



Committee of the Whole
Agenda published September 26, 2025
Addendum published October 3, 2025

Date: October 6, 2025
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

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September 11, 2025

Mayor Marianne Meed Ward &
Members of Burlington City Council
City of Burlington
Office of the City Clerk
426 Brant St.
PO Box 5013
Burlington, ON L7R 3Z6

RE: Sound of Music Festival

Dear Mayor Meed Ward and Members of Council,

On behalf of the Canadian Live Music Association (CLMA), the voice of Canada's vibrant live music industry, I am writing to signal our strong support for Burlington's *Sound of Music Festival*, one of the city's greatest cultural and economic assets. For 45 years, the festival has showcased Burlington on a national stage, welcoming visitors, creating memories, and generating lasting benefits for the local economy. In 2022 alone, it delivered an estimated **\$15 million in economic impact**, directly supporting hotels, restaurants, retailers, artists, and small businesses. Visitors travelled here specifically for the festival, reinforcing Burlington as a destination for music, culture, and community.

This success is part of a larger story. Across Canada and around the world, municipalities are recognizing the extraordinary value of live music to economic growth, tourism, and civic pride. The CLMA's recent economic impact study of the sector, [Hear and Now](#), confirms this impact at the national level: live music generates over **\$10 billion in GDP**, sustains more than **101,000 jobs**, and returns **\$3.73 billion annually in government tax revenues**. Other cities are acting on this evidence by investing purposefully in their live music ecosystems to attract visitors, retain talent, and strengthen community identity. Burlington, with the *Sound of Music Festival* as its summer anchor, has every reason to continue to build on its own strong foundation and leverage this example.

Achieving this will require a range of innovative and tactical partnerships. We encourage the City to continue working closely with festival leadership to secure the festival's stability and support its renewal and growth. Increased municipal support would send a clear signal of confidence to sponsors, partners, and visitors, reinforcing long-term sustainability. Additionally, exploring tourism development strategies that highlight the festival as a flagship attraction, while drawing on best practices from other jurisdictions that have successfully leveraged music events to strengthen downtowns and business districts, can further enhance its impact.

The CLMA is eager to collaborate, offering national data, lessons from across Canada, and practical ideas for sustainable growth. With the right range of supports, the *Sound of Music Festival* can not only remain a signature event but also become an even stronger driver of Burlington's cultural identity and economic future. This can be a conversation, not about loss, but about scale — what more the festival can achieve as a driver of Burlington's identity and prosperity.

Thank you for your leadership and for your continuing commitment to Burlington's growth as a creative city. We look forward to supporting your efforts to ensure the *Sound of Music Festival* remains a cornerstone of the city's cultural and economic strength for decades to come.

Sincerely,



Ms. Erin [REDACTED]
President & CEO
M: 613.769.5559
E: [REDACTED]@canadianlivemusic.ca

Rock and Roll Can Never Die

By Awnish [REDACTED] and Helen [REDACTED]

We own restaurants. We love live music. Burlington doesn't just deserve both, it needs both. That's why the Sound of Music Festival matters. It's an unforgettable weekend every year when our city feels alive in every sense of the word. Without it? Silence. With it? Nights you never forget.

When 400,000 people hit our waterfront, you can feel it in your bones. The park shakes. The streets buzz. Patios are jammed, hotels are full, and downtown is bursting at the seams. Staff are hustling with smiles and sore feet. It's a huge economic shot in the arm for downtown businesses.

Take that away? We don't just lose a festival. We lose an annual celebration. We lose a spark. We lose a piece of Burlington.

And small businesses lose, in a time where many cannot afford to lose any more. We operate 2 of our restaurants in the downtown core, The Dickens Pub and Prime Steak + Raw Bar. Sound of Music weekend is one of the busiest weekends of the year for many downtown businesses. The economic impact of losing this festival would hit hard.

At The Dickens Pub, music is in our DNA. We host a weekly open mic night, live music on weekends, and have been a proud partner of Sound of Music and Battle of the Bands for years. This matters to us deeply.

So, it is time to act. If this festival goes down, Burlington goes quiet. And quiet is boring. It's time to step up or step aside – community, government, business – and make sure we keep our biggest stage, our loudest weekend, and our proudest tradition alive.

In the words of the legendary Neil Young, "Hey hey, my my, Rock and Roll can never die"

Awnish and Helen

Owners, B Social Hospitality
The Dickens Pub, Prime Steak + Raw Bar

SOMstories –

Our volunteers speak about what the events means to them and the community:

More than 6000 volunteer hours are logged each year. The impact of the social, human and community aspects of SOM cannot be understated. Here's a series of stories from some of the volunteer roster.

Matt [REDACTED] -

Simply put: I am Lover of All Music and Supporter of Community Culture. Sound of Music epitomizes both of these values.

In early 2000s, I joined the programming/stage management team after years of being an attendee of Sound of Music (SOM). Every year was a long process of meeting to select artists for SOM and then work early morning to late evening for the 4 days or when it was 9 days some years with Live on The Lake concerts. Being on Father's Day weekend is exceptionally special as I was not a father when I started to volunteer and became a father of two now late aged teenagers. Volunteering at SOM while my kids aged, they visited yearly then joined in helping many years. Sometimes you need those small hands and bodies on festival side to get into small areas or lifted into tour bus windows to unlock the bus from the inside. Having a family who loves SOM has led to so many great family memories to celebrate my Father's Day weekend for almost 25 years.

Volunteering at SOM has also extended my family network of making lifelong friends I have met every year at the festival since I have been involved with the festival longer than I have not in my lifespan. Five years ago, our family moved to Fredericton, New Brunswick for work relocation and due to love of SOM festival I take vacation from work and return for the week to work the festival with my whole heart invested in making every year better than the year before with any volunteer tasks are needed. The SOM volunteering work is a source of extreme pride and my plan is to do it until I pass which is many, many years in the future.

Richard [REDACTED] -

I have been a volunteer with the Burlington Sound of Music Festival for 25 years. I started as someone who just wanted to give back and quickly evolved to taking on a leadership role. From my first experience as a bartender, to programming, to stage management then a board member. This has been a meaningful experience for me but more importantly the relationships built in being able to support the city of live in and love. This group is so committed that they give up personal vacation and for me I have not been home for a father's day in 25 years. The group of volunteers that I volunteer with have become family. There is no better feeling that seeing the smile on the faces of our customers who attend this free event. Watching families enjoy a wide range of entertainment in a beautiful venue is second to none. The fact that I am apart of this event which brings in over 300,000 people yearly is truly amazing. I can honestly say that I would be lost along with my peers if this event went away. It is a part of the city and something that defines Burlington. It would be a massive loss if it did not continue. MY hope is that it continues to be a major part of Burlington and provides free music to generations to come.

Mike [REDACTED] -

What the Sound of Music Festival means to me; it means community. It means meeting up with friends and listening to music, It means being part of Canada's largest free outdoor Festival. Wow! I can't imagine the City with-out the SOM, it helps bring the local community together, while inviting new visitors to our great City. There would be a big hole in the beginning of each Summer if this Festival stops happening. I attended the festival every year for 40 years, so in 2019 I decided to finally give back and help by being part of the festival. It's fun to see the park transform from a blank canvas to a space teeming with energy. I get to use my skills assisting the Logistics Team and laying out the park and doing the drawings. I get to interact with other volunteers and guests. Each year, after it's over, I get a great sense of pride and accomplishment knowing that we pulled off another great festival.

Scott [REDACTED] -

I had never volunteered much until my eldest decided to join the BTTB on his 13th birthday, and I decided to join the BTTB Boosters, the parental fund raising group for the BTTB. I volunteered for almost every fund raiser they had, truly enjoying the camaraderie of the fellow Boosters, knowing that our combined efforts helped to reduce the costs to the band members for their numerous tours. Volunteering offered me new experiences from my occupation. Participating in its' parades and some Tours as a chaperone, being a member of its executive in various positions including President allowed me to provide input and direction to a very respected organization. Almost 7 years later, my son had left the Band for university, I felt it was time to leave. The then Parade Chair for SoM approached me and asked me to help with the Parade. I was a parade judge for two years, and then was asked to become the Parade Chair. Volunteering is a way to give back to the Community by both my time and labour. It gives me a sense of satisfaction when an event I organise or assist with is recognized as being meaningful to the participants and to the community. Now being retired, volunteering with the Festival also provides me with another interest and use of my time. The volunteer 'vibe' of the SoMF vs the BTTB Boosters, has a similar sense of camaraderie. Even if we only see one another for a few weeks or even days, and what we volunteer to do is completely unrelated, that vibe alone makes it special, if not unique. I have volunteered for 7 years with the BTTB and 16 years with S0M, a total of 23 years.

If the SoMF no longer existed, it would firstly be a significant financial blow to Burlington's hospitality industry, restaurants, hotels, downtown retail shops. It would reflect poorly on Burlington's reputation for its home-town talent such as Sarah Harmer, Walk off the Earth, Finger Eleven, even going back to Gordy Tapp. For some now famous bands had their first 'real' concert experience on our stages.

Megan [REDACTED] -

I began my journey with the Burlington Sound of Music Festival as an intern in the summer of 2022, and by that fall, I knew I wanted to stay involved as a volunteer. What began as a short-term role quickly became a long-term passion. I started as Volunteer Centre Chair, managing schedules and logistics for a database of 950 volunteers. Today, that database has grown to more than 1,500 individuals who collectively contribute over 6,000 hours during the festival weekend. The scope of this work taught me the importance of organization, communication, and teamwork—and how meaningful it is to create positive volunteer experiences that directly fuel the festival’s success.

I now serve as the Operations Assistant (volunteer), working closely with the Vice President of Operations. In this role, I support many aspects of the festival, contributing more than 500 hours between November 2024 and June 2025. This position has given me a deeper perspective on the moving parts that come together to create such a vibrant, community-driven event. The skills I first developed during my internship with SOM continue to influence my professional journey, shaping my roles as Festival Assistant with Spartan Race Canada, Operations and Events Manager with the World Axe Throwing League, and now Volunteer Coordinator with Breast Cancer Canada. I credit much of my career growth and confidence in event operations to the foundation built here at SOM.

My connection to the festival, however, goes far beyond professional development—it is deeply personal. I grew up attending the Sound of Music Festival, starting as a child watching the parade with my family, much like the festival itself began. As a teenager, I came with friends and was amazed that we could see inspiring, current bands for free—performances that felt like once-in-a-lifetime opportunities. Now, as an adult, I volunteer to ensure that today’s youth and families can share the same experiences that shaped me. The festival has become a generational tradition in my own family, with my mom having volunteered in past years and my niece beginning her volunteer journey this year.

The volunteer team itself has become an extended chosen family to me. We laugh together, we cry together, and sometimes we even bleed together—all in service of bringing this festival to life. That bond, built on shared passion and commitment, is one of the greatest gifts the Sound of Music has given me.

The loss of this festival would be nothing short of a tidal wave for Burlington and the surrounding community. If the Sound of Music Festival were to disappear, the music, culture, and spirit of togetherness it inspires would no longer touch future generations. For me personally, its absence would feel like losing a close friend or family member—something foundational and irreplaceable suddenly gone. Music is not for the privileged; it

is for everyone, to be celebrated across cultures and communities without barriers. The Sound of Music Festival has given me lifelong memories, a foundation for my career, and a community I am proud to call family. I am deeply grateful for the opportunity to give back and ensure its impact continues for generations to come.

Micaela [REDACTED] –

I stumbled into the Sound of Music Festival by chance. Four years ago, a friend pushed me to apply for a job, and I ended up as one of six Festival Associates. I didn't grow up in Burlington, and I had no connection to the area or the festival. What I found, though, was one of the most demanding, exhausting, and life-changing experiences of my life. For two straight weeks, we did everything from putting up fences to hauling cases of beer, bartending, and picking up trash. I was given the responsibility of coordinating all of "StreetFest". We were working from early morning until after midnight. I remember being bruised, bone-tired, and honestly thinking, "Who in their right mind would volunteer for this?" Then, after the big Saturday show, everything shifted. It was early Sunday morning, just before the park opened. Eco-Dave and his team had been out all night cleaning up, but the park was still a mess, so the Festival Associates were sent to help. I was dragging myself through beer cans and trash, while the other Associates were stretched thin, racing against the clock. Then I saw it, Brent, the Director of Operations, singing as he worked. Around him, Rose and Ronny with the logistics team, Kevin from the volunteer team, and dozens of others were shoulder to shoulder, pushing through the exhaustion, and giving everything they had to finish the job. In that moment, I realised the Sound of Music Festival wasn't just an event; it was a family. Their energy, commitment, and joy showed me that this community was bigger than any one person, and I knew I had to be a part of it forever. Since then, I've returned every year: not just for the four festival days, but for the full week of set-up and tear-down. Along the way, I've made lifelong friends, the kind of people I'd do anything for, and I know they'd do the same for me. It's more than volunteering - it's belonging. I've seen firsthand the incredible passion this festival sparks. The work is hard, there are never enough hands, and the days are long, but there's something magical about the way this community comes together. If the Sound of Music Festival didn't exist, Burlington wouldn't just lose a weekend of music. It would lose the heartbeat of thousands of people who come together to lift each other up, to create memories, and to show what's possible when passion leads the way. That's why I keep coming back. The work is tough, the days are long, but the impact, the music, the friendships, and the community stay with you forever.

From: Penny
Sent: Friday, October 03, 2025 12:10 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Sound of Music

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

It is my opinion that The Sound of Music Festival needs to be self-sustaining.

The time has come for residents to stop funding through their taxes this festival.

Times change, people want different things and it is obvious that corporate sponsors feel the same way as to date no one has stepped up to take this on.

This festival has not been "free" for many years and still they have been unable to repay the city the money that was "loaned" to them.

Enough is enough. I hope the council votes NOT to fund this festival.

Penny
Burlington Ontario

-----Original Message-----

From: Charlie

Sent: Friday, October 03, 2025 12:05 PM

To: Mailbox, Clerks <Clerks@burlington.ca>

Subject: Sound of Music

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We taxpayers have been forced to pay too much for frills which this council has deemed necessary. So NO to the suggestion we PAY or support the sound of music festival! We need not help provide it for "free" with our TAX \$\$\$.

Sent from my iPhone

From: Gina
Sent: Friday, October 03, 2025 12:44 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Sound of Music

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

How about charging a minimal entry fee for all ages over 16 years? \$5 each should help you support this wonderful annual event.

Gina
Ward 2

From: Ms Pinki >
Sent: Friday, October 03, 2025 12:30 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: BSOM - review, discussion between October 6-7, 2025

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

My Councillor's newsletter suggests I write to this email address to have my say on the annual Sound of Music.

First, my appreciation for City Staff who have put together a solid report on the subject.

<https://burlingtonpublishing.escribemeetings.com/Meeting.aspx?Id=39254076-a756-4a0d-a002-359950f19ed0&Agenda=Agenda&lang=English&Item=30&Tab=attachments>

Should our fair City continue to host BSOM? Yes.

Should it be held at the Spencer Smith Park? Yes.

Should it be in its current format? - No. In the last few years it's been an increasingly incoherent, weed-smelling, collection of strange sounds masquerading as music.

From what I also understand, please see link below, there's an outstanding \$225,000 yet to be returned back to our city [therefore us, the tax-payers].

<https://www.burlingtontoday.com/local-news/more-money-concerns-for-sound-of-music-festival-as-council-set-to-pull-future-funding-11279291#:~:text=city%20assuming%20direct%20responsibility%20for%20the%20festival%20programming%2C%20development%2C%20and%20logistics.%C2%A0>

Surely then, organisers should be expected to return loans before expecting more financial assistance.

Please let's get back this whopping amount.

For the rest, follow what Staff recommends in their report:

- * reallocate the \$150,000 —originally designated for Sound of Music in the 2026 Operating Budget—to the Community Investment Fund.
- * staff to report back to Council on exploration of potential opportunities for a different form of music festival and/or a different operator of a music festival at Spencer Smith Park, following a call for expressions of interest from potential event organizers.

If we're getting a chance to Do It Better, let us please keep in mind that what kind of festival would work best for all in Burlington: the children during the mornings and afternoons, the mid-agers and seniors through the rest of the day by way of a music festival.

Devised afresh, with the benefit of so much experience, the reinvigorated -- and reimagined -- BSOM at Spencer Smith Park could be both, entertainment and income for the City.

Thank you for reading this and giving it due consideration.

