

Committee of the Whole Agenda published November 21, 2025 Addendum published November 28, 2025

Date: December 1, 2025

Time: 9:30 am

Location: Council Chambers, City Hall, second floor

Pages

8. Community and Corporate Services

8.3 Next steps for music festival in Burlington (CCS-29-25)

1 - 23

24 - 28

29 - 40

Note: this item was published on November 28, 2025

Receive and file for information community services report CSS-29-25 regarding Waterfront Music Festival: results of call for applications and recommended next steps with the outcome of the Waterfront Music Festival call for applications process, including the identification of MRG Live Ltd. as the top applicant through the Festivals and Events Strategy Team (FEST), in accordance with the City's Festivals and Events Policy; and

Direct the Director of Recreation, Community and Culture to bring forward an information report in Q1 2026, providing event details for the Waterfront Music Festival scheduled at Spencer Smith Park on Father's Day weekend, June 19–21, 2026.

13. Statutory Public Meetings

- 13.1 Zoning By-law Amendment for 1881 Fairview Street (DGM-93-25)
 - a. Staff presentation regarding Zoning By-law Amendment for 1881 Fairview Street (DGM-93-25)
- 13.2 Burlington Avenue Ontario Street Heritage Conservation District Plan and Guidelines (DGM-68-25)
 - a. Staff presentation regarding Burlington Avenue Ontario Street Heritage Conservation District Plan and Guidelines (DGM-68-25)



Recommendation Report Summary

SUBJECT: Waterfront Music Festival: results of call for applications and recommended next

steps

TO: Committee of the Whole

FROM: Community Services

Recreation, Community and Culture

Report Number: CSS-29-25

Wards Affected: all

Date to Committee: December 1, 2025

Date to Council: December 9, 2025

Recommendation

Receive and file for information community services report CSS-29-25 regarding Waterfront Music Festival: results of call for applications and recommended next steps with the outcome of the Waterfront Music Festival call for applications process, including the identification of MRG Live Ltd. as the top applicant through the Festivals and Events Strategy Team (FEST), in accordance with the City's Festivals and Events Policy; and

Direct the Director of Recreation, Community and Culture to bring forward an information report in Q1 2026, providing event details for the Waterfront Music Festival scheduled at Spencer Smith Park on Father's Day weekend, June 19–21, 2026.

Executive Summary

At the Committee of the Whole meeting on October 6, 2025, and the subsequent Council meeting on October 14, Council directed staff to decline Burlington Sound of Music Festival Inc.'s 2026 funding request, reallocate \$150,000 from the Operating Budget to the Community Investment Fund, and initiate a Call for Applications to secure a new organizer for a waterfront music festival at Spencer Smith Park. Staff were also asked to explore alternative models and report back with findings.

In response, staff launched a city-wide public survey through Get Involved Burlington, receiving more than 3,500 responses. Residents expressed strong support for continuing a Father's Day weekend festival and emphasized clear priorities, including Canadian and local

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talent, popular genres such as rock, pop/indie and folk, affordable and accessible programming, local vendors, environmental sustainability and a strong sense of community connection. This community feedback was shared publicly on the Get Involved page for potential applicants and directly informed the review process.

The Call for Applications, held from October 27 to November 21, generated significant interest across the sector, resulting in 12 submissions from a diverse range of organizers. These included established festival production companies with national experience, regional operators with long-standing histories in municipal and cultural events, Burlington-based cultural organizations proposing community-focused programming, and independent production teams seeking to launch new, locally rooted initiatives. Proposals reflected a wide spectrum of festival models, ranging from modest community-scale events under \$250,000 to large, multi-day music festivals exceeding \$2 million. Programming concepts featured combinations of Canadian headliners, emerging artists, family activities, vendor marketplaces, cultural activations, and downtown business engagement.

The range and diversity of submissions underscore the strong interest in Burlington's waterfront and confirm that commercial, not-for-profit, and community-based sectors all recognize the long-term potential for a renewed music festival at Spencer Smith Park. While organizers expressed enthusiasm for hosting in Burlington, they also raised concerns about the limited preparation time for a 2026 launch and highlighted the need for a longer-term agreement with the City to allow their event to grow and achieve its full vision over multiple years. Organizers further emphasized that any new festival will inevitably differ from its predecessor, reinforcing the importance of Council and the community being prepared to embrace the new chapter that this music festival will bring for Burlington.

All applications were reviewed using the City's Festivals and Events Policy, and the Festivals and Events Strategy Team (FEST) completed a thorough review based on the policy criteria of innovation, economic impact, sustainability, accessibility, professionalism, risk and safety, community impact, and local engagement. Through this structured review, MRG Live Ltd. was identified as the top applicant, demonstrating the strongest alignment with Burlington's policy framework, community priorities, and the City's objectives for a financially sustainable, high-quality waterfront festival. Staff recommend proceeding with MRG Live Ltd. to deliver the 2026 Waterfront Music Festival on June 19–21, 2026.

Staff have held a verbal discussion with the selected applicant, announcing them as the top candidate. Following Council's meeting on December 9, staff will continue working with the selected organizer to refine the details of their application. Over the coming months, staff will provide support in addressing the logistical requirements necessary to deliver the event. An information report will be prepared for Q1 2026 to present these details to Council and ensure they are shared with the broader community.

