

Review of Zoning Regulations for Nightclubs on Lake Shore Boulevard West – Final Report

Date: November 14, 2024

To: Etobicoke York Community Council

From: Acting Director, Zoning and Secretary-Treasurer, Committee of Adjustment

Ward: Ward 3 – Etobicoke-Lakeshore

SUMMARY

At its meeting on December 13, 2023, City Council adopted Item 2023.PH8.2 - Recommended Amendments to Zoning By-laws for Bars, Restaurants and Entertainment Venues as part of the Night Economy Review, and enacted city-wide zoning permissions for nightclubs in commercial zones beyond the downtown area. Nightclub zoning requirements are complemented by an updated licensing framework that provides improved regulatory oversight of nightclubs. Expanding entertainment uses, such as nightclubs outside the downtown core, creates broader employment and economic benefits across Toronto, while enhancing the quality of life for residents through increasing access to local entertainment options and cultural venues in other areas of the city.

Through Item PH8.2, Council directed City Planning staff to initiate a review of zoning regulations, including community consultation and engagement, for nightclubs on Lake Shore Boulevard West between Palace Pier Court and Forty Third Street and report back to the Etobicoke York Community Council by the fourth quarter of 2024.

This review has been informed by analysis of zoning permissions for the area, a review of non-residential buildings along Lake Shore Boulevard West where nightclubs may be established, feedback received from community engagement and data from Municipal Licensing and Standards (MLS) on complaints and investigations.

Based on the land use planning analysis, staff have not found a rationale to rescind nightclub permissions on a geographic basis along Lake Shore Boulevard West. City Planning staff recommend monitoring the effectiveness of nightclub permissions within the study area, and to report back to Etobicoke York Community Council upon issuance of three licences for nightclubs within the study area and one full year of operation for each of the three licensed establishments in order to evaluate implementation outcomes and any necessary refinements to the Zoning By-laws.

RECOMMENDATIONS

The Acting Director, Zoning and Secretary-Treasurer, Committee of Adjustment recommends that:

1. City Council direct the Chief Planner and Executive Director, City Planning to monitor the implementation and effectiveness of the zoning permissions for nightclubs along Lake Shore Boulevard West between Palace Pier Court and Forty Third Street, and to report to the Etobicoke York Community Council on monitoring outcomes upon issuance of three licences for nightclubs within the study area and one full year of operation for each of the three licensed establishments, and to recommend any necessary revisions to the Zoning By-law, or other changes to improve implementation.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as contained in the Financial Impact Section.

EQUITY IMPACT STATEMENT

Toronto is home to many equity-deserving groups including Indigenous Peoples, Black Communities, women, newcomers, racialized communities, persons with disabilities, 2SLGBTQ+ communities, youth, persons with low income and undocumented Torontonians. Such groups often face distinct barriers that prevent them from participating in the social, cultural, and economic life of the City and from accessing the benefits that are available to others.

The recommendation in this report aims to address the inequitable distribution of entertainment venues, such as nightclubs, across Toronto as they were previously only zoned for downtown. In public consultations facilitated for the original Night Economy Review, residents in Etobicoke York, Scarborough and North York districts have voiced support for amendments to the City's zoning by-laws to permit entertainment venues outside of the downtown core to spur cultural and economic development. Participants in consultations have also noted that safeguarding affordable spaces for nightlife and cultural gatherings outside of downtown is a priority for protecting marginalized communities, including 2SLGBTQ+ and youth spaces.

The amendments to the City's zoning by-laws could, therefore, help increase opportunities for residents to better access such establishments across Toronto, alongside licensing amendments proposed by Municipal Licensing and Standards (MLS), to enable a more fulsome range of entertainment related uses in all commercial areas in the city to ensure equity-deserving groups are provided better access.

DECISION HISTORY

On September 22, 2021, the Economic and Community Development Committee adopted Item 2021.EC24.6 - Emerging Entertainment Areas Outside of the Downtown Core, and received a report from the Interim General Manager, Economic Development and Culture for information. Lake Shore Boulevard West in Etobicoke is identified as an Emerging Entertainment Area.

See: <https://secure.toronto.ca/council/agenda-item.do?item=2021.EC24.6>.

On December 13, 2023, City Council adopted, with amendments, Item PH8.2 - Recommended Amendments to Zoning By-laws for Bars, Restaurants and Entertainment Venues as part of the Night Economy Review - Final Report, and amended zoning regulations to support the city's night economy.

City Council also directed the Chief Planner and Executive Director, City Planning, to initiate a review of zoning regulations, including community consultation and engagement, for nightclubs on Lake Shore Boulevard West between Palace Pier Court and Forty Third Street, and report back to the Etobicoke York Community Council by the fourth quarter of 2024.

See: <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH8.2>.