Best

Ms Pinki

From: Gary >
Sent: Friday, October 03, 2025 2:11 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Sound of Music

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

There are very few things in Ontario as festive and fun as the Sound of Music Festival. I think it is very short sighted of the city to even consider putting an end to this event.

The amount of money in question is miniscule compared to the entire city budget. Why don't you work it out on a percentage basis and see what that comes out to?

In closing I would like to say that in my humble opinion, there are some very narrow minded people behind this.

Gary

Memo

To: City of Burlington

From: Burlington Economic Development and Tourism (BEDT)

Date: September 29 2025

Subject: Festivals, Events, and Conferences in Burlington: Impacts, the Role of the Tourism Investment Fund (TIF), and the Need for Stronger Data

Objective: This memo outlines the importance of festivals, events, and conferences to Burlington’s visitor economy, describes the role of the Tourism Investment Fund (TIF) in supporting them, and highlights the need for stronger, independent data to evaluate their impacts. The goal is to ensure Council, staff, and partners have accurate, evidence-based information to guide future planning, investment, and policy to grow the impacts of festivals and events in Burlington.

1. Burlington’s Destination Stewardship Plan: Festivals and Events

Burlington’s [Destination Stewardship Plan](#) sets the framework for ensuring that tourism growth delivers benefits for both visitors and residents, balancing economic impact with community vibrancy, sustainability, and inclusivity. The plan emphasizes animating public spaces, promoting year-round programming, and creating authentic, place-based experiences that reflect Burlington’s unique identity. Festivals and events are identified as one of the most powerful tools to achieve these objectives—bringing people together, showcasing culture, supporting local businesses, and positioning Burlington as a year-round destination of choice.

Festivals and events are a cornerstone of Burlington’s visitor economy, generating visitation, stimulating local spending, and strengthening the city’s identity as a destination of choice. At the national level, Destination Canada highlights festivals and cultural experiences as essential for attracting high-value guests and dispersing visitation across seasons and geographies. Provincially, the Tourism Industry Association of Ontario (TIAO) emphasizes that festivals and events enhance Ontario’s competitiveness, create jobs, and foster regional tourism growth. Locally, Burlington’s Destination Stewardship Plan recognizes

festivals and events as critical to animating public spaces, addressing seasonality, and diversifying offerings beyond the waterfront. Specific actions include encouraging festivals in neighbourhoods/locations outside of the downtown such as the Royal Botanical Gardens or rural areas, expanding existing events into multi-day and multi-venue experiences, and incubating new festivals aligned with niche interests (e.g., cycling, culinary, arts). Together, these strategies position festivals and events not only as economic drivers—through hotel nights, restaurant and retail spending—but also as vehicles for sustainability, accessibility, and community pride.

2. The Tourism Investment Fund (TIF)

The Tourism Investment Fund (TIF) is Burlington Economic Development and Tourism’s key tool for directly supporting and attracting festivals, conferences, and events that advance these strategies. By prioritizing overnight stays, economic impact, and year-round destination growth, the fund translates the high-level goals of the Destination Stewardship Plan into actionable, measurable outcomes for Burlington. \$130,000 was approved and distributed in 2024 and \$140,000 has been approved to date in 2025.

TIF Process Overview

- **Eligibility:** Non-profit or for-profit organizers generating a minimum of 20 Burlington hotel room nights.
- **Application:** Rolling intake, with priority given to multi-day, off-peak, inclusive, and legacy-building events. 2026 funding will shift to application windows, the first one opening in December 2025.
- **Support Provided:** Direct funding, concierge services connecting organizers with local businesses, and promotional support.
- **Accountability:** Final report required, confirming hotel nights, attendance, economic and community impact, and recognition of Burlington.

3. 2024 TIF Outcomes

In its inaugural year, TIF contributed to the ability of 7 events to move forward and enhance their economic and community impacts, with allocations totaling \$130,000:

- **447,195 attendees**, including **146,632 out-of-town visitors** (as reported by organizers).
- Local economic spin-off through hotel, restaurant, retail, and vendor activity.

Supported Events (Examples) *Data based on numbers provided by event organizers:

- Sound of Music Festival – 400,000 attendees, 52 hotel nights
- Waterfront Sculpture Trail – 8,800 attendees (6,500 visitors), 20 hotel nights
- Zero Emission Transit & Mobility Conference – 181 attendees (152 visitors), 130 hotel nights
- Canadian Urban Libraries Council Fall Meeting – 64 hotel nights
- Nickel Brook Craft Beerfest, She’s Got Leggz Annual Conference, Burlington Santa Race – 66 hotel nights combined

4. Better Understanding the Impacts of Festivals, Events, and Conferences

While conferences and business events are relatively straightforward to measure through registrations, hotel blocks, and delegate spending, festivals and open-admission events present a more complex challenge. Attendance figures are often estimated by organizers and may not reflect true unique visitor counts, nor differentiate between local and out-of-town visitors. Similarly, economic impact models can vary widely in methodology, leading to large discrepancies in reported outcomes.

To address this, BEDT commissioned Ground Level Insights (GLI) in 2025 to pilot independent data collection using mobile device analytics. The first report, included as Appendix A, analyzed the Sound of Music Festival and estimated:

- 44,922 unique attendees;
- 31.2% from outside 40 km;
- \$1.9M in incremental local spending during and after the event.

These findings stand in contrast to Sound of Music’s organizer-reported figures of ~400,000 visits, highlighting the importance of independent verification. Reports on Ribfest and Canada Day, also held at Spencer Smith Park, will follow as part of the 2025 pilot.

GLI’s methodology is based on mobile data tracking providing valuable insights into visitor origin, dwell time, and spending patterns, but does not capture every nuance of attendance (e.g., shared devices, multiple entries, multi-day visits). The data represents an estimated accuracy of 65% on visitor attendance due to data limitations including, but not limited to, device penetration and carrier coverage. This reinforces the need to combine independent analytics with stronger tracking mechanisms, such as hotel booking data, standardized reporting templates for organizers and people counters to provide accurate attendance data.

5. Lessons Learned & Process Improvements

Key lessons and improvements from the 2024 pilot year include:

- Concierge Integration: Value add service developed to increase economic impacts of festivals and events provided 101 connections between organizers and local businesses
- Process improvements including quantitative and weighted scoring rubric vs qualitative evaluation
- Need for independent data collection to verify impacts of major events including people counters, mobile data, spending data and development of economic impact data

6. Conclusion

Festivals, events, and conferences remain a cornerstone of Burlington’s visitor economy, driving visitation, local spending, and community vibrancy. However, current measurement practices—particularly for open-admission events—create challenges in accurately assessing attendance and economic impact.

The Tourism Investment Fund has contributed to the ability of a range of events to succeed and demonstrated measurable benefits. Yet, gaps in standardized data collection limit the ability to fully understand the return on investment and shape long-term strategies.

Going forward, Burlington Economic Development and Tourism (BEDT) recommends working closely with the City of Burlington to:

- Invest in independent, standardized data collection (e.g. people counters, mobile analytics, hotel occupancy, spending data).

- Apply consistent evaluation frameworks such as the Tourism Regional Economic Impact Model (TREIM) to measure impacts.
- Use improved data to inform future festival and event funding programs and infrastructure investments, ensuring that resources deliver maximum economic and community benefit.

Appendix A: Ground Level Insights Sound of Music Report 2025

Foot Traffic Analytics Report

SOUL OF MUSIC FESTIVAL BURLINGTON ONTARIO

**GROUNDLEVEL
INSIGHTS**



+1 416 564 4820 | www.groundlevelinsights.com | Toronto, Ontario

SOUND OF MUSIC - 2025 FOOT TRAFFIC ANALYTICS REPORT

The following report and data represented within is based on an analysis of the GroundLevel Insights anonymous mobile location data set.

This data does not represent 100% of the population, but covers the vast majority of it and can provide a good representation of the behaviour of those attending the event.

REPORT OBJECTIVES

This report will highlight as directed by the client key findings around overall attendance, attendance by zones, visitor origins, cross-visitation patterns, and visitation to key brands by categories.

The report will also include a high level estimate of the economic impact hosting the event has had on the City of Burlington.

REPORT PARAMETERS

Our current mobile data set represents an average of 65-70% of the Canadian population dependent on urban/rural density.

Young children under the age of 10 don't often have mobile phones on them and thus are not counted in our visits.

Calculations of visits are based on defining a geofence around the event area. This polygon is stored in our system and then overlaid with the number of unique mobile devices counted within it.

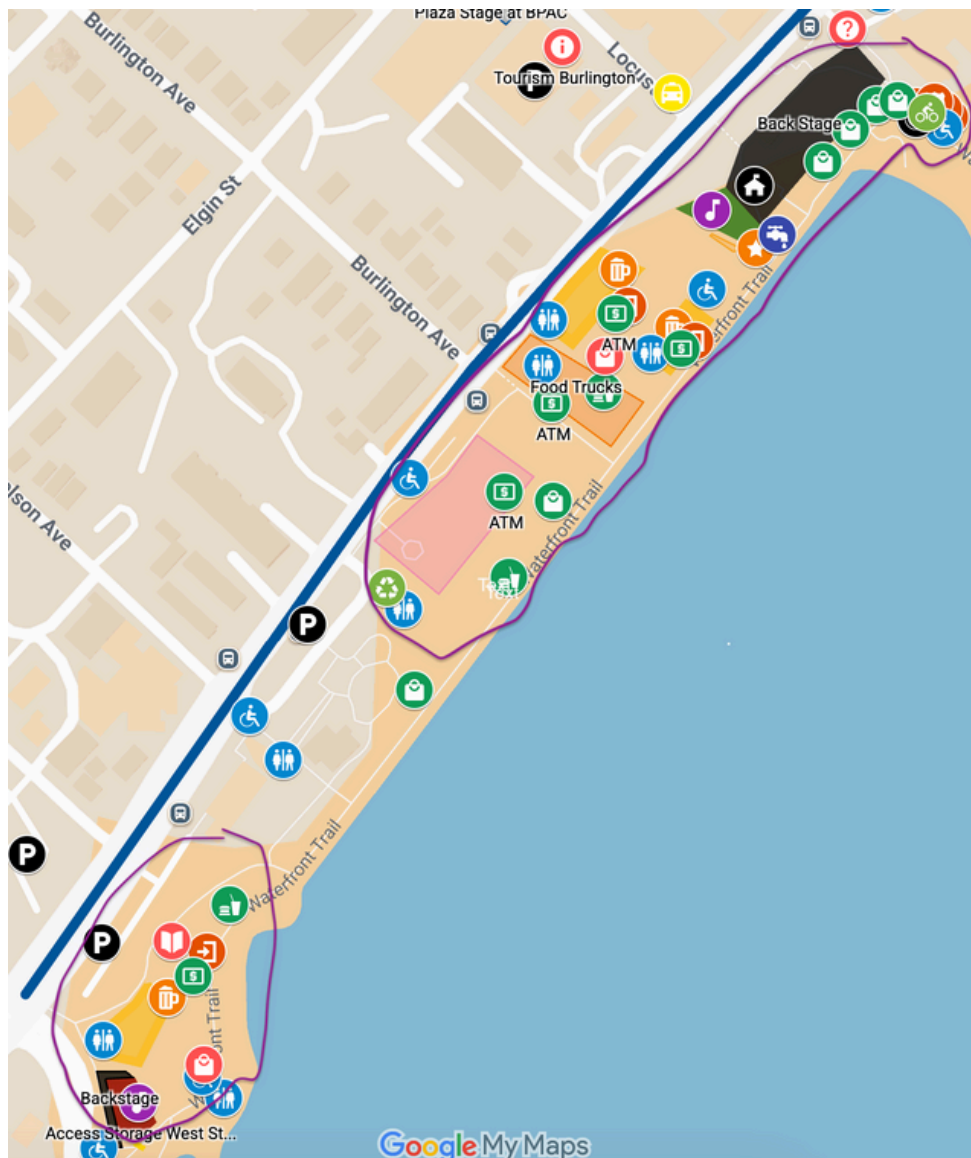
Dwell times measure the amount of time said mobile devices remain inside of the geofenced area.

OVERALL METRICS



OVERALL ATTENDANCE

The following diagram outlines the overall geofenced area encircled in red.



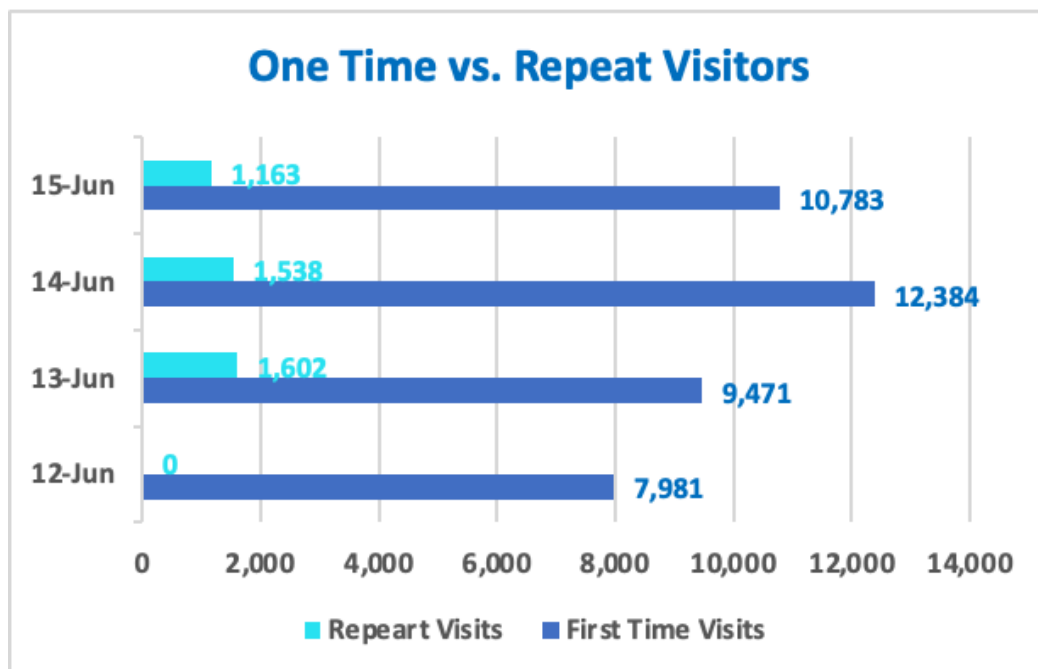
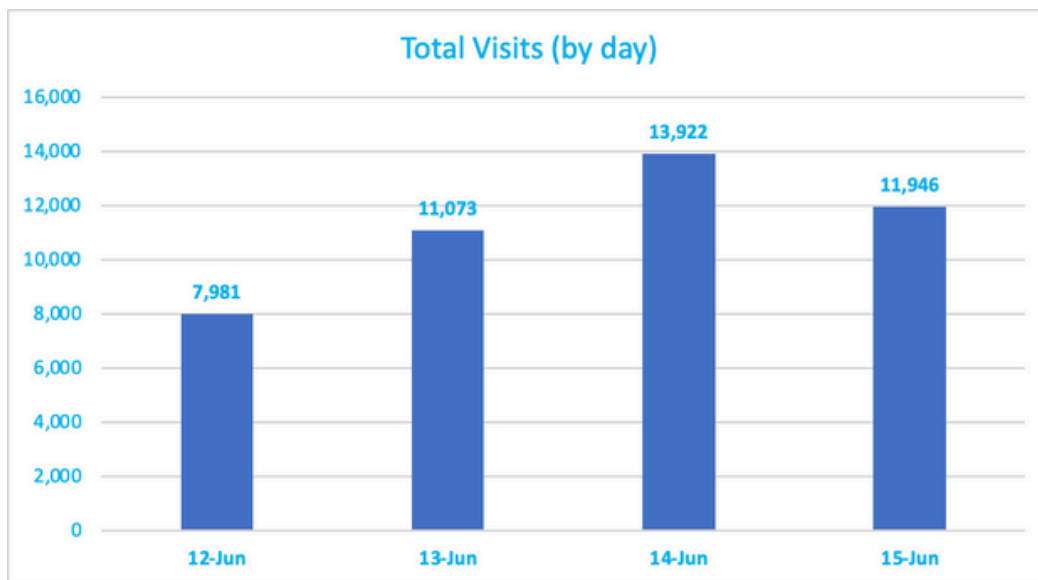


OVERALL ATTENDANCE

The following charts outline the overall total visitors by day in the specific event area, a break down of multi-day visitors.