This process confirmed both the community's strong desire for a renewed waterfront music festival and the cultural sector's readiness to support its redevelopment. The Call for Applications also demonstrated the effectiveness of staff's broad and inclusive engagement strategy. Through intentional outreach across cultural networks, community groups, and local creative industries, the City received submissions from a highly diverse range of applicants, including organizers bringing forward new cultural perspectives and festival models not previously represented in Burlington's major event landscape. The breadth and variety of applications reflect a meaningful expansion of cultural participation and indicates that a wider cross-section of the community is interested in contributing to major civic events. This outcome validates the strength of the City's engagement approach and reinforces the importance of maintaining inclusive, accessible, and equity-focused practices in future cultural initiatives.

Delivery of a festival of this scale will require coordinated support across City departments, led by Recreation, Community and Culture (RCC) through the Special Events Team, in accordance with the delegated-authority by-law. Following the 2026 event, staff will complete a detailed evaluation, including an economic impact assessment and community feedback survey, to ensure continuous improvement and support the long-term stability of this festival as a signature cultural event for Burlington.

Recommendation Report

Background

At the Committee of the Whole meeting on October 6, 2025, Council set a clear direction for the future of Burlington's music festival programming, which was formally approved at the subsequent Council meeting on October 14, 2025, as such:

"Decline Burlington Sound of Music Festival Inc.'s current 2026 funding request per Appendix A, and invite SOM to participate in the Call for applications; Approve the reallocation of \$150,000—originally designated for Sound of Music in the 2026 Operating Budget—to the Community Investment Fund earmarked for a future music festival at Spencer Smith Park; and Direct staff to report back to Council with consideration for all discussions from the Committee of the Whole meeting of October 6, 2025 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 applications from potential event organizers".

This direction established a clear mandate for staff to engage the community, assess market capacity, and undertake a transparent and policy-aligned process to identify a suitable organizer for a 2026 waterfront music festival.

To inform this work, staff launched a public survey on October 14, 2025, through the City's Get Involved Burlington platform. The survey closed on November 17, receiving more than 3,500 responses. Respondents expressed strong support for continuing a festival on Father's Day weekend and identified clear preferences, including:

- · Canadian and local artists
- Genres such as rock, pop/indie, and mixed programming
- An emphasis on live music, local vendors, and community spirit
- Affordability (free or low-cost access)
- Environmental sustainability and accessible, family-friendly experiences

In alignment with Council direction and the Festivals and Events Policy, a Call for Applications was issued from October 27 to November 21, 2025. The call was promoted through Get Involved Burlington, social media, cultural networks, event-sector associations, and targeted outreach to ensure broad and inclusive visibility. This approach resulted in the City receiving 12 applications representing a wide breadth of organizers, including community-based groups, not-for-profit cultural organizations, established festival producers, commercial event companies, and independent creative teams proposing new festival concepts. Submissions reflected a diversity of festival models, scales, artistic visions, and delivery approaches,

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demonstrating strong sector interest and confirming that multiple providers are prepared to support a waterfront festival in Burlington.

All applications were reviewed in alignment with the Festivals and Events Policy, with a detailed assessment conducted by the Festivals and Events Strategy Team (FEST). FEST is an interdepartmental group of subject-matter experts from across the City and partner agencies, responsible for assessing event feasibility, operational requirements, public safety, and alignment with municipal policies. This review concluded that a successful, financially viable waterfront music festival is achievable in 2026.

Analysis

The Call for Applications generated 12 submissions, reflecting strong interest from a diverse range of event organizers. While several applicants proposed unique cultural or community-focused concepts outside the scope of a waterfront music festival, staff are exploring opportunities to support these proposals at alternative locations or dates through the Special Events Team (SET) process. The majority of submissions, however, focused on delivering a waterfront music festival at Spencer Smith Park on June 19–21, 2026.

All applications were reviewed in accordance with the City's Festivals and Events Policy, with a detailed assessment conducted by the Festivals and Events Strategy Team (FEST). FEST is an interdepartmental group comprised of City staff from Recreation, Community and Culture and Financial Services, along with partner agencies including Halton Regional Police Service, Burlington Economic Development and Tourism, the Burlington Downtown Business Association, and the Burlington Performing Arts Centre. FEST's mandate is to evaluate event feasibility, operational requirements, public safety, and alignment with municipal policy.

Applicants were assessed against the criteria established in the Festivals and Events Policy, including:

- Innovation introducing new or distinctive programming to the community
- Economic Impact and Tourism generating local economic benefit and attracting visitors
- Sustainability demonstrating environmentally responsible practices and long-term viability
- **Welcoming** ensuring accessibility and inclusivity for diverse demographics
- Location appropriate scale and scope for Spencer Smith Park
- Professionalism proven organizational capacity and reliability
- Risk and Safety Planning minimizing liability and ensuring public safety
- **Community Impact** responding to community interests and trends
- Local Engagement supporting local artists, vendors, sponsors, and businesses

Community priorities identified through the public survey—such as support for local talent, affordability, accessibility, and environmental responsibility—were incorporated as secondary considerations within the policy framework.

Through this evaluation, FEST identified MRG Live Ltd. as the top applicant, demonstrating the strongest overall alignment with the Festivals and Events Policy, Council direction, and the community priorities expressed through public engagement.

