



parkvista.tenantsassociation@gmail.com

# TE29.9.1

## Input on Proposal to Amend Official Plan Application **File No. 17 125252 STE 31 OZ – 305 Dawes Rd.**

The Park Vista Tenants' Association (PVTA) represents tenants living in four buildings on Park Vista with a combined total of more than 350 units.

We have worked together on a number of initiatives to improve our community and help others including:

- Arranging community cleanups
- Working with our landlord (CAPREIT) to reduce waste for the benefit of the community and the environment
- Assisting with charity Food Drives
- Organizing successful holiday Toy Drives in 2015, 2016 and 2017

We also appreciate the rich historical legacy of 305 Dawes Rd. The site of the former Massey Goulding Estate is widely recognized as the birthplace of pasteurized milk, a key health innovation which saved countless children's lives.

The Park Vista Tenants' Association supports the important and commendable objectives of the Children's Peace Theatre (CPT) to be a catalyst for ideas, discussion and actions that make the arts more central and meaningful to people's lives, in order to promote healthier young people, more vibrant democracies and equitable societies.

At the same time, there are two large Park Vista apartment buildings in close proximity to the outdoor theatre at 305 Dawes (see Appendix A). Several tenants have raised concerns about noise and profane language emanating from the Children's Peace Theatre during past events (see Appendix B).

The Toronto Municipal Code Chapter 591 requires that no person shall make, cause or permit noise or vibration at any time, which is likely to disturb the quiet, peace, rest, enjoyment, comfort or convenience of the inhabitants of the city.

While that's the "spirit" of the rules, there are some significant gaps or weaknesses in operationalizing this code, as well as limitations that hinder compliance.



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For example, playing of loud music is prohibited between the hours of 11:00 p.m. to 7:00 a.m. the next day (9:00 a.m. on Sunday and statutory holidays). This isn't much help to a person impacted by loud music who is trying to get to sleep earlier than 11 p.m.

According to the city's website, Municipal and Licensing Standards officers do not currently work at night (with some exceptions). If the noise is due to a party where there is a "risk to public safety", residents can call the Toronto Police. But what constitutes a "risk to public safety"? And shouldn't police have more important priorities than responding to noise complaints?

Because of the noise issues involving past events at 305 Dawes Rd., I believe it's important that the interests of tenants who live near the Children's Peace Theatre (CPT) are considered as part of the lease renewal and application for Official Plan Amendment. I request that the lease renewal be conditional on CPT developing a plan to deal with events which may involve loud music. The plan should include (but not be limited to):

- Advance notice of events to key local contacts (including the Park Vista Tenants' Association and our landlord, CAPREIT). The notice should outline:
  - Date, time and duration of the event
  - Description of activity
  - Event day contact
- Noise monitoring and mitigation plan which includes:
  - Regular measurements of sound levels during events
- Protocol for handling noise complaints during events which includes:
  - Designated person who can be reached the day of the event
  - Logging and keeping a record of complaints and action taken

I encourage you to bear in mind that this Official Plan Amendment is not just a technical document subject to fulfilling certain "official" planning requirements on paper. In other words, a "desktop" exercise. Local residents have an interest in associated activities which occur on the property.

I also hope that planners and city officials recognize and appreciate that good processes, clear understandings, reasonable expectations and a mutual interest in problem solving help foster good relationships between neighbours.



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Thank you for taking the time to read our input and consider this submission.

We appreciate the opportunity to share our suggestions. I hope you agree they are reasonable, feasible and appropriate.

Regards,

Maryanna Lewyckyj, President  
Park Vista Tenants' Association

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**Attachments:** Appendices A & B

