

Summary: City-approved Venue Protection Measures including TOcore and “Agent of Change”

Information prepared for Toronto Music Advisory Council by Mike Tanner, Music Sector Development Officer
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Toronto now has an “Agent of Change” principle in place. This is a culmination of recent decisions at City Hall that will positively affect existing music venues. These decisions were made partly as a result of recommendations TMAC brought forward from late 2016 through early 2018.

City of Toronto work on these initiatives has been led by City staff including: Marian Prejel, David Fitzpatrick, Andrew Farncombe, Ann-Marie Nasr, Christina Heydorn (Planning); Elena Bird, Larissa Deneau, Rebecca Condon (Economic Development and Culture).

The approved directions below are contained in a number of different official City documents.

“Agent of Change” Principle for the Downtown Core

- To ensure that live music venues can continue to function without noise-related impact on new residential development: ([City Council, TOcore May 23, 2018.](#))
 - new live music venues located within Mixed Use Areas 1, 2, 3, 4 and Regeneration Areas will be designed and constructed to minimize noise from the premises and provide acoustic attenuation measures that would protect residential uses; and
 - new mixed-use developments located within Mixed Use Areas 1, 2, 3, 4 and Regeneration Areas will be designed and constructed to include acoustic attenuation measures on-site, or within the building design, to mitigate noise levels from adjacent indoor live music venues and from outdoor live music venues.

Circulate Development Applications within 120 Meters of a Live Music Venue, City-Wide

- The Chief Planner and Executive Director, City Planning will ensure that Planning circulates development applications for Official Plan and Zoning By-law amendments within 120 metres of an existing Entertainment Place of Assembly to the Economic Development and Culture Division to obtain comments from the General Manager, Economic Development and Culture or designate. ([PGM Sept. 7, 2017.](#))

Develop Terms of Reference for Noise Impact Study for New Developments within 120 Metres of a Live Music Venue, City-Wide

- City Council directs the General Manager, Economic Development and Culture, the Chief Planner and Executive Director, City Planning, to develop a terms of reference for Noise Impact Studies for new developments within 120 metres of existing live music venues and report back to the Planning and Growth Management Committee in 2019 on the appropriate protocol for the use of the Noise Impact Studies. ([City Council, TOcore May 23, 2018.](#))

Purchaser, Leasee and Tenant Advisory for Residential Units within 120 Meters of a Live Music Venue for the Downtown Core

- Development containing residential units that are located within 120 metres of a live music venue will be required to include an advisory within the Site Plan Agreement and/or Condominium Declaration that notifies purchasers, lessees and tenants of possible noise that may arise from its proximity to a live music venue. ([City Council, TOcore May 23, 2018.](#))

Develop a Noise Mitigation Program for Existing Live Music Venues, City-Wide

- City Council directs the General Manager, Economic Development and Culture, in consultation with the Chief Planner and Executive Director, City Planning and the Executive Director, Municipal Licensing and Standards, to investigate the feasibility of the creation of a proposed noise mitigation program to support live music venues and report back to the Economic Development Committee in 2019 as part of the night-time economy action plan. ([PGM, May 1, 2018.](#))

Pursue Changes to the Ontario Building Code to implement the “Agent of Change” Principle for the Downtown Core

- City Council requests that the Government of Ontario strengthen the requirements for minimizing sound transmission within buildings by moving expeditiously to harmonize the Ontario Building Code provisions related to sound control with those contained in the 2015 model National Building Code (as supported by the City of Toronto's Chief Building Official in the Province's 2016 Phase 1 Ontario Building Code Consultation). ([City Council, TOcore May 23, 2018.](#))
- City Council requests that the Chief Building Official and Executive Director, Toronto Building work with the building officials of other large Ontario municipalities, to encourage the Government of Ontario to move quickly in adopting additional Ontario Building Code provisions to mitigate the adverse impacts of exterior sounds on building occupants. ([City Council, TOcore May 23, 2018.](#))

Encourage Retention of Live Music Venues in the Downtown Core and City-Wide

- The retention of live music venues will be encouraged in Mixed Use Areas 1, 2, 3, 4 and Regeneration Areas. ([City Council, TOcore May 23, 2018.](#))
- City Council directs the Chief Planner and Executive Director, City Planning, the General Manager, Economic Development and Culture, the Executive Director, Municipal Licensing and Standards and the Chief Building Official, Toronto Building to undertake a review of the City-wide policies and zoning permissions related to live music venues and report back to the Planning and Growth Management Committee. ([PGM, May 1, 2018](#))

Toronto now has a robust policy foundation for local implementation and further advancement through municipal programs and provincial policies.