Options considered:

Option 1: Proceed with MRG Live Ltd. as the Music Festival Provider for 2026

Under this option, staff would move forward with the top applicant identified through the Call for Applications. All submissions were evaluated by the Festivals and Events Strategy Team (FEST) in accordance with the Council-approved Festivals and Events Policy. Based on overall alignment with policy criteria, community priorities, and the City's objectives for a sustainable, high-quality waterfront music festival, MRG Live Ltd. was identified as the leading applicant.

MRG Live Ltd is a national live event and festivals producer, and a division of The MRG Group, one of Canada's largest independent entertainment organizations. Founded in 2008, by Matthew Gibbons, the company has grown to include offices in Vancouver, Victoria, Calgary, Montreal and Toronto with more than 400 staff across its operations. Their Festivals & Events Team delivers large-scale public programming across Canada, specializing in talent procurement, production management, sponsorship sales, marketing, hospitality, and onsite operations.

MRG Live Ltd has extensive experience producing multi-day festivals, civic celebrations, artisan markets, and large family-focused events. Their portfolio includes the Khatsahlano Street Party (175,000 attendees), Surrey Fusion Festival (100,500 attendees), the Filberg Festival, and the Noel Holiday & Light Festival, among others. Key personnel assigned to the Burlington festival include senior leaders with 10–25 years of industry experience across festival strategy, talent buying, sponsorship development, production logistics, and public safety planning. Together, the team brings demonstrated capacity to plan, resource, and execute events of significant scale, with an emphasis on safety, accessibility, community inclusion, and operational excellence.

The proposed event concept is a free, two-day outdoor music festival centered at Spencer Smith Park, with additional activation possibilities within the downtown area. The concept focuses broadly on celebrating Canadian music and showcasing a range of talent, from nationally recognized artists to emerging and local performers, reflecting Burlington's cultural identity and community priorities. While detailed programming will be refined through further

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planning, the model envisions multiple performance spaces that allow for a mix of mainstage acts, community-focused performances, and family-friendly programming. Festival elements may include food vendors, artisan marketplace components, licensed areas, and community partnerships that help create an accessible, multi-generational experience for residents and visitors. 2026 is intended to establish a strong foundation, with flexibility built in to adjust scale, partnerships, and programming as the festival grows in future years. A detailed information report outlining event details will be presented in Q1 of 2026.

Staff recommend entering into a three-year agreement with MRG Live Ltd. to deliver a waterfront music festival at Spencer Smith Park over Father's Day weekend, beginning June 19–21, 2026. The agreement will define roles, responsibilities, reporting expectations, and performance measures. Annual approval of the event will remain contingent on the organizer meeting all Special Events Team (SET) requirements and delivering the festival in accordance with City standards.

Following the inaugural 2026 festival, staff will commission an economic impact assessment and conduct a community feedback survey. These evaluations will support continuous improvement and inform planning for subsequent festival years.

Option 2: Pause for 2026 and Plan for 2027

Under this option, the City would intentionally defer the launch of a new waterfront music festival until 2027, providing a longer runway for planning, partnership development, and operational readiness. A one-year pause may be warranted if the City wishes to:

- Allow for further planning certainty
- Strengthen long-term agreements and funding structures
- Provide the selected applicant more lead time for sponsorship, logistics, and artist bookings

Deferring to 2027 may also allow further alignment with external partners and local arts and culture organizations. With additional time, these partners could further develop coordinated business programs, downtown activations, marketing campaigns, and visitor-attraction strategies to maximize festival impact.

Recommendation Details

Staff recommend proceeding with Option 1 and confirm MRG Live Ltd. as the new Music Festival Provider for 2026.

This recommendation reflects Council's direction and the community's strong desire to see a waterfront music festival delivered in 2026. The public survey, which received more than 3,500 responses, demonstrated clear support for Canadian artists, affordability, sustainability, and

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the continuation of Burlington's tradition of hosting a major summer festival at Spencer Smith Park.

The Call for Applications generated significant interest, with 12 submissions received. Following a comprehensive review by the Festivals and Events Strategy Team (FEST), MRG Live Ltd. was identified as the top applicant, presenting a proposal that aligns strongly with Council priorities and community feedback.

Proceeding with MRG Live Ltd. will ensure Burlington hosts a high-quality, financially sustainable, and community-focused waterfront music festival on June 19–21, 2026. Staff will support the organizer through the Special Events Team (SET) and enter into a multi-year agreement outlining roles, responsibilities, reporting expectations, and performance measures. Annual approval of the event will remain contingent on the organizer meeting all SET requirements and delivering the festival in accordance with City standards.

Following the inaugural 2026 festival, staff will commission an economic impact assessment and a community feedback survey. These evaluations will provide valuable insights to guide continuous improvement and ensure the festival evolves as a cornerstone of Burlington's cultural and community life.

Key Dates & Milestones

December 2025

- Council confirms final selection of the music festival applicant.
- Staff initiate preliminary meetings with the selected organizer to begin planning.

Q1 2026

- Establishment of a three- year agreement with the organizer, contingent on meeting Special Events Team (SET) requirements and successful delivery.
- SET finalizes event requirements for the June 19–21, 2026 festival.

June 2026

- Waterfront Music Festival delivered at Spencer Smith Park, June 19–21.
- Launch of a community feedback survey to capture resident input.
- Staff collaborate with external partners and a third- party provider to conduct an economic impact assessment.