STUDY APPROACH

This review sets out to determine the suitability of zoning permissions for nightclubs along Lake Shore Boulevard West between Palace Pier Court and Forty Third Street, based on an assessment for land use compatibility, conformity with Provincial and municipal land use policy direction, historic trends around problematic businesses and public feedback.

This review considered the applicable policy context for the area, with respect to the achievement of complete communities, land use compatibility, as well as economic and cultural investment. Analysis of existing zoning permissions along Lake Shore Boulevard West was completed to determine the extent to which nightclubs would be permitted. The zoning analysis also included a review of existing entertainment use permissions in the study area to understand the potential impact of introducing nightclubs on Lake Shore Boulevard West and adjacent residential areas relative to the types of entertainment venues permitted in the area today.

Staff also visited the study area on more than one occasion to understand the character of Lake Shore Boulevard West, and to discern any unique physical attributes that could render a nightclub incompatible to the surrounding area compared to other main street corridors in the city. A "soft site" analysis was completed to assess the number of nightclubs that could be established along Lake Shore Boulevard West, based on the zoning requirements for nightclubs, the existing number of non-residential buildings and the potential for redevelopment. Lastly, an analysis of MLS complaint investigations for illegal nightclubs and noise complaints was completed to identify any historic trends around unlicensed establishments, community nuisance and problematic businesses which could be exacerbated through the introduction of new nightclub venues.

Public feedback on nightclub permissions was also collected through a survey and in-person consultation sessions, and considered in balance with the other components of this review.

BACKGROUND

Night Economy Review

Toronto's night economy includes a range of entertainment and employment related uses through which people both experience and support nighttime activities. The night economy includes places where people are entertained, such as arcades, comedy clubs, theatres, restaurants, bars and nightclubs. It includes places where people experience culture like art exhibitions, dance performances and other performing arts. The night economy also includes a wide range of activity that is not directly related to entertainment, including retail, recreation, and sectors which may involve shift work to support the night economy, such as emergency response, healthcare workers, and police services.

The review aimed to create a vibrant, safer and more inclusive night economy by modernizing Toronto's zoning and licensing for bars, restaurants and entertainment venues. It was a multi-divisional initiative, prepared by City staff in the City Planning, MLS, and Economic Development and Culture (EDC) Divisions. It was also informed by the Night Economy Internal Working Group (IWG) directed by City Council which includes additional City Divisions, agencies, boards and commissions. The Night Economy Review was also informed by extensive external consultation, which included engagement with various industry stakeholders such as owners and operators of nightclubs and music venues.

Emerging Entertainment Areas Outside of the Downtown Core

In September 2021, Economic and Community Development Committee adopted the Item EC24.6 - Emerging Entertainment Areas Outside of the Downtown Core, which identified steps to support the growth of night economic activity and cultural vibrancy in Scarborough, North York, Etobicoke, and areas of the City of Toronto that are outside the downtown core. For much of Toronto's arts community, access to safe, affordable space has been a key issue, even before the COVID-19 pandemic. Encouraging cultural activity outside the downtown core would provide alternatives for displaced downtown venues lost through redevelopment to re-locate, helping to maintain associated jobs, economic activity, and cultural vibrancy for Toronto. Event organizers have identified many areas within the city that they feel hold potential for holding pop-up events; these areas are characterized by a matrix of criteria including existing cultural infrastructure, access to public transit, appropriate distance from residential communities, public safety, general aesthetic, and a sense of newness or discovery.

In considering this feedback, EDC has worked with City Planning to identify the areas suggested by DIY event organizers in which zoning already permits entertainment uses. In Etobicoke, the portion of Lake Shore Boulevard West which intersects the communities of Long Branch, New Toronto and Mimico is identified as an Emerging Entertainment Area.

Updated Zoning and Licensing Framework for Restaurants, Bars and Entertainment Venues

In 2018, City Planning and MLS staff began reviewing zoning regulations in Zoning By-law 569-2013 (city-wide Zoning By-law), and licensing for restaurants, bars and other entertainment venues, as regulated in the Toronto Municipal Code (Municipal Code). Staff from both divisions worked closely to align proposed zoning amendments with the updated licensing framework, as Chapter 545 of the Municipal Code functions in a way that is complementary to zoning by-laws, and licensing and zoning issues are highly interconnected.

The enacted zoning amendments and complementary changes to the licensing framework both come into effect on January 1, 2025. Implementation of the updated zoning and licensing standards was deferred a year after Council's adoption to provide sufficient time to make necessary updates to licensing systems and to ensure adequate notice is provided to operators.

Zoning Amendments

The updated zoning regulations are intended to balance these objectives with the need to manage potential land use conflicts between the night economy and nearby residential uses. The zoning by-law amendments adopted by Council in 2023 (By-laws 1328-2023, 1329-2023 and 1330-2023) provide support for businesses and evolving business models, further enable social, cultural and recreational facilities, create complete communities that include a full range of uses, including entertainment, and enhance the viability of the downtown area and main streets. Zoning changes also align with licensing changes to achieve regulatory modernization, and are a critical step to ensuring businesses are applying for the correct business licence. It addresses issues such as restaurants and bars operating illegally as unlicensed nightclubs.