44,922

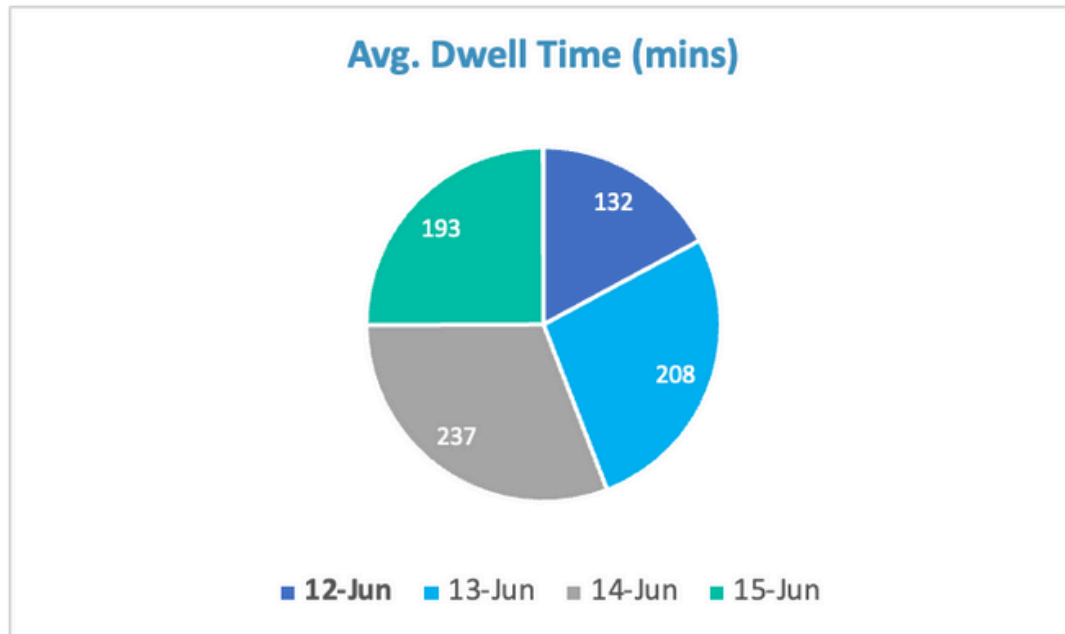
TOTAL VISITORS COUNTED



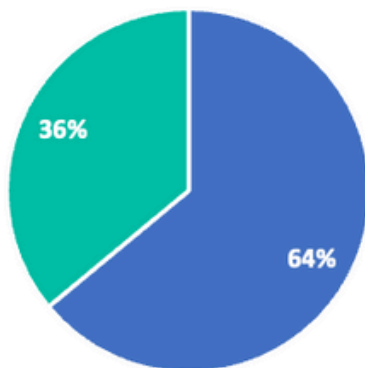


OVERALL ATTENDANCE

The following charts highlight the average dwell time in the event areas. Below that are a breakdown of the phones analyzed by operating system and device language.

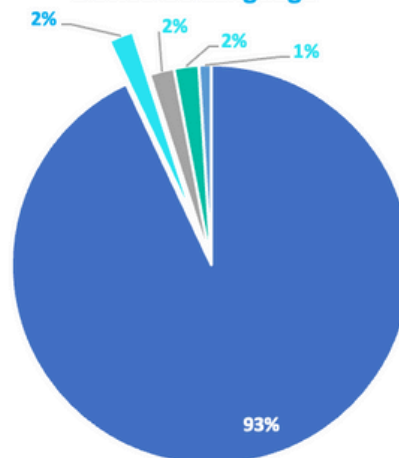


Operating System



■ iOS ■ Android

Device OS Language



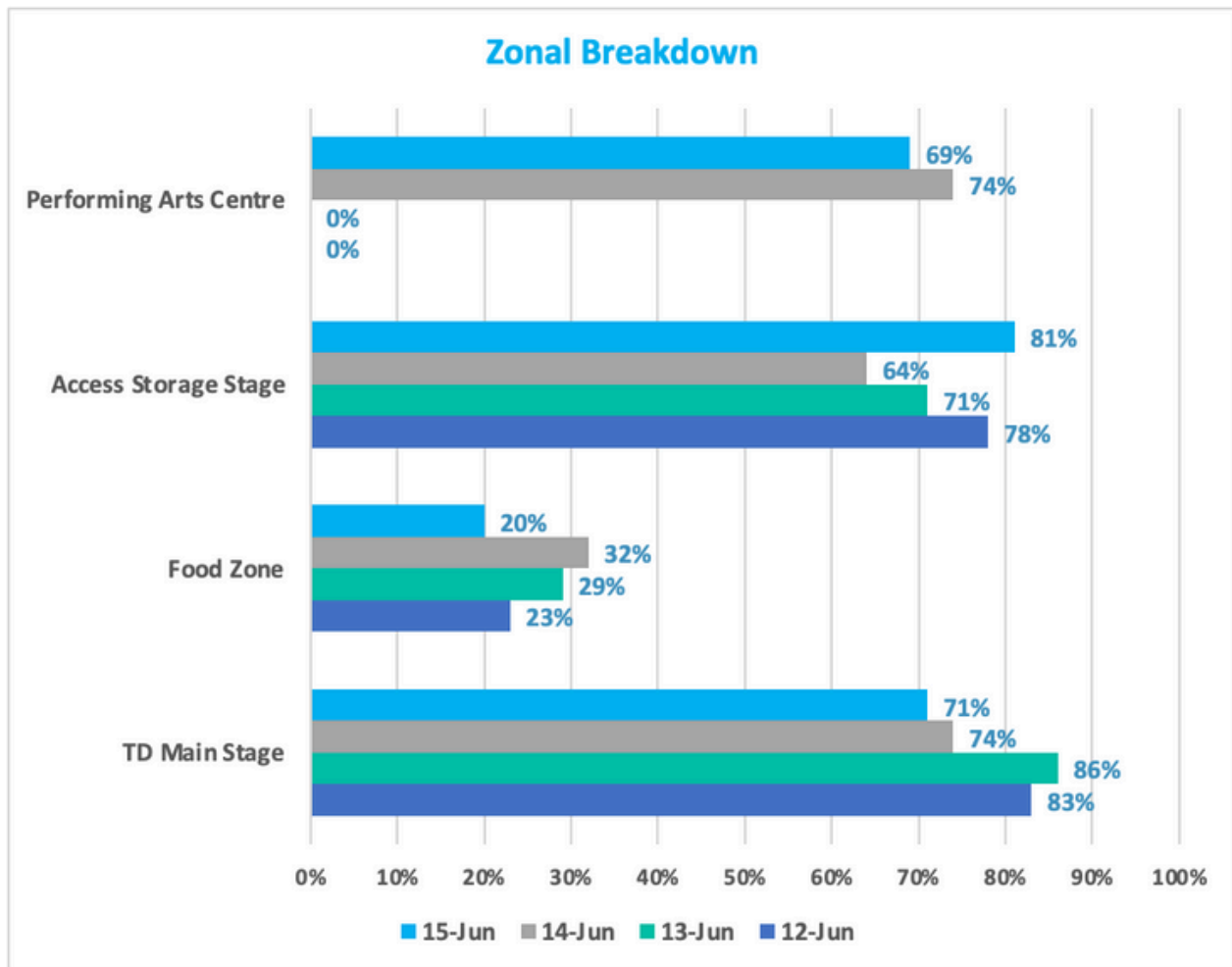
■ English ■ French ■ Mandarin ■ Spanish ■ Japanese

ZONAL ANALYSIS



OVERALL ATTENDANCE

The following charts outlines the percentage of visitors to each of the stage areas.



BRAND AFFINITY

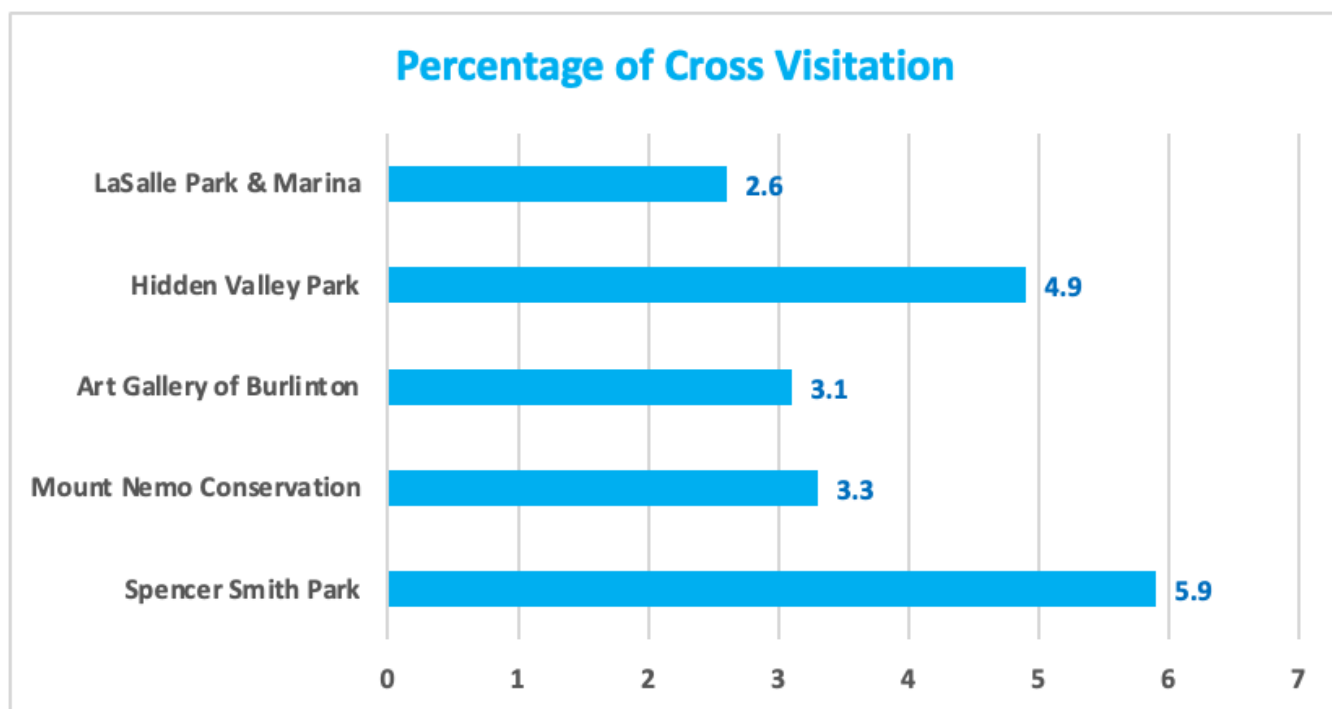


OVERALL ATTENDANCE

The following charts outlines the most visited tourist sites/attractions by visitors to the Sound of Music Festival.



ATTRACTIONS/RECREATION



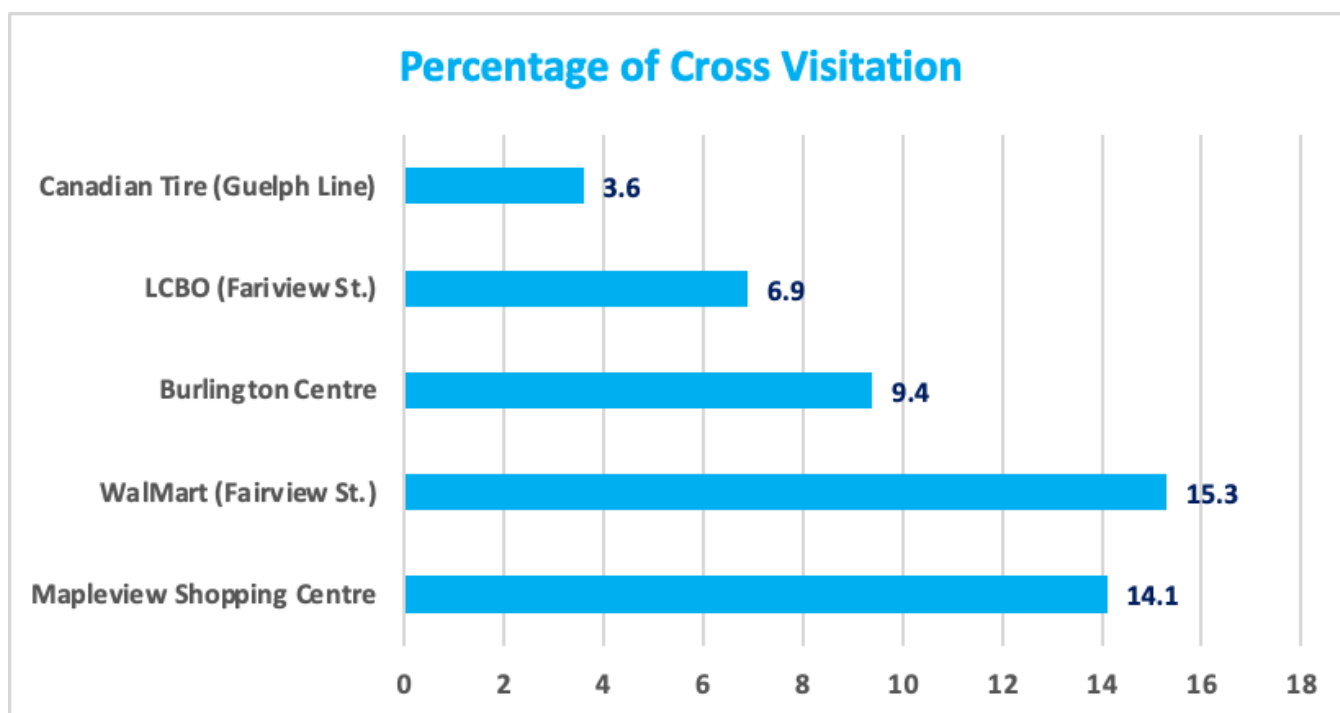


OVERALL ATTENDANCE

The following charts outlines the most visited retail stores by visitors to the Sound of Music Festival



RETAIL STORES



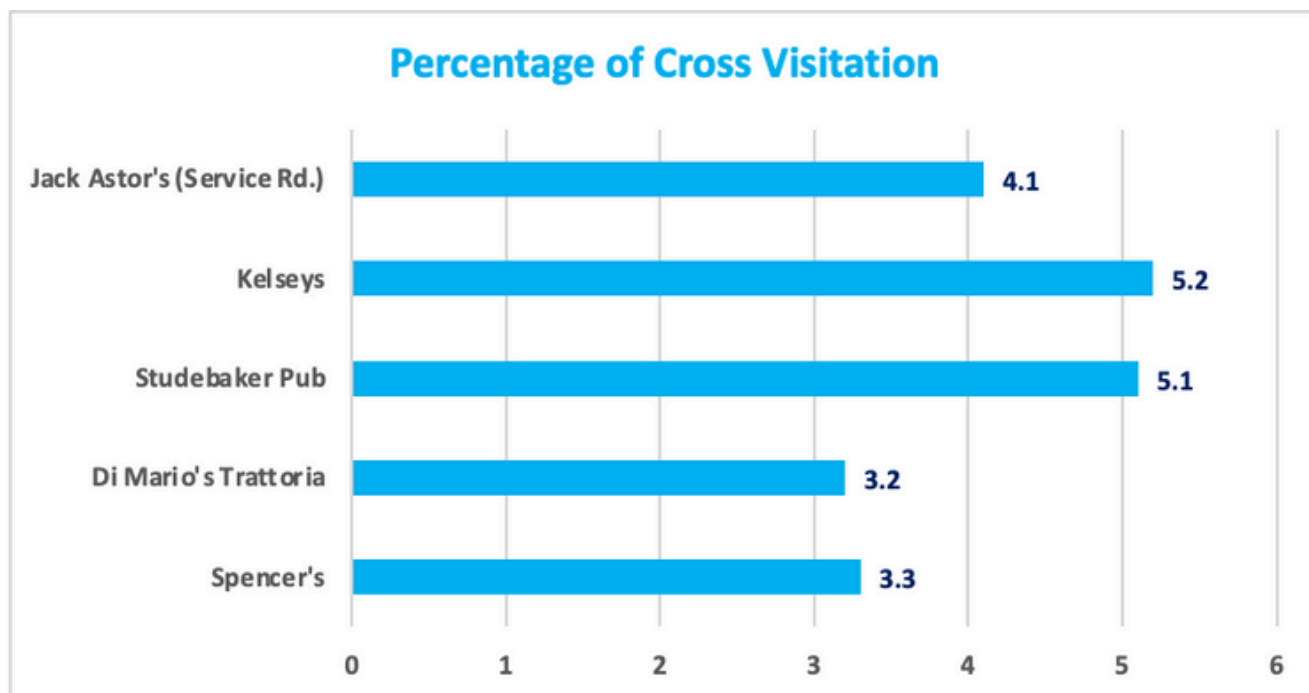


BRAND AFFINITY

The following charts outlines the most visited restaurants/bars by visitors to the Sound of Music Festival