July 2026

 Staff host a formal debrief with the event organizer to review outcomes and identify improvements for future years.

Implications

Proceeding with Option 1—working with MRG Live Ltd. as the new Music Festival Provider for 2026—will deliver significant benefits for Burlington by ensuring the community's strong desire for a waterfront festival is met, while restoring trust in both government and the industry through a transparent and effective process. With a long history of hosting a Father's Day weekend festival at Spencer Smith Park, this decision allows MRG Live Ltd. to begin a new chapter that honors tradition while introducing fresh energy and innovation. The City's multi- year agreement provides stability and accountability, while coordinated support from Recreation, Community and Culture (RCC) and the Special Events Team will help manage operational risks and ensure a high- quality experience.

Beyond the immediate event, the festival is expected to strengthen Burlington's cultural identity, showcase Canadian talent, and generate economic impact through tourism and local business engagement. Post- event evaluation, including an economic impact assessment and community feedback survey, will guide continuous improvement and reinforce the festival's role as a cornerstone of Burlington's cultural life. Importantly, this process has demonstrated how strategic outreach can attract strong sector interest and fill gaps in the market, offering a model the City may wish to replicate in the future when shaping new community- focused initiatives.

References

Festivals and Events Policy

F-36-22 Financial Support for Sound of Music Inc

RCC-14-24 Sound of Music Festival – 2024 Loan Request

RCC-19-24 Sound of Music Festival - 2024 event recap and future city support

Follow up to RCC-19-24 Sound of Music Festival-2024 Event Re-cap and Future City Support

CSS-08-25 2025 Sound of Music Festival loan request

CSS-23-25 Burlington Sound of Music- 2025 Festival Re-cap and Next Steps

Strategic Alignment

☐ Designing and delivering complete communities

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 ☑ Providing the best services and experiences ☐ Protecting and improving the natural environment and taking action on climate change ☐ Driving organizational performance 		
Author: Emilie Cote Director of Recreation, Community and Culture x. 7353	Kim Ingram Senior Manager – Cultural Services x. 7352	

Appendices:

A. Community Survey Results, Music Festival, Summary

Report Approval:

All reports are reviewed and approved by the Commissioner, Head of Corporate Affairs, Chief Financial Officer, and Commissioner of Legal and Legislative Services/City Solicitor.

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Engagement

The City of Burlington invited residents to take part in a survey for the potential of a Music Festival at Spencer Smith Park in 2026. This feedback will play a vital role in shaping the future of music programming in Burlington and ensuring it continues to celebrate community, creativity, and connection.

Number of Community Members Engaged

The table below provides an overview of all community engagement opportunities

Date	Activity	Details
Oct. 14 – Nov. 17	Survey	3598 surveys completed

Communication

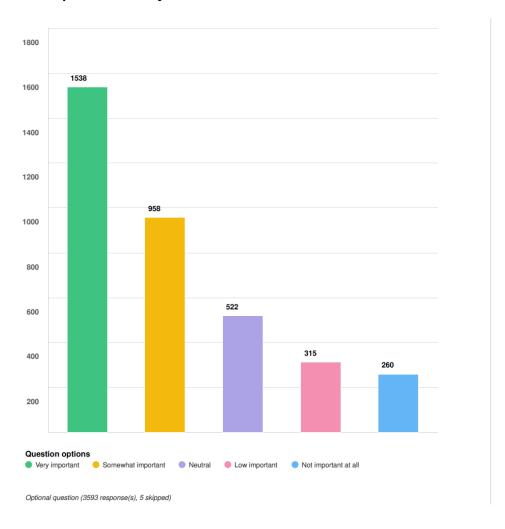
Community engagement opportunities were promoted using the following methods:

- Get Involved Burlington Project Get Involved page 7.2K page visits
- Get Involved Burlington e-newsletters 6700+ subscribers
- Social Media posts Campaign timeline: July 15 Oct. 5, 2025
 - o Impressions: 146,635 (across all social channels)
 - o Engagements: 3,433 (across all social channels)



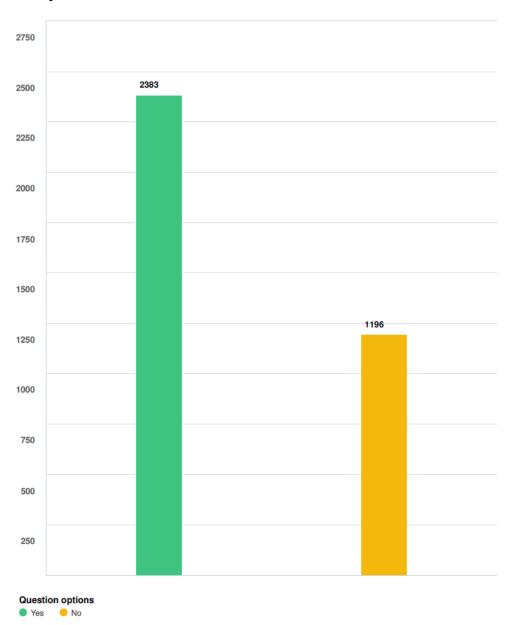
Key Findings

How important is it to you that the music festival is free to attend?