Most of Toronto is subject to the harmonized city-wide Zoning By-law. Some areas are subject to Former General Zoning By-laws, which are the 43 municipal zoning by-laws which applied to the former municipalities prior to amalgamation. The following changes were introduced to city-wide Zoning By-law and the Former General Zoning By-laws to support the night economy and entertainment uses:

- Increased the permitted maximum ancillary entertainment area inside eating establishments from 6% to 25%.
- Permitted nightclubs outside the downtown area in certain commercial zones, subject to conditions, detailed in the subsequent section below.
- Reduced amusement arcade restrictions.
- Removed amusement device restrictions.
- Harmonized reductions for the calculation of interior floor area for entertainment uses.
- Modernized entertainment-related use definitions in the city-wide Zoning By-law and aligned those definitions with Toronto Municipal Code, Chapter 545, Licensing.

Nightclub Permissions

An updated definition for nightclubs was introduced through By-law 1329-2023, to refer to premises used to provide amplified music for patron entertainment and dancing, such as a dance hall, dance club, or disco, and where food and beverages may be served. Permissions for nightclubs were also expanded city-wide in the Commercial Residential (CR) and Commercial Residential Employment (CRE) Zones within the city-wide Zoning By-law, subject to conditions. These zones generally correspond with the *Mixed Use Areas* and *Regeneration Areas* land use designations in the Official Plan. Prior to these zoning amendments, nightclubs were only permitted in the downtown area, and small subsections of the city around Yonge Street/St. Clair Avenue and Yonge-Eglinton. To ensure consistent application of nightclub permissions city-wide, the same permissions were introduced to lands subject to Former General Zoning By-laws through By-law 1330-2023.

The following conditions apply to nightclubs through the updated zoning permissions:

- Must be in non-residential building.
- A maximum 400 square metres of interior floor area is permitted when located close (6.1 metres or the size of a public lane) to a residential zone.
- Must be on the first storey or in a basement, with some exceptions.
- Offices, storage rooms and staff rooms may be located on a different storey.
- A maximum of one nightclub per building.

The conditions above are intended to mitigate the impacts of traveling noise and vibration that may impact sensitive uses such as residential units in mixed-use buildings or nearby neighbourhoods. Updates to zoning permissions for outdoor patios take a similar approach, by prohibiting entertainment uses such as performances, music and dancing on patios above the ground floor. Nightclubs are permitted to have an associated outdoor patio, which is limited to the ground level due to the location requirement for nightclubs.

The restriction on the number of nightclubs in a building prevents the clustering of establishments in a single building, which could result in overcrowding, excess noise, and entry lineups blocking access to adjacent premises or overflowing onto adjacent properties and sidewalks.

Updated Licensing Framework for Nightclubs

The City's licensing regulations for food and entertainment establishments have not been updated substantively prior to 2023, and changing business models have blurred the lines between what is commonly taken to be a restaurant, bar, or entertainment venue. Prior to the changes adopted in 2023, no updates had been made to the nightclub licence category since it was introduced in 2006. The lack of clarity between use definitions and licence requirements for each category in the Municipal Code has contributed to confusion for businesses in terms of which license is required, various nuisance and safety issues, and enforcement challenges. The changes to Chapter 545 of the Municipal Code are modelled upon Activity-Based Licensing (ABL), a framework based on complexity of business activities in which licensees with a higher impact (in

terms of nuisance and safety), receive more oversight, whereas those with a lower impact can benefit from reduced requirements.

To address issues related to eating establishments operating as unlicensed nightclubs, amendments to the Municipal Code updated the definition for a nightclub (to focus on patron entertainment and dancing, rather than seating), as well as new licensing requirements for Entertainment Establishment/Nightclubs. The new licensing requirements include:

- Provision of security guards – one per 100 patrons and security guards must be licensed by the Province.
- Installation of a functional metal detector at each entrance that is used to permit entry.
- A list of ‘persons of authority’ for the establishment, indicating who is responsible during operations, which must be available upon request.
- Compliance with a Level 2 Noise Control Plan, which outlines how the nightclub will monitor noise levels and respond to noise concerns. A Level 2 Plan requires a certified engineer to review of the maximum volume levels, wattage of equipment, equipment location, and a summary of sound insulation methods used within the establishment.
- Compliance with a patron management plan, which outlines processes for patron entry and re-entry into the establishment, as well as procedures for monitoring line-ups and prevention of loitering.
- Insurance policy must be submitted to MLS (minimum of \$2,000,000 coverage).
- If serving alcohol, notification must be made to MLS of any change to the terms of the liquor licence.