RESTAURANTS/BARS



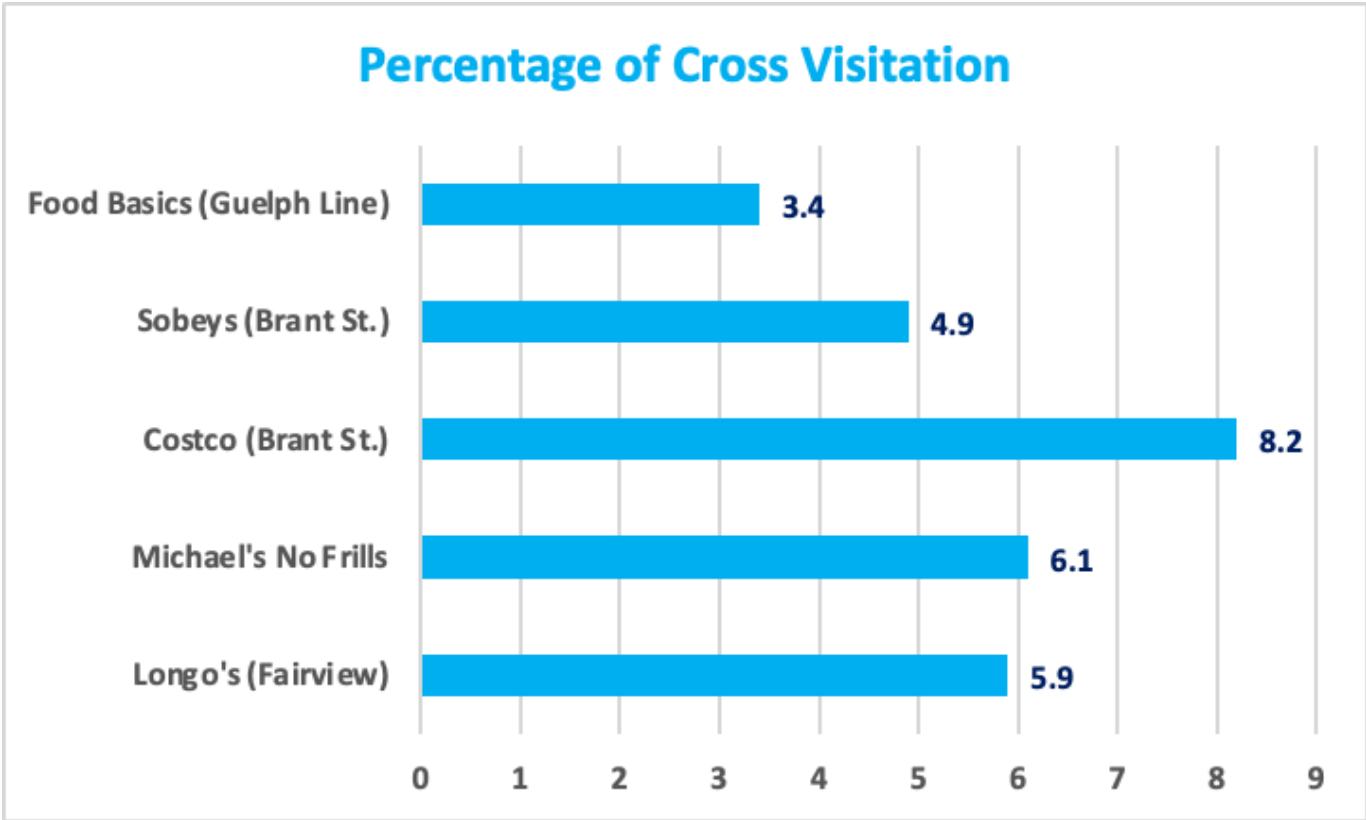


BRAND AFFINITY ANALYSIS

The following charts outlines the most visited grocery stores by visitors to the Sound of Music Festival



GROCERY STORES



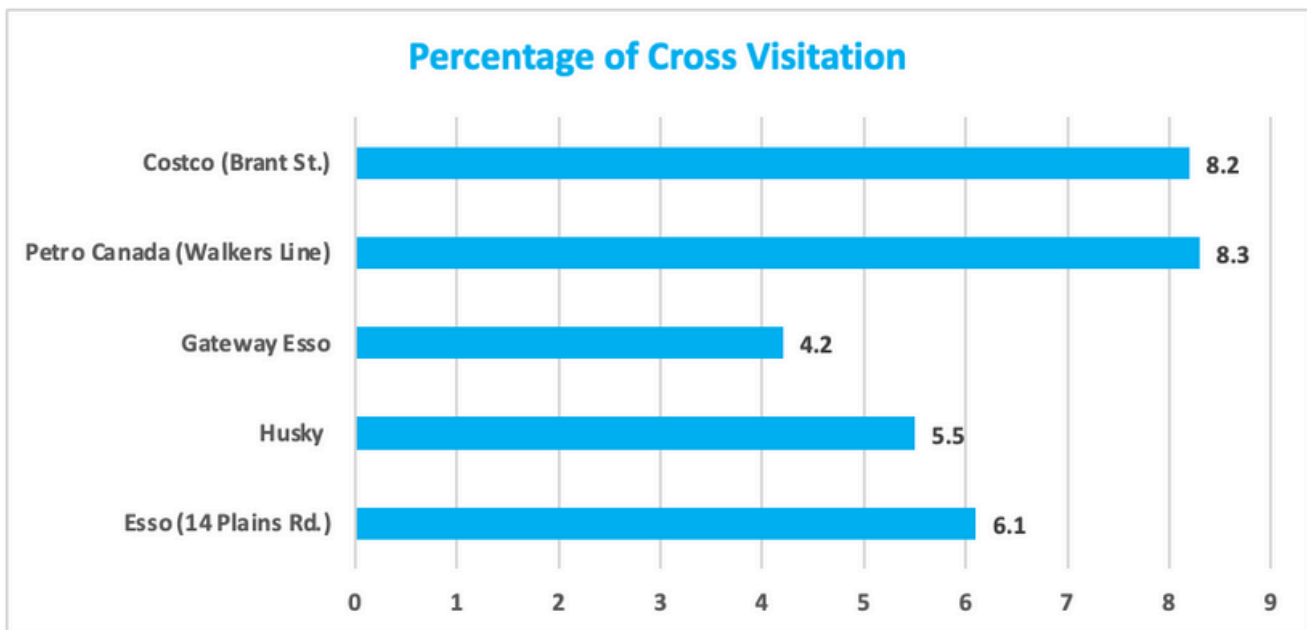


BRAND AFFINITY ANALYSIS

The following charts outlines the most visited gas/convenience locations by visitors to the Sound of Music Festival



GAS/CONVENIENCE



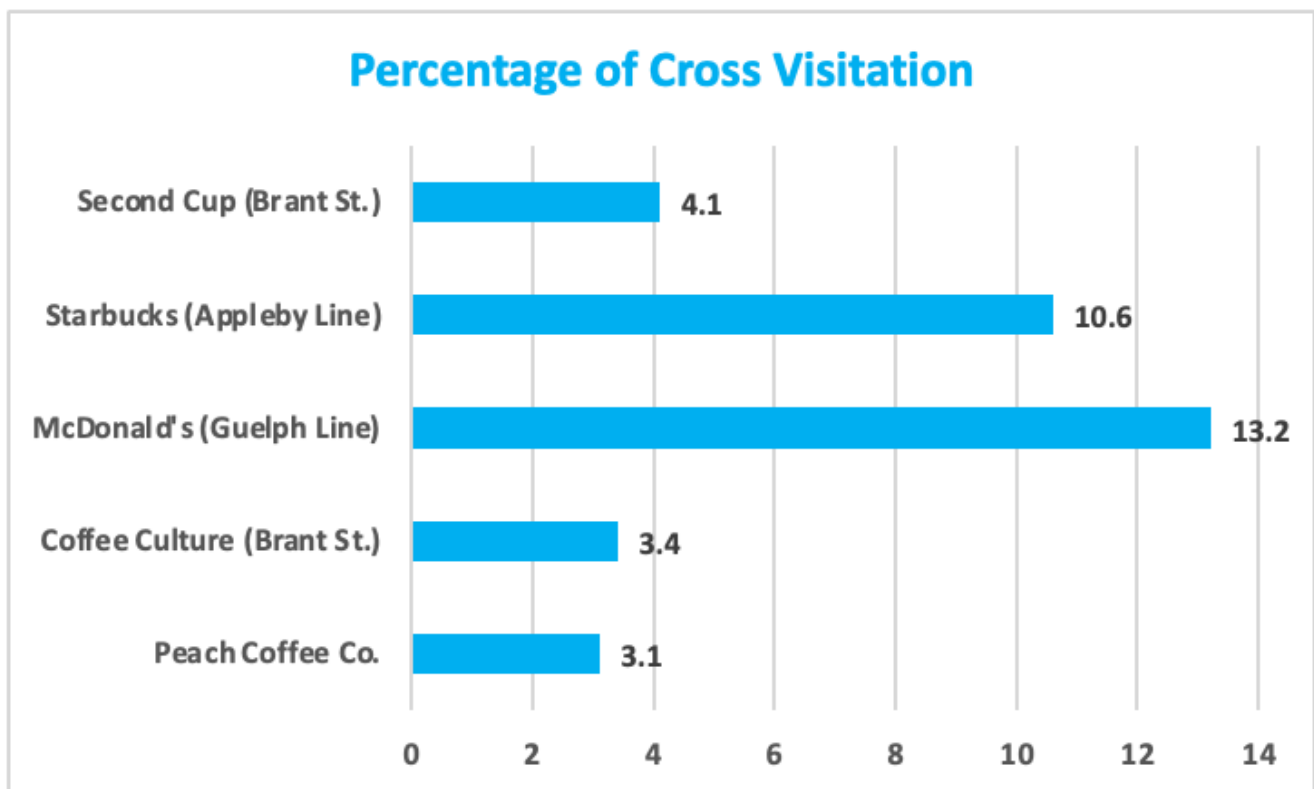


BRAND AFFINITY ANALYSIS

The following charts outlines the most visited coffee shops by visitors to the Sound of Music Festival



COFFEE SHOPS

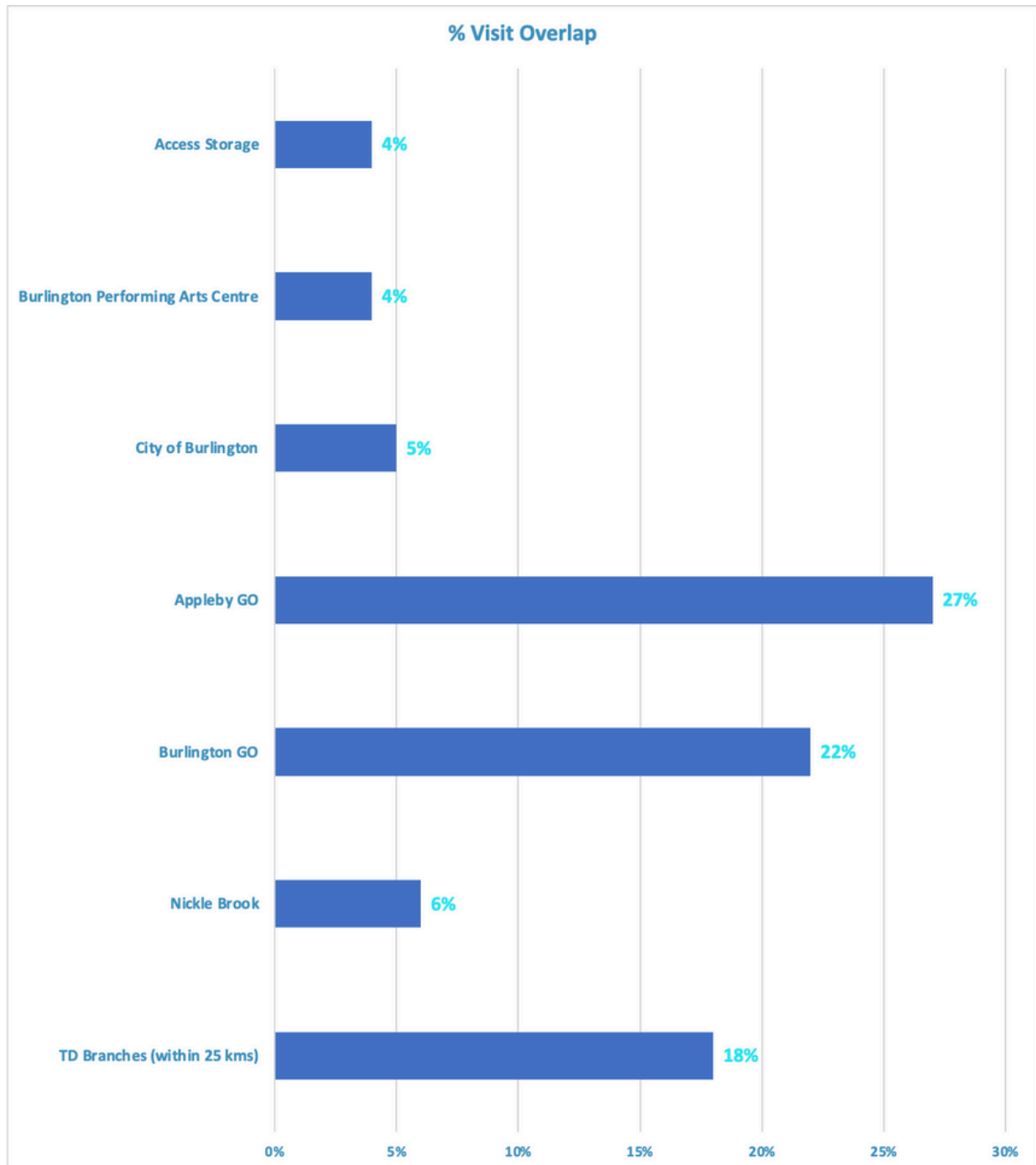


SPONSOR PARTNERS



SPONSOR PARTNER CROSS-VISITATION

The following outlines % of visits to sponsor partner locations within the time period of the festival and for 30 days post event.



ECONOMIC IMPACT



ECONOMIC IMPACT

The charts below provide key metrics on visitation to the Sound of Music Festival activation area and that 59.3% of visitors from within the Burlington area.



DURING THE ACTIVATION DAYS WE CAN SEE A TRAFFIC INCREASE TO THE LOCAL AREA OF 377% AND AN ESTIMATED \$1.9M LIFT IN REVENUE TO LOCAL BUSINESSES DURING EVENT TIMES (INCLUDING 30 DAYS POST)

*NOTE: Economic impact is calculated by creating a baseline of normal attendance in the geofenced area during an average weekend. The delta between this baseline and the event attendance captured nets the traffic increase %. This number is then multiplied by an average retail spend of \$225/person.

