy):

- Former Pete and Kay location – renovations seem to be moving along. Unknown
- 948 King St W – renovations continuing in commercial and residential units
- 1047 – pink now painted black – barber shop moving in, coming soon
- Tea With You activity – new food business soon ready to open
- Gong Cha activity – business soon to open – Yummy Point
- Colio Winery – closed with another business expected to open
- Children's music opened: Music Together 1036 King St W
- NOW 100% occupancy rate in Westdale!!!
- ScotiaBank reduced days open, closing in July.

H: Community Outreach (Tracy):

- PACCAR – McMaster – meeting March 12th. St. Patrick's Day cold weather not too much activity.
- Spring clean-up on Saturday in alleyways and in Churchill Park planting – thank you Coluncillor Wilson. BIA volunteers also did clean up on Friday and Saturday early morning.

I: Streetscape (Tracy):

- Planters updated for spring with pansies and curly willow from winter planters, which will bring height to the patios when moved over. Good rain = no watering
- Ws changed from snowflakes on Friday
- Bench broken by vehicle in front of Sokie. One moved over from across the street to make way for picnic tables.
- Curly willow sometimes sticking up. People pull out. Tracy to check not sticking into sidewalk.
- Planter pansies keep garbage out over winter months until can plant
- Flowers shop workers happy to get flowers, makes them happy
- Downtown Bowmanville. Easter Bunny there with BIA. Posters up everywhere. Good job there. Some Westdale businesses will not hang up posters.

J: Strategy (Tracy):

- Outdoor fresh, safe – shop local, eat local, support local, live music, tourism
- Social media – focus on food, businesses, theatre, activities, events
- Experiences in Westdale: dining, experiences, hiking, coffee shops, art, lighting
- Supporting food/drink/restaurants: social media, music, patios spring/summer/fall
- Tourism – Welcome to Westdale, hotels, events, tours, patios, meeting with Team Hamilton

EVENTS 2026:

Activation Days:

April 3-5 - Easter Weekend. People love the flowers!
 May 2-3 - Jane's Walk and Doors Open
 May 10 - Mother's Day
 June 5-14 - Hamilton Arts Week
 June 21 - Father's Day

September – October – Ontario Culture Days/Fall Harvest

October 31 - Spooky West

October 31-November 1 - Hamilton Day

FESTIVALS & EVENTS:

April 11 & 12 – WESTDALE SPRING MARKET. Very busy Saturday. Rain out on Sunday. Lots of students and residents. Issues with using washrooms as changerooms – discussion item below.

June – October – WESTDALE LIVE!!

Tuesdays 4-7pm + Fridays & Saturdays 5-8pm

June 9 – October 6 – WESTDALE FARMERS' MARKET - Tuesday's 4-7pm with live music

June 26-28 – ArtsFEST

August 7 – 9 – ArtsWEST

September 5, 6, 7 – WESTDALE WELCOME WEEKEND

October 3-4 – OktoberWEST

November 27 – 29 – Winter Wander – live music, holiday shopping, family fun activities with full weekend of programming at The Westdale including

NOV 27 – DEC 31 autism sensory friendly LIGHT UP WESTDALE lights throughout the village

TUESDAYS after market motorcycle and car nights. JUNE 12 cars come every second week. Motorcycles on opposite weeks

Question about changing sides for market. Would like to keep it on south side.

Vintage events: Washrooms, change tents are needed.

Could food have non-sit down market? Lots of people were using the patio tables from take out restaurants.

Saturday of the event was very busy with the great weather.

Follow up with vintage, no changing in Snooty Fox

Snooty Fox – live music help patios, location at end of patios

Sunday was very busy – round the bay Sunday brunch

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

9. Notice of Motions None.

10. Motions None.

11. General Information/Other Business None.

12. Adjournment.

Next meetings: MON 11 MAY 2026 @ 630pm

Thank you all for coming.

Motion to adjourn. Moved by Jordan. Meeting adjourned at 7:39pm.