To ensure efficient enforcement responses to nightclubs, if an establishment meets the updated definition for a nightclub, as well as another separate licensing category (i.e., Eating or Drinking Establishment), the business is required to apply for, or renew, a separate nightclub licence and meet the requirements of both licences. A restaurant or bar whose operations meet the definition of a nightclub would need to obtain both a license for Eating or Drinking Establishment and Entertainment Establishment/Nightclub.

Moving to an Activity-Based Licensing framework will enable a more precise approach to enforcement and compliance inspections, as establishments with activities that most impact nuisance and public safety will be prioritized. In the 2024 budget process, Council allocated an additional \$750,000 to hire by-law enforcement staff for MLS service lines (e.g., noise complaints and business licensing). MLS staff will monitor any changes from the new licensing framework, and should additional enforcement resources be necessary, MLS will develop a request to Council as part of future budget submissions.

MLS' intention is to conduct progressive enforcement, including educating operators about the changes throughout 2025, with the requirement for all businesses to obtain the proper updated licence by end of 2025. Staff are taking several actions to enhance public awareness of the upcoming changes to licensing and zoning rules, including a

new [webpage](#) focused on informing businesses about the upcoming licensing and zoning changes for restaurants, bars and entertainment venues. Staff are also developing a licence tool, which will help business owners navigate which licence type they require.

Multiple resources for affected businesses and licensees will also be produced, including direct letters, virtual information sessions, town halls, meetings with key stakeholders, on-site visits, and updated information to the subsequent editions of the [Good Neighbour Guide for Late-Night Businesses](#). MLS' Bylaw Enforcement Officers use the Guide as part of their education-first approach to achieve compliance when engaging business owners/operators of bars, restaurants, and entertainment venues. The Guide provides information and resources to late-night businesses on operating a safe establishment that is also an asset to the surrounding community. Topics in the Guide include resident and neighbour relations, minimizing sound and noise, transportation to and from venues, and keeping venue safe. An updated, second edition of the Guide was produced in October 2024 and is available publicly on the City's Night Economy, Music Office, and Changes to Licensing and Zoning Bylaws for Restaurants, Bars, and Entertainment Venues webpages.

STUDY AREA

Context

The study area is an 8.4-kilometre segment of Lake Shore Boulevard West between Palace Pier Court and Forty Third Street in Ward 3 Etobicoke-Lakeshore. Lake Shore Boulevard West is a major arterial road which extends along the Lake Ontario waterfront, and varies in character and width between the east and west limits of the study boundaries. At the eastern limit of Palace Pier Court, Lake Shore Boulevard runs parallel south of the Gardiner Expressway, with an interchange merging the two north of Brooker's Lane. West of this point, it is a four-lane arterial which runs through the neighbourhoods of Long Branch, New Toronto and Mimico. The segment of Lake Shore Boulevard West within the study area is served by a TTC streetcar line.

The segment of Lake Shore Boulevard West in this study is similar to many other main street corridors in Toronto, including the built form context and surrounding land uses. The existing uses and built form character vary across the study area. The physical description of distinct segments and the applicable zoning are provided below. The zoning context for the study area is complex and varied, with portions subject to the city-wide Zoning By-law, and other segments subject to the Former Etobicoke Zoning Code and area-specific zoning amendments.

Palace Pier Court to Mimico Creek

Formerly, this segment area contained many motels on large lots. Redevelopment of this area has been ongoing since the 1970s. This portion of Lake Shore Boulevard West between Palace Pier Court and Park Lawn Road is subject to the city-wide Zoning By-law to the north, and zoned Commercial Residential (CR). The south side of this segment is subject to By-law 1994-197, an amendment to the Former Etobicoke Zoning Code which implements the Motel Strip Secondary Plan. Most of the lands fronting Lake

Shore Boulevard West are zoned Limited Commercial (CL), Public Open Space (OS) and Mixed Use (MU), with many sites having received site-specific development approvals.

The area is characterized by large mixed-use and residential developments as well as significant parkland. Smaller commercial, office and non-residential buildings exist within larger block developments. Generally, mixed-use buildings with base buildings are set within highly landscaped lots. Small commercial uses such as restaurants are located within the ground level.

The former Christie's site is located within this segment. Redevelopment is ongoing and will include mixed-use buildings, parks, community facilities and some entertainment uses. These lands are subject to the Christie's Secondary Plan, and are zoned CR in the City-wide Zoning By-law.

Mimico Creek to Queens Avenue

Moving from east to west, newer, larger residential and mixed-use developments are concentrated near Mimico Creek, followed by older low-rise residential buildings from Louisa Street to Queens Avenue. The section of Lake Shore Boulevard West between Mimico Creek to Queens Avenue is primarily subject to the city-wide Zoning By-law, and zoned Residential Apartment (RA) and Residential Multiple (RM). Residential uses in all forms are found in this section fronting on Lake Shore Boulevard West, including single detached dwellings, townhouse dwellings, residential apartments above shops, purpose-built low-rise rental apartments, and newer mixed-use condominium apartment buildings.