31.2%

OF VISITORS TRAVELED GREATER THAN 40KMS TO ATTEND





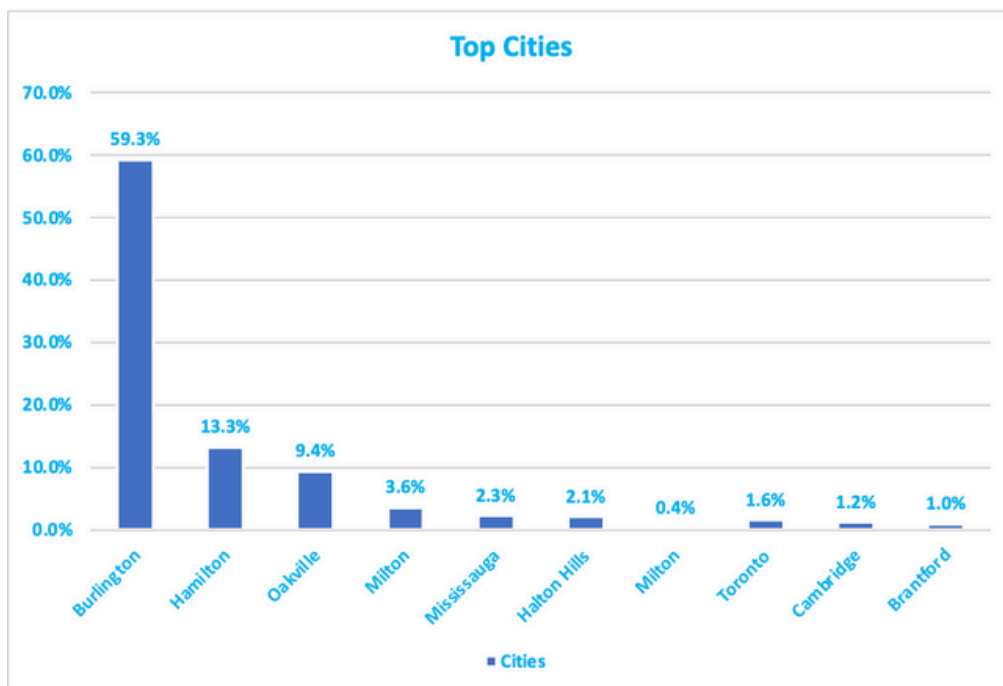
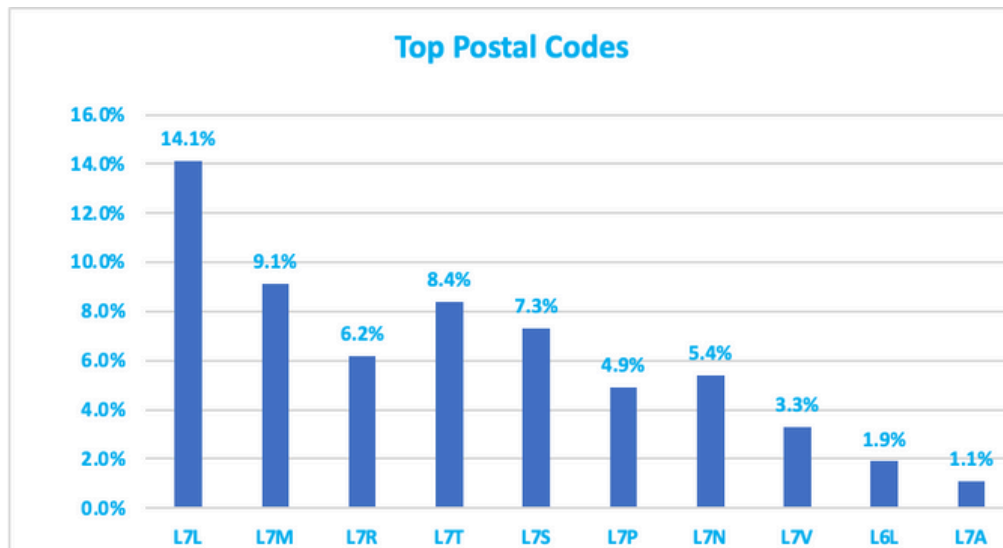
ORIGINATION DATA

The following charts outlines the % of visits segmented by cities/regions of origin and postal codes of origin

*PLEASE NOTE THAT THIS DATA (TAKEN DIRECTLY FROM THEIR GOOGLE BUSINESS LISTINGS) IS AGGREGATED AND SHOWS THE MOST COMMONLY VISITED & REVISITED PLACES BY PATRONS OVER A 30-DAY PERIOD SINCE YOUR EVENT. DEEPER INSIGHTS CAN BE GLEANED OVER LONGER OBSERVATION PERIODS.



CATCHEMENT DATA





HOW TO READ THIS REPORT

Below is an overview of how to read and interpret data in a GroundLevel Insights report

*it should be noted that all data is collected from anonymous, privacy-compliant mobile devices. This data is only a subset of your actual visitor traffic and intended to show their behaviour and movements rather than actual traffic counts.

- 1. DATA IS COLLECTED AND REPORTED ON DURING THE SPECIFIED DURATION OF THE EVENT ONLY**
- 2. ONE TIME VS. REPEAT VISITORS (WHERE APPLICABLE) IS AN INDICATION OF THOSE ATTENDING THE EVENT FOR MORE THAN ONE DAY, TAKING INTO ACCOUNT THAT ALL VISITORS ON THE FIRST DAY ARE FIRST TIME VISITORS.**
- 3. MOST VISITED LOCATIONS REFERS TO THE LOCAL BUSINESSES MOST VISITED BY EVENT GOERS DURING THE DURATION OF THE EVENT PERIOD ONLY.**
- 4. ECONOMIC IMPACT IS AN ESTIMATED VALUE BASED ON AN AVERAGE SPEND OF \$225/PERSON AND A COMPARISON OF THE TRAFFIC VOLUME AT THE EVENT VS. THE TRAFFIC VOLUME IN THE SAME PROPERTY WHEN NOT IN USE.**
- 5. FOR THIS REPORT WE HAVE NOT ADJUSTED THE OVERALL ATTENDANCE NUMBERS TO ACCOUNT FOR FAMILIES, CHILDREN, ETC.**

TURNING VISITORS INTO VALUE

We turn the world's largest location data set into human mobility insights powering better business decisions.



CONTACT US.

ASIF R. KHAN
FOUNDER & PRESIDENT

ASIF@GROUNDLEVELINSIGHTS.COM

+1 416 564 4820 | www.groundlevelinsights.com | Toronto, Ontario

From: Leslie Barbetta
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Committee of the Whole DGM-48-25 - Amendment to Lot Maintenance Bylaw 49-2022

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning

Please accept these comments for consideration for the above-noted Agenda item on Monday Oct 6, 2025.

I would like to express my support for this By-law amendment and ask Committee and Council to ensure it is accompanied by strong public messaging. The leaves are already dropping and starting to collect along curbsides in several areas. Please include details about the fine in the City's Leaf Collection flyer that is circulated every year. Post messages in high-visibility areas such as the streetside display boards outside public facilities, and on indoor message boards.

I would also ask for continued public education about the importance of keeping yard waste from private lots out of Burlington's natural spaces (ravines, forests). Disposing of non-native or invasive plants in these settings can have devastating effects on our ecosystem and lead to loss of entire species. Councillors, please use your social media accounts and newsletters to highlight the importance of this and make residents aware of the fine that can be levied. It's equally important to share this with other local partners who may use private groundskeeping service (Burlington Hydro, for example). Hopefully increased awareness leads to increased compliance.

As a resident who loves our trees and natural spaces, and is equally concerned about how the fallen leaves can impact road safety and increase the potential for flooding, I will also do my part to spread the word in my neighbourhood about this amendment.

Thank you,
Leslie Barbetta



Burlington New Residential Zoning Bylaw

Statutory Public Meeting

October 7, 2025

Policy Context

2020

The City's new Official Plan is approved, with modifications, by Halton Region.

2022

The City initiates the New Zoning Bylaw Project to update its Zoning Bylaw and implement the policies of the new Official Plan.

2023

The City approves further changes to its Official Plan and Zoning By-law 2020 to respond to new provincial legislation. It progresses the New Zoning Bylaw Project, deciding to take a phased approach.

2024

The consulting team is selected to advance the New Zoning Bylaw Project and starts working on the first phase of the project which is centered around the City's Residential Zones.

2025

The City approves Official Plan Amendment No. 3 to increase housing options. The consulting team continues to work on the New Zoning Bylaw Project concurrently with other municipal studies and initiatives like the Targeted Realignment Exercise and the Housing Strategy.

Why are we creating a new Zoning Bylaw?

The current zoning bylaw is over 20 years old. The goal of the New Zoning Bylaw Project is to provide an updated set of rules for land use planning and development across Burlington that is in line with the new Official Plan.

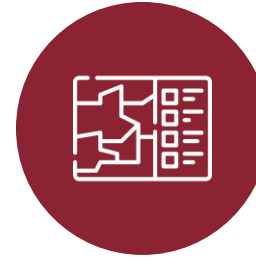
The New Zoning Bylaw will:



Enable development and increase housing options in Burlington's neighbourhoods



Be user-friendly & easy to interpret

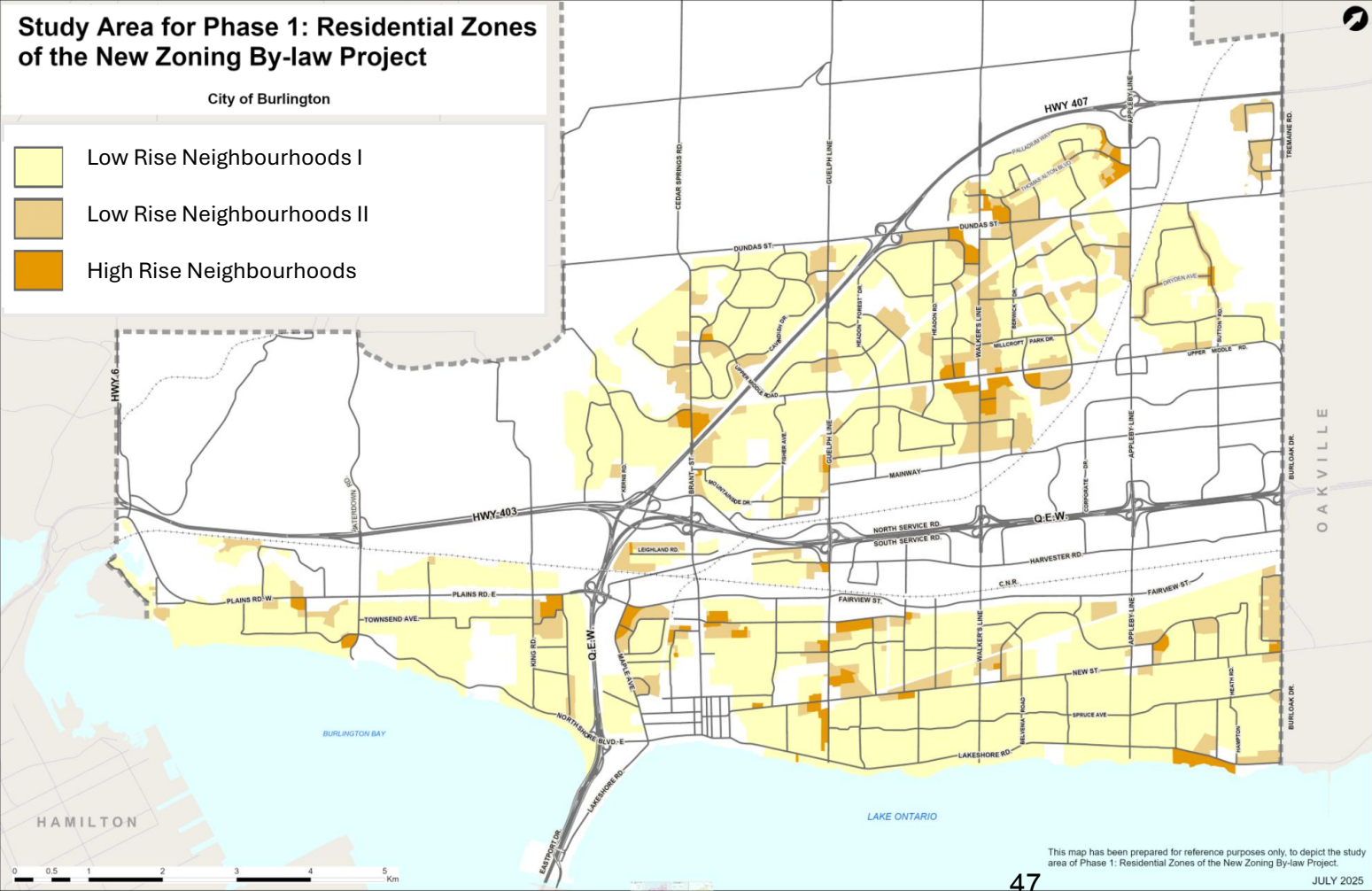


Be modern and innovative



Be flexible

Phase 1: Focus on Residential Zones



Phase 1 Project Schedule



Step 1 Research and Analyse

Winter to Summer 2024

- Review relevant studies, reports, and plans that will inform the Zoning Bylaw
- Identify gaps
- Review best practices
- Summarize findings and release in a Discussion Paper (Jul. 8)
- Launch of public webpage and baseline survey

Step 2 Build and Engage

Summer 2024 to Summer 2025

- Prepare Discussion Paper Addendum
- Develop Draft Residential Zoning Bylaw
- Release Draft Bylaw, and background materials (Jul. 2)
- Undertake broad and targeted engagement on the Draft Bylaw

Step 3 Council Adoption

Fall 2025

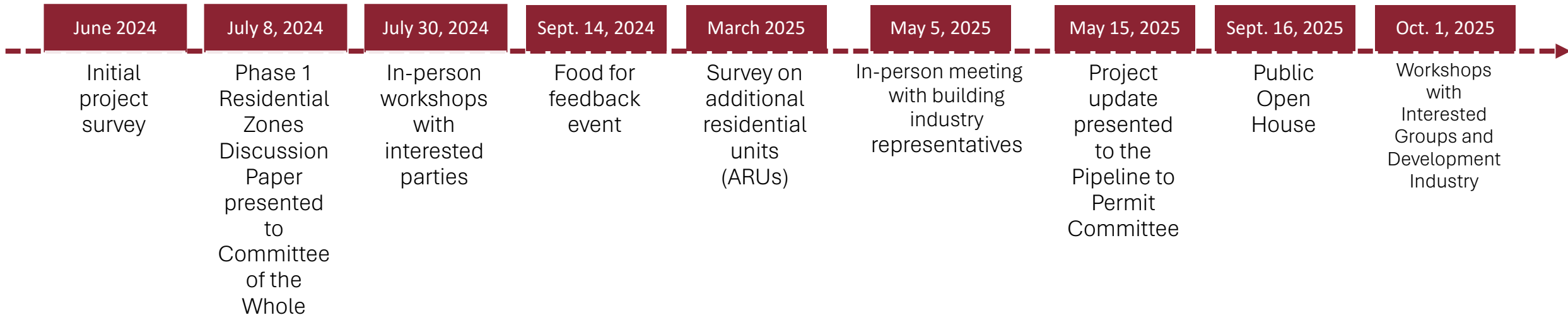
- Public Open House (Sept. 16)
- Continue to gather feedback on Draft Residential Zoning Bylaw
- Statutory Public Meeting (Oct. 7)
- Prepare the final draft of the Residential Zoning Bylaw
- Council Adoption (Dec. 1)

We Are Here

Overview of consultation to date

The Draft Residential Zoning Bylaw is based on feedback gathered over the past year.

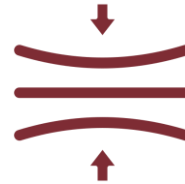
Here's a summary of the engagement events, meetings, sessions and tactics used to collect input that helped shape the Draft Bylaw and is helping shape revisions to the Bylaw:



What we've heard to date



Increase housing options while limiting overdevelopment



Improve user-friendliness



Clarify how draft ZBL compares to current ZBL



Impacts on environment, infrastructure and livability



Clarify triplexes / fourplexes & ARUs



Regulations for permeable landscaping & trees

Updated Definitions



What's Changing?

- The definitions in the zoning bylaw have been modernized based on a best-practice review.
- Many definitions have been updated.
- Some terms have been consolidated.
- Some new terms have been added.

Why is this important?

- Modern definitions will make the zoning bylaw easier to apply and interpret.



General Provisions



What's Changing?

- General Provisions have been updated based on a Best Practice Review to simplify and streamline.
- Removed parking provisions from the General Provisions and put it in its own section.
- Removed all provisions not related to residential zones.

Why is this important?

- Reorganizing and using plain language for the general provisions related to residential zones will make the zoning bylaw easier to apply and interpret.

Number of Residential Zones



What's Changing?

- Nine (9) primary Residential Neighbourhood Zones are proposed.
 - From 21 primary Residential Zones (R1-R5, RM1-RM5, RH1-RH4, RO1-RO4, RAL1-RAL4) and 10 subzones (R1.1 through R3.4) to eight (8) primary LN1-8 zones and one (1) HN zone.

Why is this important?

- The new provisions have been streamlined, making it easier to understand the differences between them.
- This approach encourages flexibility and aligns with the City's goal of expanding housing options.

**31 primary zones
and subzones**

(Existing Zoning Bylaw)



9 Zones

(Draft Zoning Bylaw)

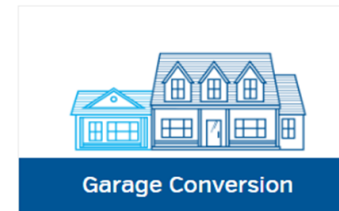
Draft Zoning Standards for Additional Residential Units (ARUs)

What's Changing?