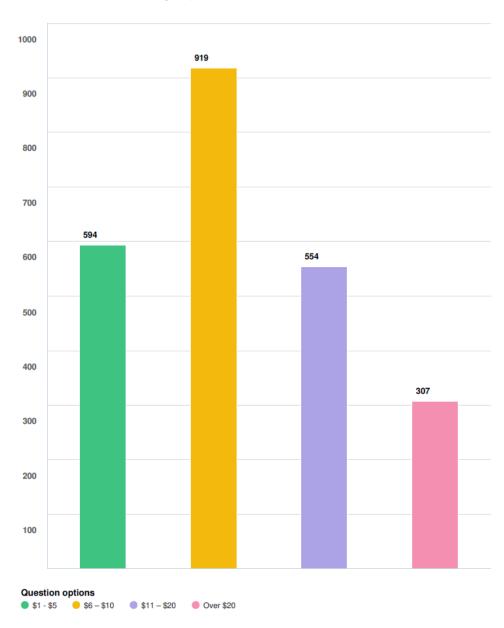


Would you attend a music festival if there was an entrance fee?





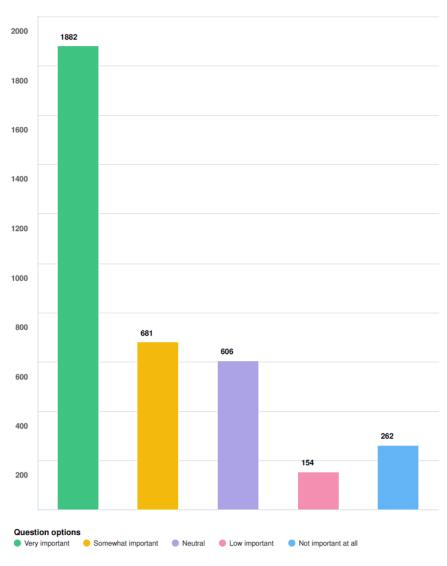
What would you be willing to pay?



Optional question (2374 response(s), 1224 skipped)



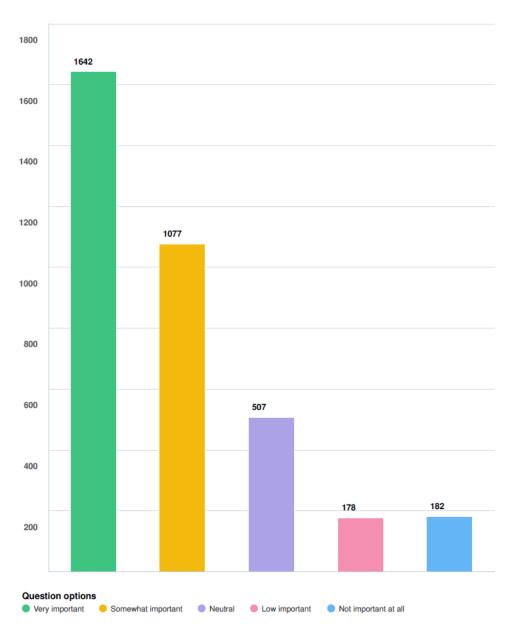
If the festival charges an entrance fee, how important is it to you that part of the proceeds support local community initiatives?



Optional question (3585 response(s), 13 skipped)



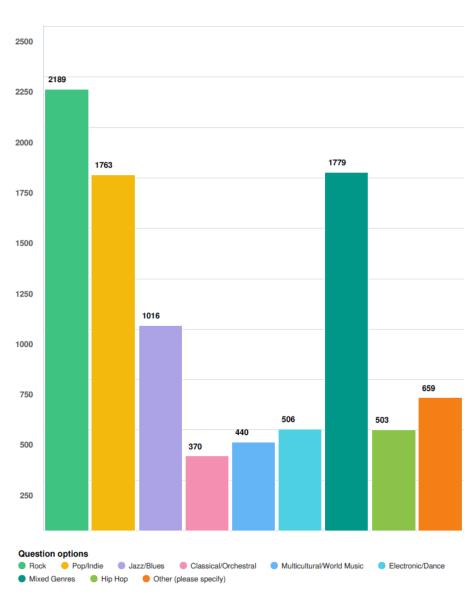
How important is it to you that the festival follows environmentally friendly practices (e.g., waste reduction, reusable materials, green energy)?



Optional question (3586 response(s), 12 skipped)



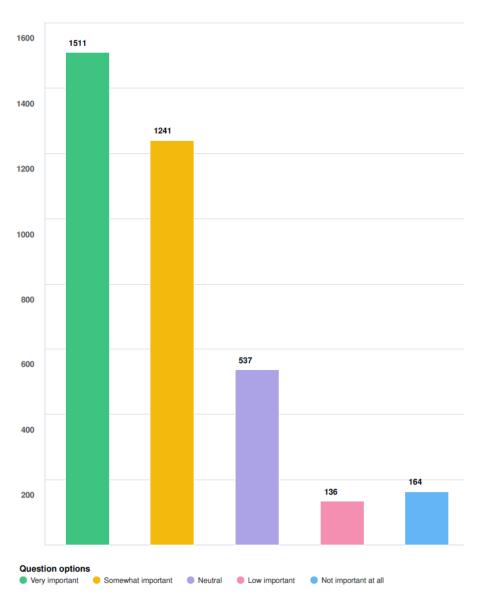
If Burlington hosted a new music festival in 2026 and beyond, what kind of music or programming would you most like to see?