This portion between Alexander Street to Allen Avenue contains a variety of older commercial and mixed-use buildings, as well as community spaces like Amos Waites Park. The mixed-used and commercial buildings are from different eras and in turn create an irregular and eclectic street ranging from narrow storefronts to single-use establishments surrounded by private parking. Building heights range from one storey to tall towers. Generally, many mixed-use buildings are two storeys with commercial on the ground level and residential above. This portion of Lake Shore Boulevard West is zoned CR.

Queens Avenue to Dwight Avenue

Primarily residential in nature, this area contains residential uses ranging from single-detached dwellings to mid-rise apartment buildings. Low-rise apartments are interspersed between larger pockets of detached dwellings. This section of Lake Shore Boulevard West is primarily subject to the city-wide Zoning By-law, and zoned RA, RM and Residential Detached (RD).

Dwight Avenue to Twenty Third Street

The block between Dwight Avenue and Second Street primarily consists of one to two-storey commercial uses and small-scale office uses. This stretch of the avenue has a right-of-way width of 27 metres with streetcar service and layby parking. Between

Dwight Avenue to Twenty Second Street, Lake Shore Boulevard West is primarily subject to the city-wide Zoning By-law and zoned CR.

The built form begins to change at Ninth Street with more residential density. The north side of Lake Shore Boulevard West consists of three-storey townhouses. The north side of the street between Ninth Street and Thirteenth Street is subject to the Former Etobicoke Zoning Code (New Toronto) and zoned Mixed Use (MU). Meanwhile, the existing pattern of one to two storey mixed-use buildings continues on the south side, except for two mid-rise residential buildings.

The Humber College Lakeshore Campus begins at Fourteenth Street, which is zoned Institutional Education (IE). Humber College Lakeshore Campus consists of a wide variety of one to six-storey buildings which stretch to Twenty Second Street. Located adjacent to the campus, Colonel Sam Smith Park is zoned Open Space - Recreation (OR). The area consists of small-scale commercial uses and institutional uses related to Humber College Lakeshore Campus.

Twenty Third Street to Brown's Line

Further west, Lake Shore Boulevard West widens, providing for bicycle lanes on either side of the avenue and perpendicular on-street parking. The built form consists of low-rise to mid-rise mixed-use buildings with commercial uses at grade and residential uses above and low-rise residential buildings such as townhouses. The pattern of small-scale, mixed-use built form resumes on the south side of the street west of Thirty Sixth Street. The north side of the avenue is characterized by a mix of large scale, commercial, office and institutional uses including a shopping mall, church and single-storey offices.

This portion of Lake Shore Boulevard West is subject to By-law 1055-2004, an amendment to the Former Etobicoke Zoning Code (Village of Long Branch) which implements an Avenue study completed in 2004. By-law 1055-2004 zones this segment Commercial- Avenues (C1-AV), which permits live/work units, apartment buildings, mixed-use buildings with grade related commercial uses and all uses in the Commercial (C-1) zone.

Brown's Line to 43rd Street

Small scale, single-storey commercial and two-storey mixed-use buildings can be found in the eastern portion of this section. West of Brown's Line is predominantly residential uses in the form of three to 15-storey condominium buildings and co-op housing. The TTC streetcar routes terminate at the Long Branch Loop and the Long Branch GO Transit Station can be found at Brow Drive. This portion of Lake Shore Boulevard West is also subject to By-law 1055-2004 and zoned Commercial-Avenues (C1-AV).

POLICY & REGULATION CONSIDERATIONS

Provincial Land-use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to Provincial plans.

The Provincial Planning Statement (2024) provides policy direction on matters of provincial interest related to land use planning and development, and sets the policy foundation for regulating the development and use of land province-wide. It states that municipal official plans are the most important vehicle for implementation of the Provincial Planning Statement and for achieving comprehensive, integrated and long-term planning.

Section 2.4.1.2 provides for the achievement of complete communities in strategic growth areas, which should be planned as focal areas for education, commercial recreational and cultural uses. Strategic growth areas are nodes, corridors and other areas identified by municipalities to be the focus for accommodating intensification and higher density mixed uses in a more compact built form. Avenues identified in the City's Official Plan Urban Structure Map 2 may be considered strategic growth areas, based on the Official Plan's policies to direct intensification to these main street corridors.

Official Plan

The Official Plan (2006) is founded on a growth management strategy which steers growth and change to the Centres, Employment Districts, the Downtown and Central Waterfront and the Avenues, while limiting significant change in other areas.

The [Official Plan](#) Urban Structure Map 2 identifies this segment of Lake Shore Boulevard West as an Avenue. Section 2.2.3 provides that Avenues are areas of Toronto that will "reurbanize" to create new housing and job opportunities, improve transit service, create more shopping opportunities, and gradually improve the public realm. The Avenues are generally intended to perform a "main street" role by being a focal point for the local community and having a vibrant public realm.