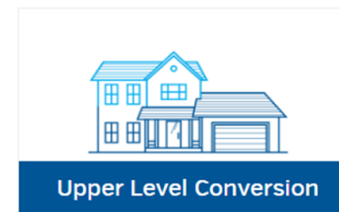
- New permissions allowing up to 2 ARUs within an accessory building (subject to conditions).
- Increases building heights for a detached ARU to 6 and 7 metres for a flat and peaked roof, respectively.
- Continues to allow:
 - Detached ARUs to be up to 80 m².
 - 45% lot coverage where a property contains an ARU.
 - Tandem parking to accommodate an ARU

Why is this important?

- These changes aim to balance development flexibility with privacy and community impact considerations.



check out the new **Garage Conversion Kit** to help you convert your garage into a separate dwelling unit



Built Form Provisions

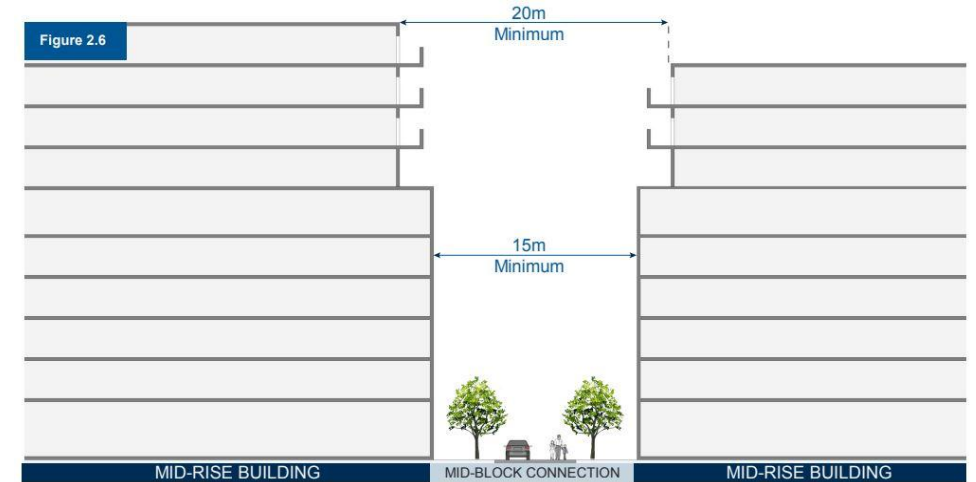


What's Changing?

- The Draft Bylaw proposes new provisions for residential zones to:
 - Simplify lot area and lot frontages and permit semi-detached dwellings in all LN zones.
 - Introduce built form standards (such as minimum building and tower separation distances, step-backs, and angular plane requirements) and functional standards (such as front yard soft landscaping and amenity area requirements).

Why is this important?

- Enhances residential character by focusing on built form regulations.



Character Area Maps

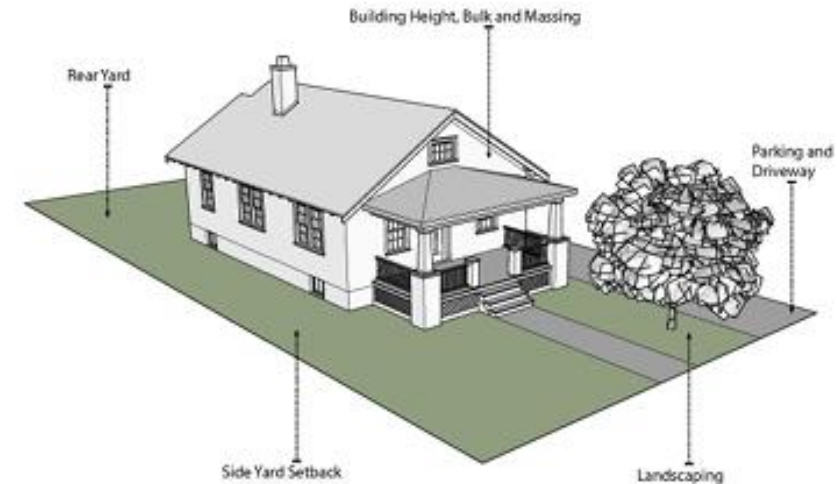


What's Changing?

- Maps and provisions specific to Character Areas (Roseland, Indian Point, and Shoreacres) are removed.
- Some character area provisions will be carried forward:
 - Garage Width Restriction: Limit attached garage width to max. 50% of building elevation for smaller lots

Why is this important?

- These changes aim to preserve neighborhood character while adapting zoning regulations to broader applications.



Source: City of Ottawa

Missing Middle Housing Forms



What's Changing?

- Permitting 'missing middle' housing forms in Low Rise Neighbourhood Zones:
 - Additional Residential Units (ARUs).
 - All townhouse dwelling forms.
 - Duplex, triplex, fourplex.
 - Low rise apartment buildings.



Source: City of Vancouver

Why is this important?

- These changes aim to address housing needs by diversifying available housing types in Burlington's low-rise areas

Neighbourhood Periphery Considerations



What's Changing?

- Triplexes and fourplexes may be permitted at the periphery of LN1-6 zones, subject to:
 - Must be on a lot with a front lot line abutting a major street.
 - Minimum lot area, frontage and coverage standards.
 - Maximum 2 storeys in height.
- Low-rise apartment buildings permitted in the LN8 Zone on a lot with a front lot line abutting a major street



Source: City of Hamilton

Why is this important?

- These changes aim to strategically increase housing diversity at neighborhood edges, aligning with broader development goals.

Neighbourhood Periphery Considerations

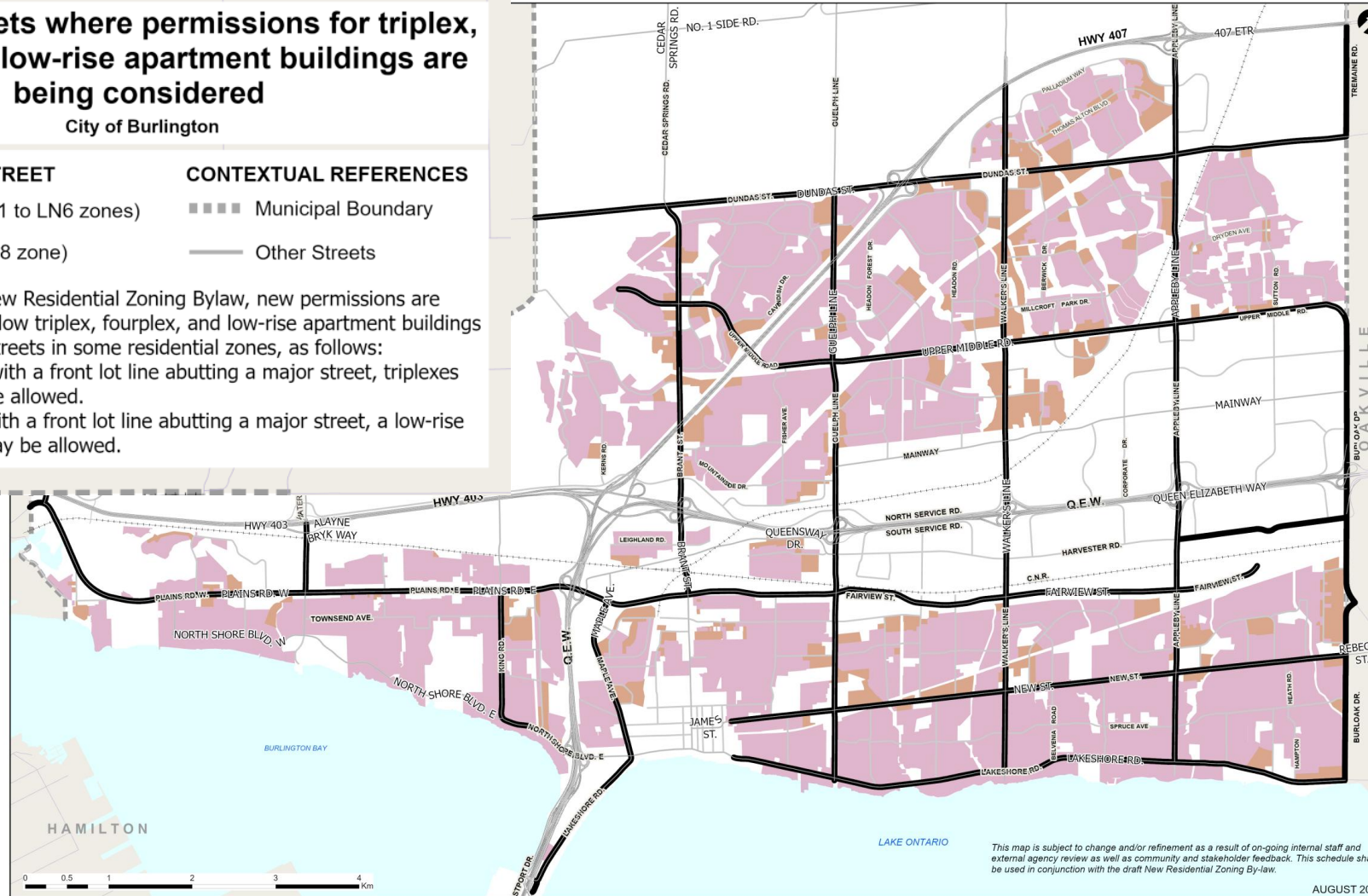


Potential streets where permissions for triplex, fourplex and low-rise apartment buildings are being considered
City of Burlington

- | | |
|---------------------------|------------------------------|
| MAJOR STREET | CONTEXTUAL REFERENCES |
| Area A (LN1 to LN6 zones) | Municipal Boundary |
| Area B (LN8 zone) | Other Streets |

As part of the draft New Residential Zoning Bylaw, new permissions are being considered to allow triplex, fourplex, and low-rise apartment buildings on lots facing major streets in some residential zones, as follows:

- 1) Area A: On a lot with a front lot line abutting a major street, triplexes and fourplexes may be allowed.
- 2) Area B: On a lot with a front lot line abutting a major street, a low-rise apartment building may be allowed.



This map is subject to change and/or refinement as a result of on-going internal staff and external agency review as well as community and stakeholder feedback. This schedule shall be used in conjunction with the draft New Residential Zoning By-law.

AUGUST 2025

Updated Parking Regulations

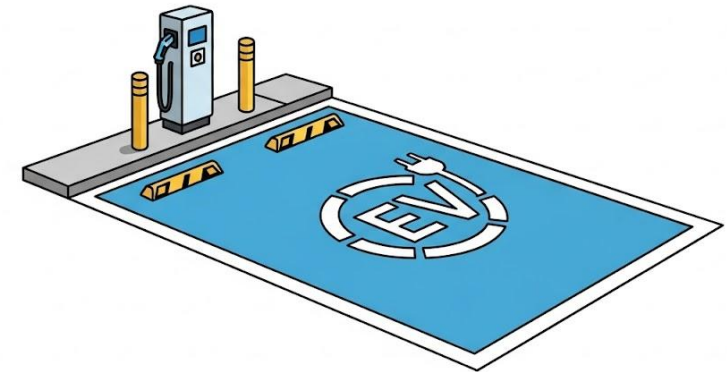


What's Changing?

- Parking regulations have been updated.
- New regulations for electric vehicles.

Why is this important?

- The new zoning bylaw is set up to accommodate existing and future parking technologies.



Next Steps



- **October 7:** Receive feedback at Statutory Public Meeting
- **Prepare final draft of Residential Zoning Bylaw**
- **December 1:** Final Draft Residential Zoning Bylaw for Council's Consideration

Step 3 Council Adoption

Fall 2025

- Public Open House (Sept. 16)
- Continue to gather feedback on Draft Residential Zoning Bylaw
- Statutory Public Meeting (Oct. 7)
- Prepare the final draft of the Residential Zoning Bylaw
- Council Adoption (Dec. 1)

**Next
Steps**

October 3, 2025

From:
West End Home Builders' Association
1112 Rymal Road East
Hamilton, Ontario L8W 3N7

To:
Members of Committee of the Whole
City of Burlington, 426 Brant St
Burlington, ON L7R 3Z6

WE HBA Letter: Burlington Residential Zones – October 2025

The West End Home Builders' Association ("WE HBA") is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. WE HBA represents 300 member companies made up of all disciplines involved in land development and residential construction. In the Hamilton CMA in 2023, residential construction contributed over \$4.6 billion in investment value and provided over 21,000 jobs paying about \$1.6 billion in wages¹.

WE HBA appreciates the City bringing forward draft new Residential Zoning-Bylaw as part of the New Zoning By-law Project ("NZBP"). WE HBA and our membership have participated throughout the consultation on this project and have been pleased to provide the City with comments to inform the development of the first Phase of the By-law. WE HBA is supportive of the work to facilitate more streamlined processes and increasing housing options.

WE HBA is broadly supportive of the document brought forward today, as a clear, easy-to-read document that provides flexibility through built-in variability in zoning regulations, the removal of regulations related to Floor Area Ratio or Floor Space index and the use of form-based regulations. WE HBA has several outstanding comments that we wish for Committee and staff to consider moving forward as the City targets adoption of the zones in December of this year.

Please see below for comments:

- It is our understanding that the LN8 Zone is intended to encompass all residential typologies below high-density residential, with buildings above four storeys covered by the High-Rise Neighbourhood Residential Provisions within the HN zone. WE HBA requests the City consider a Mid-Rise Neighbourhood Residential zone to include options for a Zone that is specific to mid-rise housing typologies.
- WE HBA does not support the use of angular planes to mitigate perceived impacts related to shadow and privacy. Angular planes severely reduce the viability of density on many sites, drive up construction costs, reduce building layout efficiency, lead to poor urban design outcomes, and are not necessary to mitigate the aforementioned impacts. WE HBA encourages the City to consider the use of a single stepback above a certain height as an alternative to angular planes
- It has been the position of WE HBA that the private market is well-positioned to determine the minimum level of parking that is necessary for residents. WE HBA understands that the City has recently introduced a City-wide On-Street Residential

¹ CHBA Economic Impacts 2024 Fact Sheet, Hamilton CMA.



Parking Permit. On-street parking reduces the need for on-site parking and should be taken into consideration when determining the level of mandated parking within the By-law.

- It is the position of WE HBA that triplexes and fourplexes are functionally the same in form as units with two and three Additional Residential Units, as it is not necessary for ARUs to be secondary to a “primary” unit. Thus, triplexes and fourplexes should be permitted within all Residential areas of the City as an option for gentle density within all neighbourhoods. WE HBA understands that OPA 3 permitted four units as-of-right, and therefore purpose-built triplexes and fourplexes, through zoning, should not be limited to major streets.
- WE HBA requests clarification between the definition of a “Multiplex” and an “Apartment Building”. Buildings containing five or more units, but are similar in form to triplexes or fourplexes (such as six- and eight-plexes), may have common accesses, stairwells, and amenities. However, they may be considered a more compatible typology within existing neighbourhoods than apartments but may be classified as such. Therefore, clearly delineating the definitions may be helpful to expand options for multiplexes in more areas than apartments.
- WE HBA appreciates the inclusion of varying levels of “EV readiness” through definitions related to Electric Vehicle Ready Parking Spaces and Electric Vehicle Capable Parking Spaces. WE HBA requests that the City confirm with Burlington Hydro that Electric Vehicle Capable Parking Spaces do not require buildings to be designed to handle the load required by those spaces being electrified in the future.

WE HBA appreciates the opportunity to comment on the proposed Residential Zones and looks forward to future discussions over the coming months prior to the adoption of the zones in December of this year.

Sincerely,

Anthony Salemi, BURPI
Planner, Policy and Government Relations
West End Home Builders' Association

From: Lloyd Ripani >

Date: October 3, 2025 at 6:59:00 AM EDT

To: "Mailbox, New Zoning Bylaw Project" <newzoning@burlington.ca>

Cc: Nikolas Wensing <Nikolas.Wensing@burlington.ca>, Rebecca Lau <Rebecca.Lau@burlington.ca>

Subject: New Zoning by law.. meeting 7th October 2025

Just wanted to send you this to make sure they are considered for the upcoming meeting.. I also want to send this directly to the committee members and need some direction on how to do it.

Some changes that could be considered for the upcoming new zoning by law.

1: Now that semi detached homes will be allowed I recommend in zones LN3, LN4 and LN5 the minimum lot width should be reduced from 9m to 7.5 m. And in the LN6 zone it should be reduced from 13m to 11m.

This will allow the potential of more of this style of housing to be built which is far more affordable than a single family home.. It will not change the look of the neighbourhood as the foot print of the structure is the same size as a single family home, the only difference is an additional door.