Optional question (3579 response(s), 19 skipped)

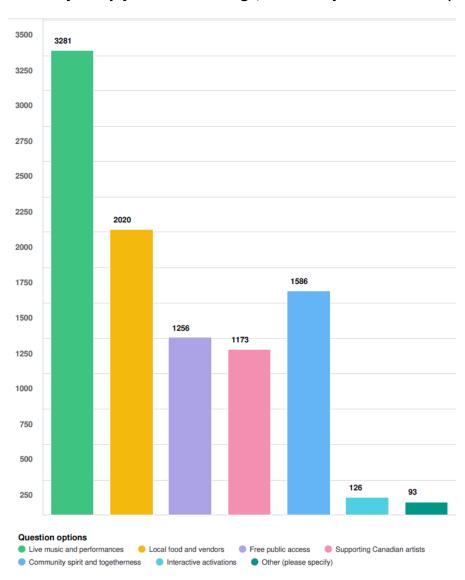


How important is it to you that Canadian artists (incl. musicians, performers, and creative contributors) are featured at the festival?





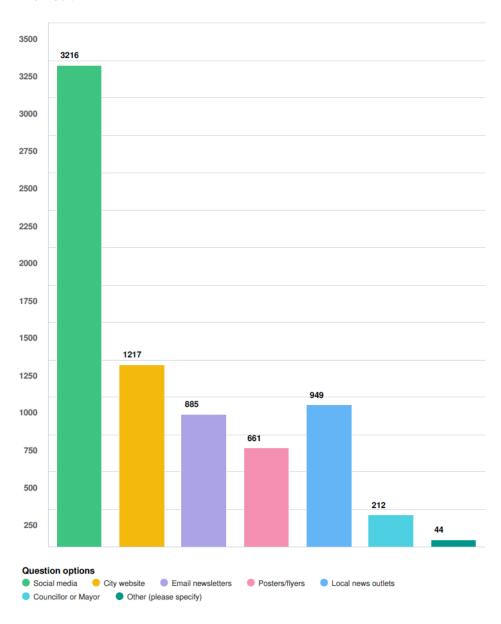
What do you enjoy most about a large, community music festival? (Select up to three)



Optional question (3583 response(s), 15 skipped)



What is the best way to keep you informed about festival updates and opportunities to get involved?



Optional question (3583 response(s), 15 skipped)



What accessibility features would help make the festival more inclusive for you or others you know?

Top five themes (summarized)

Wheelchair and Mobility Accessibility

- Comments repeatedly stress the need for wheelchair access, paved paths (grass is difficult), accessible viewing platforms, and mobility scooter/walker-friendly areas.
- Includes requests for accessible restrooms, accessible parking, and shuttles for patrons with mobility challenges.

Sensory-Friendly Zones & Times

- Many comments ask for quiet areas, low-sensory times, and designated zones for individuals with autism and sensory sensitivities.
- Suggestions include less crowded times, calmer spaces, and scent-free policies.

ASL Interpretation & Language Accessibility

- Multiple mentions of ASL interpreters at main stages and language accessibility for inclusivity.
- Seen as a strong addition to make events more inclusive.

Seating & Rest Areas

- Requests for benches, shaded seating, cooling stations and breastfeeding-friendly spaces.
- Comfort for seniors and those with health conditions is emphasized.

Parking & Transportation

- Comments highlight accessible parking near stages, monitored wheelchair parking, and better overall parking options.
- Some mention safe bicycle parking as well.



Do you have any further comments?

10 ten themes (summarized)

Preserve the Sound of Music Festival Tradition

- Strong sentiment to keep SOM alive as it's seen as part of Burlington's identity and heritage.
- Many comments express disappointment at the idea of replacing or canceling it.
- Nostalgia and multi-generational ties are emphasized.

Funding & Financial Sustainability

- Concerns about taxpayer money being used for festivals.
- Suggestions for sponsorships, fundraising, and partnerships.
- Calls for transparency in financial management and accountability.

Entrance Fees vs. Accessibility

- Mixed opinions: some support a small fee (\$5-\$20), others insist it remain free.
- Worries about inclusivity and affordability for families and low-income residents.
- Ideas for tiered pricing, weekend passes, or free entry for Burlington residents.

Quality of Music & Headliners

- Decline in artist quality noted; demand for bigger, well-known acts.
- Suggestions for diverse genres (rock, pop, country, EDM, jazz, multicultural).
- Calls for balance between Canadian content and international acts.

Support for Local Artists & Businesses

- Desire to showcase Burlington and GTA musicians.
- Requests for more local vendors and affordable booth fees.
- Emphasis on community-based programming and grassroots feel.

Festival Size & Format

- Many feel the event has become tool large and chaotic.
- Suggestions to scale down, shorten duration (Fri-Sun), or spread across multiple venues.
- Preference for smaller stages, street performances and family-friendly zones.

Location, Parking & Transportation

- Spencer Smith Park seen as beautiful but overcrowded.
- Parking challenges and traffic congestion are major complaints.
- Recommendations for shuttles, free transit, and alternative venues.



Alcohol & VIP areas

- Frustration with restrictive beer gardens and fenced VIP zones.
- Suggestions to license entire park (like Ribfest) and eliminate VIP exclusivity.
- Desire for a more inclusive, relaxed atmosphere.

Safety, Security & Crowd Control

- Concerns about overcrowding.
- Requests for better policing, security presence, and emergency planning.
- Suggestions for wristbands, controlled access, and family-friendly policies.