The Official Plan's land use designations are among its key implementation tools for achieving this growth strategy. The segment of Lake Shore Boulevard West between Palace Pier Court and Mimico Avenue is generally designated *Mixed Use Areas* on the north side and *Apartment Neighbourhoods* on the south. Between Mimico Avenue and Dwight Avenue, lands are designated *Neighbourhoods* and *Apartment Neighbourhoods*. For the remainder of the study area to the west between Dwight Avenue and Brown's Line, Lake Shore Boulevard West is designated *Mixed Use Areas*, except for Humber College Lakeshore Campus and Colonel Samuel Smith Park, which are designated *Institutional Areas* and *Parks*, respectively.

Chapter 1 articulates a vision for Toronto's future and outlines the principles for a successful city upon which the Official Plan is based. Section 1.4 provides that land use decisions enable all Torontonians convenient and safe access to amenities such as culture and entertainment venues.

While a range of land use designations apply to the study area, as noted above, nightclubs are generally permitted on lands designated *Mixed Use Areas*. Section 4.5 indicates that the *Mixed Use Areas* designation provides for a range of residential, commercial and institutional uses, which includes entertainment uses, and provides criteria to direct the form and quality of development.

The Official Plan also includes policies to ensure livability within the city through the economic vitality and cultural diversity. Section 3.5.1 provides that Toronto's economy will be nurtured and expanded to provide for the future employment needs of Torontonians and the fiscal health of the city through a multi-faceted approach to economic development, which includes promoting the cultural sector as an important element of our civic economy.

Furthermore, Section 3.5.2 provides for the promotion and support of a vibrant cultural life in Toronto, by enabling a full range of arts and cultural activities to express the cultural diversity of our communities.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Secondary Plans

Sections of the Lake Shore Boulevard West within the study area are subject to the following secondary plans:

Motel Strip Secondary Plan

The segment of Lake Shore Boulevard West between Palace Pier Court and Park Lawn Road is subject to the Motel Strip Secondary Plan, as amended. The Secondary Plan establishes local development policies to guide growth and change with respect to land uses, development standards and the public realm. Portions of Lake Shore Boulevard West are designated *Mixed Use Area "A"*, which permit a diversity of commercial, residential cultural and entertainment uses. The Secondary Plan is implemented by the Humber Bay Shores General By-law 1994-197, which establishes land uses and development standards, in addition to a number of Holding Provisions that must be satisfied prior to the underlying land use and zoning to come into effect.

Christie's Secondary Plan

The Christie's Secondary Plan applies to the former Mr. Christie factory site, a 12.1-hectare area bounded by the Gardiner Expressway to the north, Lake Shore Boulevard West to the east, and Park Lawn Road to the west and southwest. The Secondary Plan establishes a comprehensive planning framework which will be built out through multiple phases. It requires a minimum amount of non-residential uses be provided on specific development blocks, which may include entertainment and cultural uses. Zoning By-law 1102-2022 implements the Christie's Secondary Plan, which includes zoning standards for permitted land uses, building heights, densities, setbacks and stepbacks, parking rates and phasing requirements.

Mimico-by-the-Lake Secondary Plan

The Mimico-by-the Lake Secondary Plan applies to a 1.5-kilometre segment of Lake Shore Boulevard West between Fleeceline Road to the northeast and from Miles Road to the southwest. The Secondary Plan provides a planning framework to guide growth, change and revitalization of the Mimico area through a process that is anticipated to occur over a period of 20 years. It contemplates non-residential uses at the ground floor of new buildings within lands designated *Mixed Use Areas* along Lake Shore Boulevard West between Allen Avenue and Alexander Avenue.

Lake Shore Boulevard West Avenue Study

City Planning and Development Review staff are undertaking the Lake Shore Boulevard West Avenue Study as part of the Lake Shore Boulevard West Corridor Review being identified on the 2024 Study Work Program adopted by Planning and Housing Committee (2024.PH9.6) on January 29, 2024. The purpose of the study is to attract investment to the community and incentivize development that would contribute to the vibrancy of the study area. Staff will be updating the built form policies in SASP 21 to align with the city-wide approach for other Avenues through the Housing Action Plan.

A technical review of the existing lot fabric for lots fronting on Lake Shore Boulevard West between Dwight Avenue and Brown's Line is being undertaken to evaluate feasibility of as-of-right mid-rise buildings on the Avenue that reflects the city-wide approach to mid-rise performance standards. The analysis will indicate if current lot dimensions are sufficient to facilitate eight to 11-storeys as-of-right mid-rise development, proportionate to the right-of-way width that also responds to the emerging rear transition performance standards, including adequate rear transition to low-rise neighbourhoods.

For the sites within the core study area that are within a proposed Protected Major Transit Station Area (PMTSA), staff will review the feasibility for those sites to support taller than mid-rise buildings.