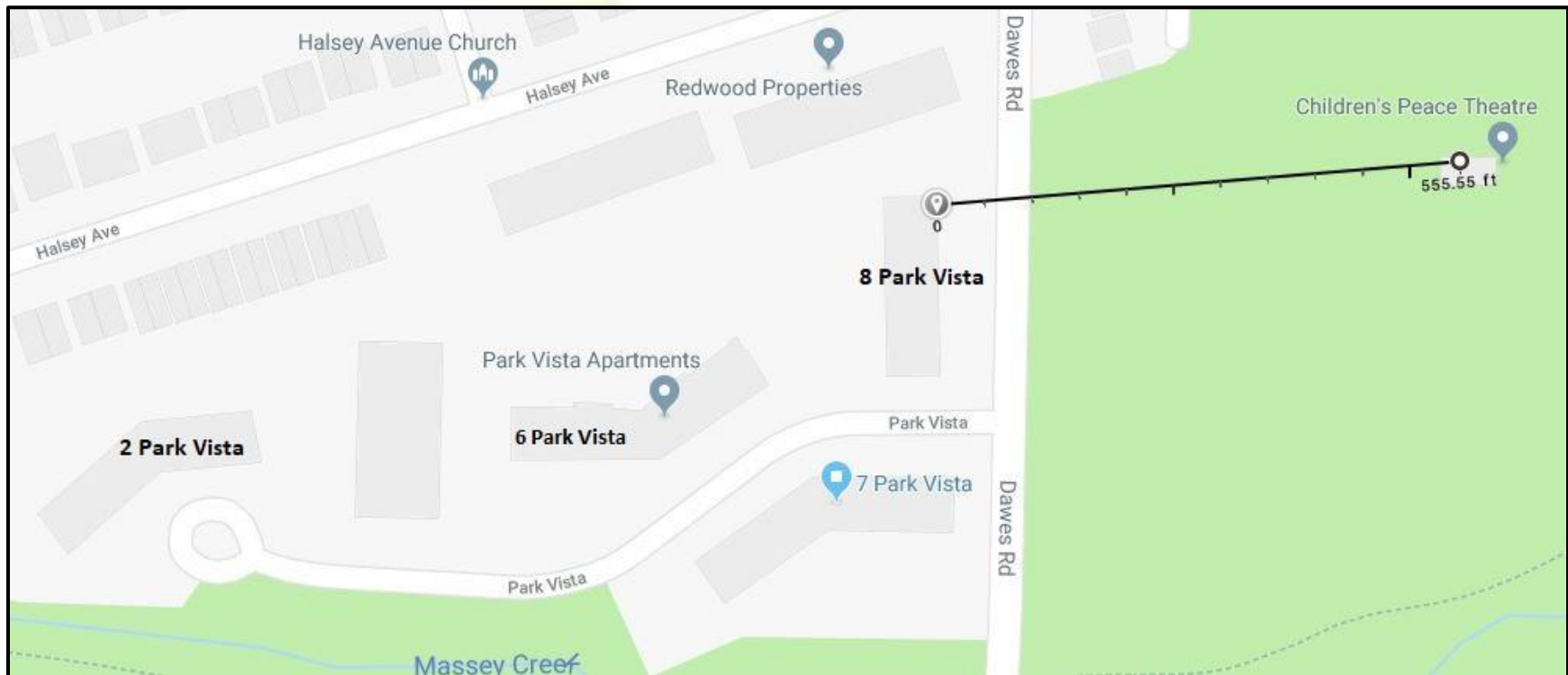




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## Appendix A:

# Map of Children's Peace Theatre Showing Proximity to Park Vista Apartments





## Appendix B

Comments/Concerns of Park Vista Tenants Impacted by Noise from Children’s Peace Theatre		
Bldg	Floor	Comments/Concerns
8	7	- Raised concerns about noise at Children’s Peace Theatre and theatre lease renewal to Guest Speaker Janet Davis at Park Vista Tenants’ Association Annual General Meeting (AGM) in October 2017.
8	7	- Tenant’s husband was a musician. She says she enjoys music but “I don’t like swearing” - Tenant doesn’t have air conditioning. When it’s hot outside in the summer, closing the windows (to try to block the noise from CPT) isn’t an option.
8	8	- I have measured sound of 70 decibels from my unit during CPT events - Toronto by-law officers normally don’t work evenings or weekends. If you complain to the city at the time of an event, by-law officers aren’t available to deal with complaints - When I call 311 to complain staff are reluctant to take information if a permit has been issued for the event. - The event permit comes with parameters that the permit holder is supposed to comply with, but they aren’t complying. - I’ve tried to call CPT event officials during events but they don’t answer the phone (possibly because they don’t hear the phone because of the noise). C. Lee
8	3	- At a 2015 PVTA meeting tenant said she couldn’t sleep because of the noise (past 11 p.m.) and ended up doing laundry in the middle of the night.
7	7	“Hurrah for the city! I am personally in favor of anything creating more vibrant democracies and equitable societies. However, I believe the City should have had some consideration for the people who would be adversely affected. I personally find the noise created by this event horrendously disturbing. Many of the residents in this area are senior citizens and I'm sure many feel the same way I do. The racket starts at noon (on weekends when people would like to relax) and usually continues until 11:30 pm. The volume at which the music is played is so loud I am sure it could be heard on Danforth Ave. (would put Woodstock to shame). How this boisterous racket intends to effect a positive change and create healthier young people is beyond me. I am hoping the City will reconsider this arrangement and find a civil solution to this. They could have planned have some measure of control over the disturbance factor caused, as I don't believe the music needs to be played at anywhere near the volume it has been played at.



		Hoping this problem will be resolved. I personally intend to do more to see that it does get resolved. Sincerely, Bryant MacLean”
7	7	- After October 2017 Park Vista Tenants’ Association AGM, tenant expressed concerns about noise and profane language from CPT events
7	4	I sent the following email to Children’s Peace Theatre on June 7, 2015: “As a resident across the street from your Theatre I would like to say that the performance that was held on Saturday June 6th 2015 was very loud for this neighbourhood. The lyrics of some of the songs contained obscenities and went on until midnight. We are a family-oriented collection of apartment buildings with small children and seniors living amongst us who don't need to be subjected to such vulgar lyrics or to be kept up until midnight because of the music.” D. Carter
6	9	- Noise was so loud from a 2015 event I assumed it was coming from the Halsey apartments (less than 200 feet away). Later found out the noise was from Children’s Peace Theatre (more than 800 feet away). - It is surprising that noise can travel that far, given that 8 Park Vista is located between the venue and my apartment building. I’m not an acoustic expert but I would think the trees surrounding the Children’s Peace Theatre, as well as 8 Park Vista, would act as a “buffer” for the sound. - I am fortunate to own a set of BOSE noise-cancelling headphones and have used them to deal with noise from CPT events or other disturbances. This isn’t an option for all tenants. Maryanna Lewyckyj, President, Park Vista Tenants’ Association