Marketing & Community Engagement

- Lack of advertising and promotion noted.
- Ideas for better social media campaigns, partnerships with local media, and advance communication.
- Calls for volunteer appreciation and involvement of diverse age groups in planning.

Statutory Public Meeting & Recommendation Report

Application for Zoning By-law Amendment

Applicant: A.J. Clarke and Associates Ltd.

Address: 1881 Fairview Street

Ward: 2

File: 520-12/25

Date: December 2, 2025

Report: DGM-93-25



Overview of Development Site

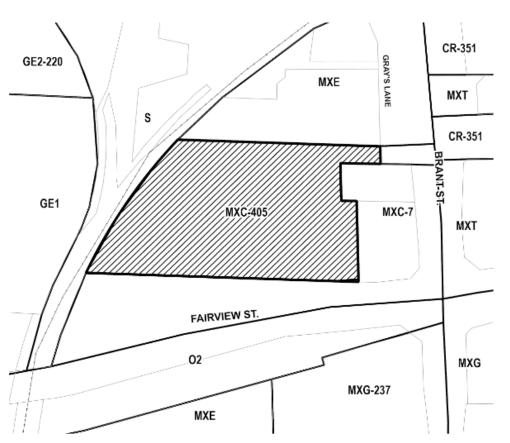


Application History

- Application Deemed Complete September 17, 2025
- Notice of Complete Application September 17, 2025
- Notice of Statutory Public Meeting and Recommendation Report October 31, 2025
- Statutory Public Meeting December 2, 2025
- Council Meeting December 9, 2025



Proposed Zoning By-law Amendment



Proposed Zoning By-law Amendment

 To permit grocery store/supermarket uses on the property



Staff Recommendation

- Approve the application for a Zoning By-law Amendment, submitted by A.J. Clarke and Associates Ltd. on behalf of Amalie Holdings Limited proposing grocery stores and supermarkets as permitted uses.
- Approve Zoning By-law Amendment 2020.513
- Detailed recommendation in report DGM-93-25





PROCESS



HCD Study Process

- June 2024: HCD Study Commenced.
- July 2024: Interviews with the Property Owners.
- August 2024: Burlington Heritage Week Pop Up.
- September 2024: Burlington Avenue Pop Up & Presentation to the Burlington Heritage Advisory Committee.
- November 2024: Presentation to Burlington Committee of Whole.
- HCD Study Phase: Completed March 2025.

HCD Plan Process

- April 2025: HCD Plan Phase Commenced.
- May 2025: Initial draft of Plan provided to Planning and related departments for comments.
- June 2025: Public Open House and BHAC Presentation of the Draft Plan.
- June/July 2025: Feedback from City and Public Engagement integrated into Draft Plan.
- August 2025: Burlington Heritage Week and posting of Draft Plan on Get Involved Burlington.
- December 2025: Presentation to Council and statutory public meeting

HERITAGE CONSERVATION DISTRICT PLANS

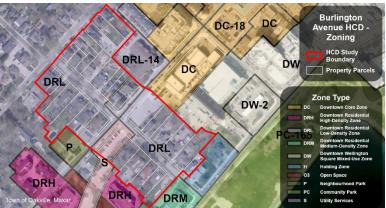
What do Heritage Conservation District Plans do?

- Protect What Makes a Place Special: Helps keep the unique look and feel of historic neighbourhoods.
- Guides Change in a Thoughtful Way: Makes sure renovations and new buildings fit in with the area's character.
- Gives Clear Advice:
 Offers easy-to-follow guidelines for
 homeowners, builders, and city staff.

- Celebrates Local History:
 Supports community pride by highlighting the area's heritage.
- Works With Other City Plans
 Makes sure heritage goals match up
 with broader planning and
 development policies.
- Supports Long-term Care of Heritage Encourages regular upkeep and reuse of older buildings so they last into the future.

POLICY FRAMEWORK







Study Boundary

Zoning

Construction Dates - Majority Before 1920's



Contributing/Non-Contributing Properties



Heritage Properties



OHA Regulation 9/06 Criteria

EXAMPLES OF WHEN A HERITAGE PERMIT IS REQUIRED

Heritage Permit Not Required

- Regular on-going building maintenance such as repointing and foundation repairs using heritage-sensitive methods.
- Planting, gardening and minor landscaping that is in character with the streetscape
- Interior alterations.
- Insulating, weather stripping, caulking.

Heritage Permit Required

- Any exterior alterations, new construction, additions
- Any demolition that could affect the heritage character of a property.
- Visible changes such as replacing windows with a different style, adding dormers, altering exterior materials, or constructing new buildings

What are Policies and Guidelines?

▶ Policies = The Rules

- Set out the official direction for how the heritage district should be conserved.
- Are used by City staff and Council to make decisions on things like demolitions, additions, and new development.
- Are legally binding under the Ontario Heritage Act.