Site and Area Specific Policies

Sections of the Lake Shore Boulevard West within the study area are subject to the following Site and Area Specific Policies (SASPs). The SASPs which apply to the study area east of Royal York Road are not relevant to this review and have been omitted, as they primarily provide policy direction for other land uses and site-specific developments. Staff note that none of the SASPs referenced below restrict entertainment uses:

SASP 21 applies to lots fronting onto Lake Shore Boulevard West from Dwight Avenue to Forty Third Street and forms the existing policy framework for an Avenue Study which was completed in 2004. The policies provide specific built form performance standards on this portion of Lake Shore Boulevard West.

SASP 23 applies to the north side of Lake Shore Boulevard West from Brown's Line to east of Thirty-Third Street, relating to a Transit Mobility Hub, public roads, and provides

for up to 2,200 housing units. SASP 23 has been identified as an area that will be subject to a future study.

SASPs 9 and 22 also apply to the study area. SASP 9 provides site-specific policies for properties on the north side of Lake Shore Boulevard West between Ninth Street and Fourteenth Street, and permits a mix of residential, commercial, light industrial and park uses. The site-specific policies in SASP 22 apply to the Humber College Lakeshore Campus with a focus on retaining major public open space, protection of heritage features, incorporation of public art and design criteria for built form and streetscapes.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of nightclub permissions along Lake Shore Boulevard has had regard for the relevant matters of Provincial Interest set out in the *Planning Act* and consistency with the PPS (2024). The recommendation in this report is consistent with the PPS (2024) regarding the creation of complete communities, which includes accommodating opportunities for commercial, recreational and cultural uses.

Official Plan Policies

This review considers the Official Plan policies, Secondary Plan policies, and Site and Area Specific Policies described in the Policy and Regulation Considerations Section of this report. The report's recommendation is in conformity with Section 1.4 of the Official Plan, which ensures that land use decisions enable all Torontonians convenient and safe access to amenities such as culture and entertainment venues. Providing opportunities for nightclubs along sections of Lake Shore Boulevard West conforms with the policies in Section 4.5 for *Mixed Use Areas*, which envisions a broad range of land uses, including those related to entertainment, recreation and culture. Nightclubs in areas of the city outside of downtown contribute to the economic vitality and more equitable distribution of cultural venues across Toronto, in accordance with Sections 3.5.1 and 3.5.2 of the Plan.

Community Consultation and Engagement

The public consultation process for the Review of Zoning Regulations for Bars, Restaurants and Entertainment Venues as part of the Night Economy Review commenced in 2018, and entailed an extensive strategy which involved various City Divisions, stakeholders, including business owners and operators, Business Improvement Associations, DIY ("do-it-yourself") event producers, Residents Associations, as well as the general public, including residents and visitors to the City. This section summarizes major themes and feedback received from the original consultations from the Night Economy Review, as well as recent public engagement initiatives completed in 2024 for this area-specific review of nightclub permissions along Lake Shore Boulevard West.

Night Economy Review Consultation Feedback

From 2018 to 2021, City Planning, MLS and EDC staff held meetings with select external stakeholders to identify issues and discuss potential solutions to developing Toronto's Night Economy. Stakeholders included the Toronto Association of Business Improvement Areas (TABIA), the Alcohol and Gaming Commission of Ontario (AGCO), Ontario Restaurant Hotel & Motel Association (ORHMA), and business owners.

The City retained consultancy agency, VibeLab, to lead public and stakeholder consultations in March and April of 2023. Further consultations were conducted by City staff in the fall of 2023 to seek feedback on the recommended zoning and licensing changes. Information about these consultation opportunities can be found in the public consultation summaries contained in Attachment 1 of this report.

Consultation Feedback on Nightclub Permissions along Lake Shore Boulevard West

In response to Council's direction in Item PH8.2, City Planning staff undertook additional focused public engagement for Etobicoke in September 2024 as part of the review of nightclub permissions along Lake Shore Boulevard West. The strategy included an online survey and two in-person public consultation sessions that were held with the local Ward Councillor at the Royal Canadian Legion Branch 101 on September 24, 2024. The survey and public consultation meetings were advertised broadly through the local Councillor's newsletter and study website. Focused email notifications were also sent to Residents Associations and Business Improvement Areas.

The survey was made available for six weeks between August 20 to September 29, 2024, with staff receiving 559 complete responses. The majority of respondents (93%) identified as a resident living within or adjacent to the study area, with most residing within the communities of Long Branch, New Toronto and Humber Bay Shores. Information about the survey results and feedback received from the in-person consultation sessions can be found in the public consultation summaries contained in Attachment 1 of this report.

