

April 15, 2019

Mayor John Tory and Toronto City Council
100 Queen Street West
Toronto, ON M5H 2N2

Dear Mayor Tory and Councillors:

RE: EC3.6 NOISE BY-LAW REVIEW – ADDRESSING CONCERNS OF COMMERCIAL PROPERTIES

The Toronto Financial District BIA would like to express our ongoing concern regarding an inadvertent impact to commercial properties due to the proposed revisions to Chapter 591. **As stated in our deputation to the Economic Development Committee on April 3, 2019, commercial properties are concerned that the proposed noise by-law would allow internal noise complaints related to tenant construction to be addressed via the revised bylaw.** This concern is outlined briefly below.


- Construction in commercial buildings is required by commercial properties to be conducted only between 7pm and 7am and on weekends to minimize disruption to other tenants.
- The construction section of the bylaw as written allows tenants and employees recourse through the revised bylaw to remedy complaints about construction by other tenants within a commercial office building.
- While City staff have advised that businesses may apply for exemption permits, this is an unrealistic expectation and unduly burdensome to the business community due to the limited availability of vendors authorized to work within these commercial properties and the nature of interior construction scheduling.
- While bylaw enforcement staff have indicated the intent is to direct these complaints to property management to address, it appears the bylaw as written gives tenants recourse to the bylaw, overriding the stated intent of bylaw enforcement.

It is imperative that the revised Chapter 591 address this issue and we request that the bylaw be amended accordingly.

To alleviate concerns about the impact to mixed use properties and adjacent properties, we propose the amendment apply only to construction occurring in the interior of a commercial property without residents and be limited to sound that is audible at a point of reception within said property.

We appreciate your support to amend the revised bylaw to address this concern brought forward by commercial properties in Toronto.

Best regards,



Grant Humes
Executive Director

cc: Marilyn Toft, Council Secretariat
Carleton Grant, Municipal Licensing and Standards
Luke Robertson, Office of the Mayor
Matt Buckman, Office of the Mayor
Tom Davidson, Councillor Cressy's Office
Ihor Wons, Councillor Thompson's Office