2: ARU's should be allowed in condominium town homes - this opens up far more units available for rental

3: Height of triplexes and fourplexes need to be increased from 10 meters to accommodate 3 and 4 story structures to accommodate 3 and 4 units vertically as lots will not be large enough to accommodate these units in a 2 storey structure

4: Tenure: should also allow the ARU's Triplex and fourplex units to be made into condo's so they can be individually sold.. Opens up the missing middle.. Owners can still rent out these units if they so chose.

5: increase the 10% variance as a right to 15%

Regards, Lloyd Ripani
Coral Gable Homes Ltd.

DGM-69-25 – Addendum: Additional Public Comments Received



This addendum contains a copy of written comments received from the public on the Draft Residential Zoning By-law between Sept. 20, 2025 and noon on Oct. 3, 2025. Comments received from the public between July 2 and Sept. 19, 2025 are found in [Appendix G to staff report DGM-69-25](#).

All feedback received is being reviewed and considered by the project team in the preparation of the final draft by-law. The future staff recommendation report will include a comment response matrix with staff's responses to the comments.

No.	Commenter & Date of Comment	Comment
1.	Lloyd [REDACTED], Sept. 24, 2025	<p>I was reading up on some of the zoning requirements and would like some clarification for the October 1st meeting.</p> <p>I read that lot coverage is 45% for a structure containing ARU'S ?</p> <p>If that is the case, on larger and deeper lots, that is good to create larger rental units, but we are currently restricted by an 18m depth restriction on the depth of the. This restriction should be removed if we were to build a new structure on a larger deeper lot.. as opposed to 18m, it could be a percentage for a deeper lot.</p> <p>As an example, on a 50x225 foot lot, Im restricted to build a 1 storey structure without a garage on a footprint of 36'x60' giving me a floor area of 2160 sq.ft, which would give Principal living area of 760 sq.ft and 2 ARU'S at 700 sq ft.</p> <p>If the structure was increase to 100' as an example that would give a total floor area of 3600' sq ft which would give principal living area of 1600 sq. Ft and 2 ARU'S at 1000 sq ft as an example ..</p> <p>THE MISSING MIDDLE WE ARE TRYING TO ACHIEVE.</p> <p>For ARU's the zoning by law should reflect minimum side, front and rear set backs and lot coverage and remove the depth restriction .</p> <p>Thanks Lloyd [REDACTED]</p>

No.	Commenter & Date of Comment	Comment
2.	Mary [REDACTED], Sept. 24, 2025	Hi, I was wondering if the new zoning proposal includes height increases for flat roof and peak roof? New builds are now 10 feet and 12 feet per floor high.. so wondering if this was considered.. also I was told that the vote would be this year with Jan 1 st implementation without appeals.. is there a provision to break up the new zoning bylaws to enable passage of some vs all at once? thanks
3.	Kristina [REDACTED], Emshih Developments Inc., Sept. 29, 2025	<p>Good afternoon, Rebecca, Victoria and Nikolas,</p> <p>In advance of next week's statutory meeting for the Draft Residential Zoning By-Law, on behalf of Emshih Developments, I wanted to share some site-specific comments as it relates to couple of our sites:</p> <ol style="list-style-type: none"> 1. Garden Trails Phase 2 Lands (550 Genista Drive) <ul style="list-style-type: none"> • Current zoning is R3.1 permitting single detached only • Proposed LN4 expands permissions to allow semi-detached, and duplex dwellings; tri- and four-plex permitted under certain circumstances. • Emshih currently proposing plans to permit 60 semi-detached dwelling units; see attached plan • The proposed lot layout is based on current market standards for semi-detached dwellings as well as adjustments to lot layouts resulting from increased CH setbacks • The proposed lot and building requirements under the LN4 zone exceed the minimum standards provided in our plan and would reduce the number of proposed lots for the site • Recommend LN8 zone; would be more appropriate and in line with the proposed development plan lot and building standards for semi detached dwellings and provides more development options with expanded permissions for townhouses and low-rise apartment in the future 2. 1180 Unsworth Lot

No.	Commenter & Date of Comment	Comment
		<ul style="list-style-type: none"> • Current zoning RM4-245 permitting single detached and semi-detached dwellings • Proposed LN8 expands permitted uses beyond single detached and semi-detached dwellings • Recommend LN2 or LN3; would be more appropriate zone for the remnant parcel of land for detached dwellings and more compatible with the existing neighbourhood and surrounding single-detached dwellings; see proposed lot severance plan for 3 detached dwellings • Lot area of 1180 Unsworth is less than 1,500 sm; therefore, does not meet the minimum lot area requirement for block, stacked, stacked B2B and apartment • Non-residential uses are unfeasible for the same reason above (lot area does not meet the lot requirement where it would be permissible) • It is unclear if the existing Exception 245 regarding GE zone setback requirement is to remain. Emshih recommends that it be removed or reduced to reflect the existing use/operation on the GE site. <p>We would greatly appreciate a meeting to discuss the above and how best to incorporate into the final version of the by-law. We look forward to working together.</p> <p>Best regards,</p>
4.	Griffin ██████████, Oct. 1, 2025	<p>Hello,</p> <p>Hope this email finds you well, I attended the open house and presentation on the 16th and had some feedback on the new zoning laws.</p> <p>My name is Griffin, I'm currently a grade 12 student at ██████████. I've spent over 200 hours talking to low income families at Compassion Society, a charity that helps low income families get</p>

No.	Commenter & Date of Comment	Comment
		<p>food, clothes and hygiene products. While helping them collect food, one thing that surprises me when talking to these people is that almost everyone has a job but still can barely afford housing. This led to my interest in the new residential bylaws and how they could make an impact on my community.</p> <p>I created a website that shows my feedback and my solution to the housing crisis in Burlington. This website is linked at the bottom. My feedback for the bylaw is that there should be triplexes and fourplexes allowed in every part of the residential neighbourhoods, not just on major roads. This would be a relatively small change as the proposed bylaws already allow up to 2 ARU allowing a house to already have 3 units and allow triplexes and fourplexes on main streets already. This small change would impact the community by creating more diversity and more affordable housing especially for seniors. This change will still keep the same look and feel of the neighbourhood while making it more affordable.</p> <p>Thank you,</p> <p>buildburlington.ca</p>
5.	<p>Cynthia , Oct. 1, 2025</p>	<p>Hello – attached please find my comments to the Bylaw Draft</p> <p>Thanks for the opportunity to assist you.</p> <p>Sincerely</p> <p>Cynthia , OAA <i>Principal Architect</i></p>

The document provides comments and suggestions regarding building definitions and regulations, including considerations for second-floor additions on non-compliant first floors, clarifications on terms like “Apartment Building,” “Canopy,” “Carport,” and “Cluster Home,” and questions about structural and regulatory aspects such as external corridors, canopy materials, and the classification of cluster homes as developments with more than two units.

Thank you for the opportunity to comment.....Cynthia [REDACTED] – Architect.

1.9 Non-complying Buildings and Structures

- a) Where a **building** permit has been lawfully issued for the construction of a **building** or structure and where the **yard** requirements for said **building** or **structure** are found to be in contravention of the minimum **yard** or **building height** by no more than 3 cm, the non-conforming **yard** shall be deemed to conform with the **yard** requirements of this Bylaw.
- b) A non-complying **building** or **structure** which existed legally prior to the effective date of this Bylaw may be enlarged, repaired, renovated or reconstructed provided that the enlargement, repair, renovation or reconstruction:
 - i) does not further encroach into a non-complying **yard**;
 - ii) does not have a **building height** higher than the **existing** height; and
 - iii) complies with all other applicable provision of this Bylaw.

CZA- Consideration should be given for allowing second floor additions on non-compliant first floor of existing houses. For structural ease.

SHALL AND MAY

CZA Are these terms defined?

4.0 Definitions

Accessory Building or Structure: means a detached **Building** or **Structure**, the use of which is **Accessory** to the principal Use, **Building**, or **Structure** located on the same **Lot** and shall include a detached **carport** as otherwise defined.

CZA Comment: should you identify other structure examples...i.e. Pergola, Gazebo,

Additional Needs Housing: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of **additional needs housing** may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

CZA - This is an Odd term...how about using regular language like “special Needs Housing” using Easy English/ plain english

Apartment Building: means a **Building** containing five or more **Dwelling Units** which share a common entrance and utilize a common internal corridor, stairway, and/or elevator system. Occupants commonly share access to **Amenity Area** and **yards**.

CZA - Can an apartment building have an EXTERNAL corridor.

Canopy: means a roof-like cover, which may be structural or fabric, projecting from an exterior wall of a **Building** or **Structure**, primarily intended to provide shelter over entrances, windows, **walkways**, or service areas, and which is typically open on multiple sides beneath the cover (excluding necessary supports).

CZA – the words “structural or fabric” confuse this definition. Do you mean Metal or Fabric?...perhaps this sort of canopy does not require a foundation.?? Do you intend to regulate the setbacks of Canopies?...especially those made of light gauge metal frame with fabric/vinyl cover.

Carport: means a partially enclosed **structure** intended for parking having a roof supported by columns, piers, or walls and in which the total area of all closures around the perimeter does not exceed 60% of the total area of all sides of said **carport**.

CZA - Some people buy ready made vinyl “tent like structures” to cover a vehicle. Would this be considered a carport? Should these be regulated?

Cluster Home: means a multiple-unit residential **development** on a single **lot**, comprised of one- and/or two-unit **buildings** with attached units divided vertically from adjoining units.

CZA - I do not consider 2 units to be a cluster home and the words should be ” more than 2 units”

Driveway Width: means the width of a **Driveway**, determined as follows: (a) where there is an attached garage, the width is measured parallel to the front of such garage; or (b) where there is no garage or where there is a detached garage, the width is measured perpendicular to the primary path of vehicular travel on the **Driveway**.

CZA – sorry I have trouble understanding the above sentence

Dwelling, Fourplex: means a **Building** containing four principal **Dwelling Units**, where the units may be attached horizontally and/or vertically, and each unit has independent access either

directly from the outside or through a common vestibule.

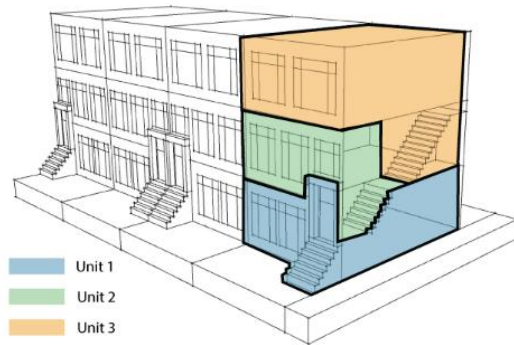


CZA - The Associated drawing for a Fourplex is not logical and misleading...appears incorrect – A fourplex is more like a cluster home

Dwelling, Semi-Detached: means a **Building** that is divided vertically by a **Common Wall** into two principal **Dwelling Units**, each with independent access. **Semi-Detached Dwellings** may contain one or more **Additional Residential Units** where permitted by this Bylaw

CZA - what happens when a SEMI has shared access through a vestibule with vertical common wall.?

Dwelling, Triplex: means a **Building** containing three principal **Dwelling Units**, where the units may be attached horizontally and/or vertically, and each unit has independent access either directly from the outside or through a common vestibule.



CZA – this is an unusual depiction of a Triplex.....OBC may call this an apartment.

Electric Vehicle Capable Parking Space: means a parking space designed and constructed with a roughed in electrical conduit, allowing for the future installation of a dedicated circuit and a minimum **Level 2 electric vehicle** supply equipment.

CZA – would like to know if these need to be dedicated to EV's

Established front yard: means the average distance from the **Street Line** to the **front wall** of **existing buildings** situated on the two **lots** that abut each side of the property. In the case of a **corner lot**, or where one or both of the **abutting lots** are vacant, the next adjacent non-vacant **lot** shall be used in calculating the **established front yard**.

CZA- How about when residential zone abuts other zone? Is this regardless of whether the EFY is less than the zone FY requirement.

EVSE Installed Parking Space: means a **Parking Space** equipped with **operational Level 2 Charging or higher Electric Vehicle Supply Equipment (EVSE)**.

CZA – why have so many definitions related to EV parking spaces?

Flooding Hazard: means the inundation, under the conditions specified below, of areas adjacent to shoreline or a river or stream system and not ordinarily covered by water:
Along river, stream and small inland lake system, the flooding hazard limit is the greater of: i) The flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954), transposed over a specific watershed and combined with local conditions, where evidence suggests that the storm event could have potentially occurred over watershed in the general area;
ii) The one hundred year flood; and,

CZA Comments re: Burlington Residential Zoning Bylaw

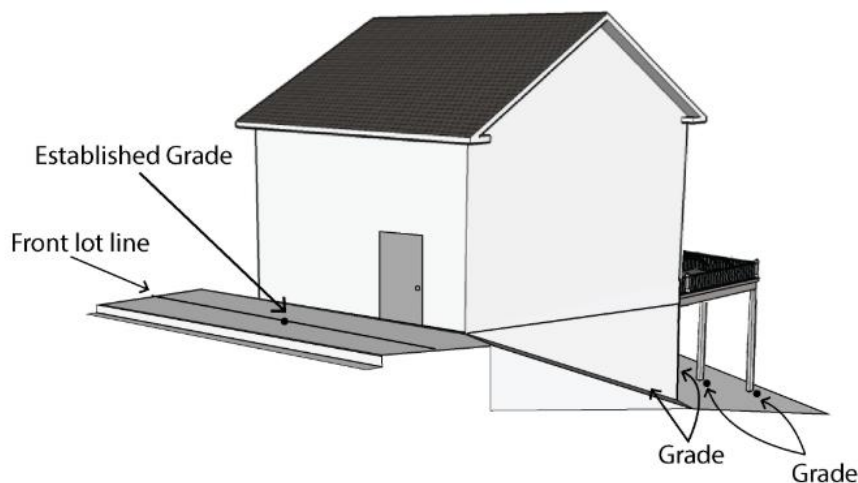
iii) a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof, for example, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry; except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

CZA – I am concerned about the technical nature of this definition and why is it included in a zoning bylaw and how is it used and applied.?

Front Wall: means the closest wall of a **building** to the **front Lot Line**.

CZA - Would this include a front wall of a basement below a porch i.e. cold cellar/wine cellar

Grade: means, when used with reference to a **building, structure platform structure or porch**, the lowest elevation of the finished surface of ground where it meets the **building, structure, platform structure or porch**.



CZA – Why doesn't Grade also refer to the front of the building?...what happens when the back yard is higher than the front yard?

Grade, Established: means the geodetic elevation taken at the midpoint of the **Front Lot Line** as confirmed by an Ontario Land Survey or Civil Engineer.

CZA – I would like to know whether there is an alternative method of confirming established grade WITHOUT the need for a surveyor. ??????

Group Home: means a single housekeeping unit in a residential **building** that is occupied by not more than ten persons (excluding staff or receiving family), living together under supervision

CZA Comments re: Burlington Residential Zoning Bylaw

that is licensed, approved, or funded under an Act of the Parliament of Canada or the Province of Ontario for the provision of specialized care or supervision.

CZA – how about a house with 10 people living together that does not require licensing? Is that considered a rooming house?

Height, Building: means the vertical distance between the **established grade** of a **building** and the top of such **building**. The top is:

CZA – In the case of a second floor addition this definition requires designers to acquire the service of a surveyor to confirm established grade. City should consider additions to relate to the Existing structure height with a maximum height over the existing ceiling.

Height, First Storey: means the vertical distance between the top of the finished floor level of the **first storey** and the top of the finished floor level of the **storey** above.

CZA - What if there is no second storey/storey above?

Kennel: means an establishment **accessory** to a residential or **agricultural use** for the keeping, breeding, and raising of domesticated animals for profit or gain but which does not include a veterinary establishment.

CZA – Domesticated animals such as???? Are cows, sheep, goats, Llamas considered domestic?

Lot Coverage: means the percentage of the **lot area** covered by **buildings** **excluding** **accessory buildings and structures**, measured to the outside of the exterior walls, including all **buildings** and projections (cantilevered floor space, window projections, etc.).

CZA – Reserved comment – how many accessory buildings/structures are permitted?

Mechanical Equipment: means equipment, devices, apparatus, and systems necessary for the functional operation and maintenance of a **building, structure**, or use located therein, including but not limited to equipment associated with heating, ventilation, air conditioning (HVAC), plumbing, electrical distribution, emergency power generation, fire suppression, elevators, communication systems, or **swimming pool** filtering and heating. This term applies to the equipment itself, whether located inside or outside a **building** or **structure**.