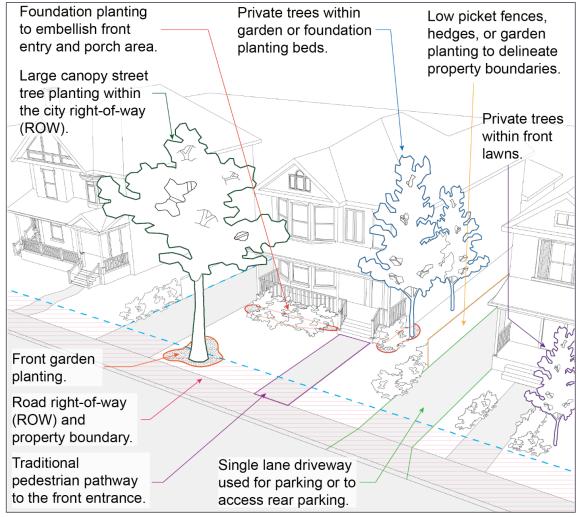
★ Guidelines = The How-To

- Provide practical advice for property owners, architects, and builders.
- Help people plan changes that respect the district's character (e.g., window replacements, paint colours, additions).
- Are flexible designed to encourage good design rather than limit creativity.

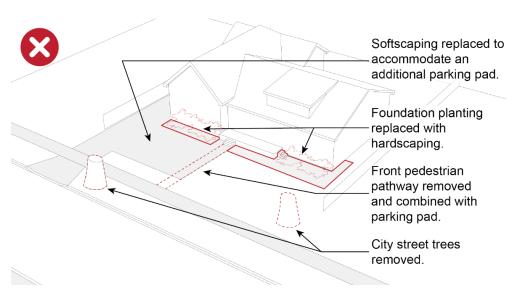
LANDSCAPE

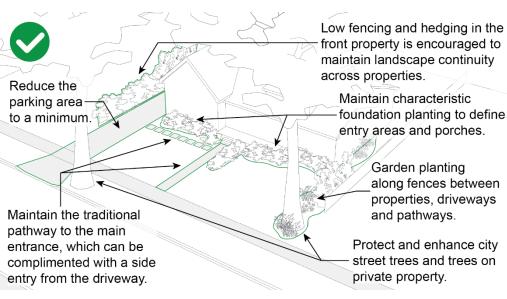






LANDSCAPE - FRONT YARD





Trees, Fences, Garden Planting, Walkways, Streetscape, Parking

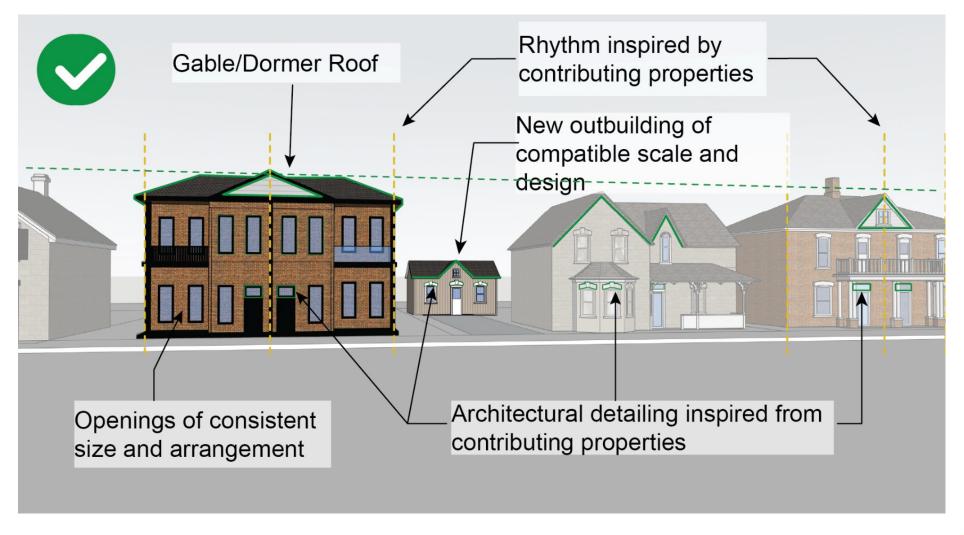
Policy:

 Mature trees and historic landscaping features shall be preserved and maintained wherever possible.

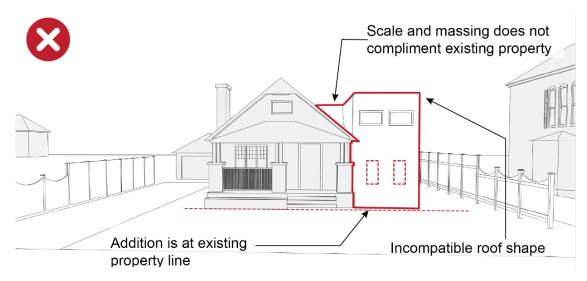
Guideline:

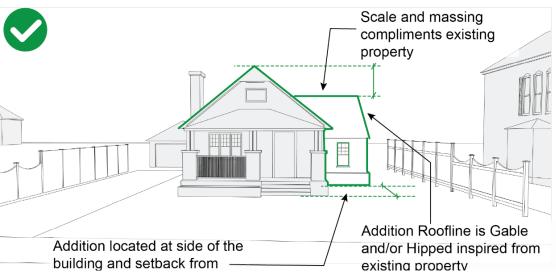
- Avoid removing healthy, mature trees on private property unless necessary for safety.
- Use traditional fencing materials (like wood or wrought iron) that match the heritage character.
- Keep front yard landscaping open to maintain historic views of buildings from the street.

BUILT FORM, BUILDING HEIGHT AND STREET RHYTHM



ADDITIONS







BUILT FORM: ROOFS, OPENINGS AND WALLS