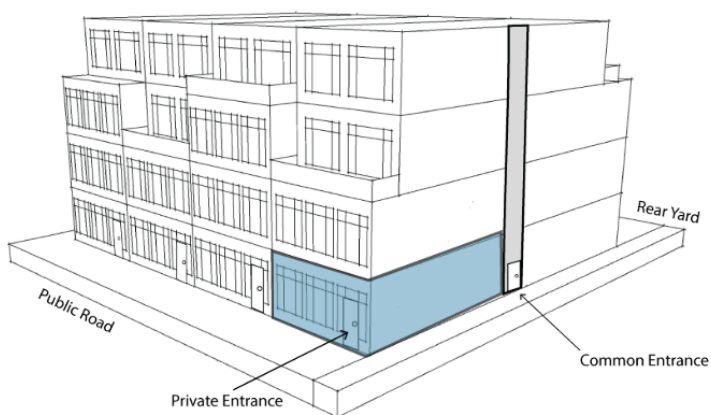
CZA – one could argue that transformers and generators are in fact electrical equipment...consider Transformers, generators, telephone boxes.....etc. Reserve comment on how this applies in bylaw....

CZA Comments re: Burlington Residential Zoning Bylaw

Mezzanine: means an intermediate floor assembly between the floor and ceiling of any room or **Storey**, which may be enclosed or open to the room or **Storey** below, and includes an interior balcony. For the purposes of calculating **Gross Floor Area** and the number of **Storeys** in this Bylaw, a **Mezzanine** shall be included in **Gross Floor Area** and considered a separate **Storey** if: (a) it is enclosed by walls (other than required railings or guards) and its floor area exceeds 10% of the floor area of the room or **Storey** in which it is located; or (b) it is not enclosed by walls and its floor area exceeds 40% of the floor area of the room or **Storey** in which it is located.

CZA – Approximate alignment with OBC is nice but may impact certain buildings.....CZA reserve comment. How does it relate to residential????? Interior loft balconies???

Multiplex Means a **building** containing more than 4 **dwelling units** with multiple private entrances and also a common entrance but is not an **apartment building**.



CZA – Not sure how this drawing relates to Multiplex

Office: means premises used primarily for conducting the affairs of a business, profession, service, industry, or government, including administration, clerical work, management, consulting, or the practice of a profession. This use does not include a **Retail Store**, **Personal Service Establishment**, or industrial activities such as manufacturing or warehousing, unless otherwise specifically defined or permitted as **accessory**.

CZA – Should this definition also exclude Medical office?

Parapet: means an extension of a wall of a **building** above the roof line that forms a barrier at the edge of the roof.

CZA – Parapet generally is ABOVE a horizontal top of flat roof membrane

Platform Structure: means a raised surface 0.6 metres or greater above **grade**, including but not limited to decks, balconies and terraces but does not include a landing.

CZA - Can we exclude a flat roof – without a railing from a Platform Structure...or suggest that a platform structure is for occupancy and has a guard?

Porch: means a roofed platform attached to a **Building**, providing access to an entrance, which has direct access to **Grade** and is open on at least one or more sides (except for required guards or railings).

CZA – need to be very clear how a porch, deck, patio and balcony, flat roof and rooftop structure differ.

Soft Landscaped Open Space: means an area of land within a **Lot** dedicated to the planting of trees, shrubs, flower beds, grass or other vegetative landscaping and which may include granular or loose geological materials such as soil, gravel and mulch which support vegetation, as well as other decorative landscape features but excludes hard surfaces such as **driveways, walkways, patios** or decks.

CZA – landscape open space should be able to include transformers, telephone boxes, sprinkler boxes, lampposts and other incidental items.

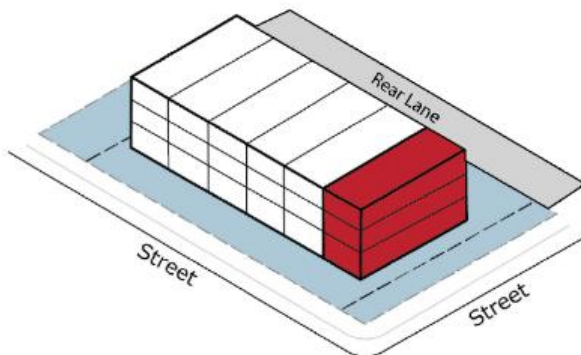
Storey, Half: means a finished floor area above the **first storey** and any attached garage that is located partially or wholly within a sloping roof and having a floor area that does not exceed 50% of the floor area of the **storey** directly below the **half storey**.

CZA – definition should be specific about interior clear height of the floor area.

Structure: means anything that is constructed, erected, or placed on land, or affixed to something located on land, requiring a fixed location on the ground or attachment to something having a fixed location on the ground, but specifically excludes: (a) **Buildings**; (b) Signs; (c) **Fences**; (d) **Swimming pools** and hot tubs; (e) platforms, or **patios** with a floor height less than 0.6 metres above adjacent **Grade**; (f) **Walkways, driveways, patios**, sports courts, and similar surfaces constructed essentially at **Grade**; (g) Minor **accessory** landscape, recreational or decorative elements such as residential play equipment, planters, flagpoles, or garden ornaments; (h) Retaining walls having an exposed height less than 1.0 metre; and (i) Components of a **Utility Installation** such as individual poles, lines, pipes, or pedestals located within a public right-of-way or registered easement.

CZA - I am confused by this definition and what the bylaw will be regulating....do unit paver precast steps constitute a structure...even without a foundation?

Townhouse, Stacked: means a **Townhouse building** containing four or more **Dwelling Units** arranged with units placed over or under other units, such that individual units are separated from each other both vertically (by common floor/ceiling assemblies) and horizontally (by **Common Walls**), and where each unit has an independent exterior entrance accessible from the ground level (which may include via an exterior or common interior stair).



CZA – I don't understand the difference between townhouse and apartments based on the diagrams.

5.2 Accessory Buildings, Accessory Structures and Unitary Equipment

CZA – Spelling error

e)Notwithstanding subsection b), **unitary equipment** shall be permitted in the **frontyard** but shall be no further than 1.5 metres from the **front wall** of the **principalbuilding**.

CZA – subsection b) does not mention unitary equipment.

b)A dumpster or garbage container shall be regulated in the same manner as an**accessory building or structure** in accordance with Section 5.2.

CZA – a dumpster is often a temporary installation and usually put in a driveway during construction.

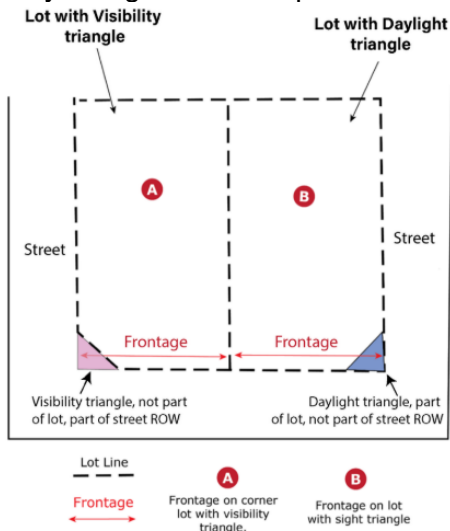
5.8 Daylight Triangles

CZA Comments re: Burlington Residential Zoning Bylaw

For purposes of determining a **front Lot Line**, or **side Lot Line abutting** a street or any **yard** dimension, a **daylight triangle** shall be deemed to be part of the **lot**, provided the minimum distance of any **building** or **structure** from the hypotenuse of the **daylight triangle** is 3 m.

CZA – when is a daylight triangle required?

b) At every driveway, lane, parking aisle or other vehicular access intersecting a street, 3 m x 3 m visibility triangles shall be provided.



CZA – the def seems at odds with the diagram

Encroachments - Bay Window

CZA - Does a Bay window equal a boxed window ?

Home occupation

c) Persons employed by the **home occupation** business shall be limited to residents of the household from which the **home occupation** is conducted.

CZA – instead of household....use the term dwelling unit

5.13 Office Uses In Residential Zones

Office uses are permitted in a **building** constructed as a **detached dwelling** in all residential **zones**, including Holding residential **zones**, as a principal use provided the dwelling has existed on the **lot** for a minimum of 2 years, subject to the following regulations:

CZA – what is the reasoning for the 2 year restriction? So from what I understand by this a houselike building on a major street can be used as an office...without a residential use. I am confused by this section. Is office parking required? Is a site plan application required?

GROUP HOMES

A **group home** is not permitted in dwelling containing an **additional residential unit**.

CZA – what if staff of the group home have a living space in the group home? Would this be an additional RU

CZA – how would you define a residential building with 10 persons living together – i.e. seniors that have partial ownership in the building or rent a room, and using the same common dining and living facilities.? Is this a Boarding house? Why is this type of “home” not permitted on all streets?

OFF STREET PARKING

CZA Why does a triplex get only 1 space per unit....what is the rationale? Is it based on size?

For a boarding house with possible 10 bedrooms (10 persons) we would need 10 parking spaces? In addition to 2 spaces??? Quite excessive

What is personal service?

c)The minimum width of a **parking space** shall increase by 0.3 metres for each wall, column or other obstruction that is adjacent to or within a **parking space**.

CZA – I don't understand this sentence. It is not clear to me. FOR EACH adjacent to??

e)Notwithstanding any other provision in this Bylaw, a **parking space** for compact vehicles shall comply with the following minimum dimensions:i)2.4 metres in width; and
ii)5.5 metres in length.

CZA – why is length not smaller?

6.3 Accessibility

a)Accessibility shall not apply to a **parking space** in a garage which is for the exclusive use of a **dwelling unit**, provided the **driveway** serving the garage has a minimum length of 5.5 metres.

b)Accessibility is not required for 20% of the required occupant parking in townhouse, **back-to-back townhouse**, **stacked townhouse**, maisonette, **fourplex**, and **apartment buildings**

CZA – What does accessibility mean??

PARKING STRUCTURES

d)Where a below-**grade parking structure** is located in accordance with subsection c) and is located below a required landscaped open space, there shall be a minimum depth of 2.0 metres between **grade** and the **structure**.

CZ comment ...minimum depth of 2 m from finished grade to the TOP OF the structure

ACCESSIBLE PARKING

ii) be located adjacent to a delineated “**accessible access aisle**” with a minimum width of 2 metres;

CZA – is this in accord with AODA...when can it be shared between 2 spaces??? Can the aisle be used for pedestrian walkway. Review AODA regs.

6.12 BICYCLE PARKING

d) A minimum of 5% of required **bicycle parking spaces** shall be designated spaces for large bicycles, such as cargo, recumbent and bicycles with trailers.

e) Each **bicycle parking space** for large bicycles, such as cargo, recumbent and bicycles with trailers shall be horizontal.

f) Each horizontal **bicycle parking space** for large bicycles, such as cargo, recumbent and bicycles with trailers shall be a minimum of 0.91 metres wide, 3.05 metres deep with 2.0 metres of height clearance, exclusive of parking racks and hardware.

CZA - Seems excessive.....cza to do calc to confirm.

What happens if residents have private storage locker and bike space within locker.

) Short-term bicycle parking spaces: i) Shall be located no more than 25 metres from the primary pedestrian entrance to the **building**.

ii) A minimum of 25% of the required **bicycle parking spaces** shall be weather protected.

CZA – I don't understand the logic of weather protection for short term bike parking.....typically bikes would be used in good weather and why protect them since they are weather resistant? And what does weather protection really mean? If its raining....the bike will get wet anyway?

Bicycle parking space Regs

Footnote to Table 3: 1 For every 30 **long-term bicycle parking spaces** required, 2 shower and change facilities shall be provided.

CZA- showers for office use.....where is this shower facility supposed to be provided...in a suite? In a common space?

6.15 Loading Spaces

CZA- Loading spaces locations are not identified so access is not an issue? They should be allowed in driveway areas since loading for developments less than 25 units would be infrequent it seems wasteful to dedicate an entire loading space for this purpose. Loading

space should also function as resident drop off....and perhaps be adjacent to a narrower drive aisle.

6.16 Electric Vehicle Parking Spaces

CZA – should we assume these are not spaces dedicated to EV owners either visitors or residents?

6.18 Driveway Width and Landscaped Open Space Area

g)For **lots** identified in subsection f), the remaining **lot area** between a **StreetLine** and a **front wall** of the dwelling facing a street shall be **landscaped openspace** area, excluding **porches** and stairs.

CZA – and how about excluding walkways and retaining walls etc?

RESIDENTIAL ZONES

High-Rise Neighbourhood(HN) The purpose of this **zone** is to accommodate **triplex, fourplex** and **multiplex, block townhouses, street townhouses, rear lane townhouses, stacked townhouses, back-to-back townhouses, stacked back-to-back townhouses** and **apartment buildings**. Convenience stores, **personal services, restaurants** and **retail stores** are also permitted subject to additional provisions.

CZA - I am confused by this zone. It seems that highest and best use is an apartment....but why would you sacrifice HN zone for lesser dens forms ie. triplexes when its location is better suited for a denser form such as apartment. This is a wasted opportunity.

7.3 Provisions for Detached Dwellings and Duplex Dwellings in the Low-Rise Neighbourhood 1 to 6 Zones

CZA – Why is LN6 exterior side yard setback at 9.0m? seems excessive

Table 9 Common Amenity area for a block townhouse

CZA – a small infill type block TH development should be exempt from common amenity area....i.e. anything less than 10 units.

CZA - How is private amenity area defined? Is this outdoor?

h)Additional provisions for multiplex, stacked townhouse, stacked back-to-backtownhouse and apartment buildings.

ii)When **abutting** a **detached dwelling, duplex dwelling** or **semi-detacheddwelling** in an LN 4, 5 or 6 **Zone**, the fourth floor shall have a minimumstepback of 3 metres.

CZA - What happens when the abutting detached dwelling is legal non conforming and the zone abutting permits an apartment building... Why would you require a new apartment

building to respect an old house if that abutting property could be developed into an apartment.?

**TABLE 11 –
Apartment Zones Minimum Tower Stepback from a Podium 3 m (1)
Maximum Height of a Podium 3 storeys**

CZA - I whole heartedly object to enforcing 3rd floor step back podiums for apartments in the bylaw

Site-Specific Design: Not all urban contexts benefit from podiums. In areas with narrow rights-of-way or heritage buildings, podiums can disrupt visual harmony. A continuous vertical façade may better respect the existing urban fabric.

Streetwall Continuity: A well-designed façade without a podium can still maintain a strong streetwall presence. Materials, fenestration, and articulation can provide human scale and rhythm without physical setbacks.

Modern Aesthetic: Contemporary architecture often favors clean vertical lines and integrated ground-level activation without artificial horizontal breaks. Podiums can feel dated or forced in such contexts.

Maximizing Units: Step-backs reduce usable floor area on upper levels, limiting the number of units that can be built. In a housing crisis, this is counterproductive.

Affordable Housing Impact: Every square meter lost to a setback is a potential affordable unit lost. Eliminating podiums and step-backs can help meet housing targets more efficiently.

Cost Burden: Introducing a 3m step-back at the third floor imposes significant structural complexity. It often requires cantilevered slabs, transfer beams, or secondary structural systems, which increase material, labor, and coordination costs

No.	Commenter & Date of Comment	Comment
6.	Lloyd [REDACTED], Oct. 3, 2025	<p>Some changes that could be considered for the upcoming new zoning by law.</p> <p>1: Now that semi detached homes will be allowed I recommend in zones LN3, LN4 and LN5 the minimum lot width should be reduced from 9m to 7.5 m. And in the LN6 zone it should be reduced from 13m to 11m.</p> <p>This will allow the potential of more of this style of housing to be built which is far more affordable than a single family home.. It will not change the look of the neighbourhood as the foot print of the structure is the same size as a single family home, the only difference is an additional door.</p> <p>2: ARU's should be allowed in condominium town homes - this opens up far more units available for rental</p> <p>3: Height of triplexes and fourplexes need to be increased from 10 meters to accommodate 3 and 4 story structures to accommodate 3 and 4 units vertically as lots will not be large enough to accommodate these units in a 2 storey structure</p> <p>4: Tenure: should also allow the ARU's Triplex and fourplex units to be made into condo's so they can be individually sold.. Opens up the missing middle.. Owners can still rent out these units if the so chose.</p> <p>5: increase the 10% variance as a right to 15%</p> <p>Regards, Lloyd [REDACTED]</p>