The feedback received from the online survey and consultation sessions was considered in preparing the recommendation of this report. Staff note that the predominant theme emerging from public engagement was opposition to nightclub permissions along Lake Shore Boulevard West due to concerns about public safety, community nuisance such as noise, and effective enforcement from the City and other responders to address and mitigate these issues. Concerns about enforcement of noise and public nuisance by-law compliance may not demonstrate a land use compatibility issue, as it relates to how the City's regulatory framework is enforced by MLS (zoning, licensing and other parts of the Municipal Code) and other first responders, such as Toronto Police Services.

Zoning Permissions within the Study Area

As noted above, permissions for nightclubs were expanded city-wide through By-law 1329-2023 in the Commercial Residential (CR) and Commercial Residential

Employment (CRE) Zones within the city-wide Zoning By-law, subject to conditions. To ensure consistent application city-wide, identical permissions were introduced through amendments to the Former General Zoning By-laws through By-law 1330-2023, including the Former Etobicoke Zoning Code, and any amendments therein. In the Former General Zoning By-laws, permissions for nightclubs were applied to "Community Entertainment Areas", or zones that would serve the same function and provide equivalent permissions to the CR and CRE zones in the city-wide Zoning By-law. By-law 1330-2023 identifies the Commercial (C) and Commercial-Avenues (C1-AV) zones in the Former Etobicoke Zoning Code as "Community Entertainment Areas" where nightclub permissions would apply.

Staff note that the current zoning which applies to study area already includes permissions for other entertainment uses which are similar to nightclubs. For example, the Commercial- Avenues (C1-AV) zone in the former Etobicoke Zoning Code which applies between Twenty Third Street and Forty Third Street permits dance halls, theatres and places of public assembly. During site visits of the study area, staff also observed several establishments which advertise regular live music nights, some of which include large outdoor patios equipped with amplified speakers directly abutting residential properties.

In reviewing the zoning context for the study area, staff have determined that permissions for nightclubs are limited to select segments of Lake Shore Boulevard West. Properties on the north side of Lake Shore Boulevard West between Alexander Street and Albert Avenue, and both sides of the street between Superior Avenue and Allen Avenue, are zoned CR in the city-wide Zoning By-law. Nightclub permissions would apply along this portion, although opportunities for nightclubs would likely be limited, as discussed in the soft site analysis below. Nightclub permissions also apply to the section of Lake Shore Boulevard West between Dwight Avenue and Forty Third Street, which is zoned CR in the city-wide Zoning By-law, or Commercial- Avenues (C1-AV) in the former Etobicoke Zoning Code, as amended by By-law 1055-2004.

Some lands which are subject to the Christie's Secondary Plan between the Gardiner Expressway and Park Lawn Road are zoned CR in the city-wide Zoning By-law and permit nightclubs. However, most of the Christie's Secondary Plan area is envisioned and zoned for mixed-use buildings, which diminishes the potential for nightclubs despite the availability of permissions.

Nightclub permissions generally do not apply to easterly section of the study area between Palace Pier Court and Dwight Avenue, as most of this area is zoned RD, RM or RA. The properties on the north side of Lake Shore Boulevard West between Ninth Street and Thirteenth Street are zoned Mixed Use (MU) in the former Etobicoke Zoning Code, and are also not subject to nightclub permissions.

As properties fronting Lake Shore Boulevard are either directly abutting or within 6.1 metres of lots zoned Residential, any permitted nightclub in the study area would be subject to a size restriction of 400 square metres.

Area Survey and "Soft Site" Analysis

To inform this review, staff created an inventory of non-residential buildings within the study area to identify "soft sites" where the existing building may be potentially converted to a nightclub. Nightclubs are only permitted in non-residential buildings, and the city-wide Zoning By-law defines this as "a building that does not have a dwelling unit". Buildings which contain both a residential unit and a non-residential use are considered mixed-use buildings. As such, buildings which contain existing residential units would not be eligible for a nightclub to be established on the ground floor, unless the residential units were removed to meet the zoning definition for a non-residential building.

In addition to regulatory restrictions such as zoning, the location of new nightclubs is also influenced by a number of market-based factors. Staff reviewed academic literature¹ and commercial real estate resources² on the location preferences of the nightclub industry to inform this review. In considering new locations for an establishment, operators tend to select properties based on proximity to other nightclubs, entertainment venues and businesses in the hospitality sector, such as bars, restaurants and hotels. Nightclubs benefit from the foot traffic generated from similar uses, and such clusters are found in established entertainment districts within Toronto. Based on data provided from MLS, there were a total of 24 nightclub licences issued in 2023 city-wide, three of which were new licences and 21 were renewals of existing licences. Most are located in established entertainment districts within downtown, which provide an existing built-in customer base. Access to public transit (particularly late night service), as well as availability of ride share options and ease of pick-up/drop-off, also influence the location of new venues.

New nightclubs are commonly established through the retrofit of existing spaces, rather than new buildings that are purpose-built. Compared to other retail and hospitality businesses, nightclubs take up a substantial amount of space. Venues typically require a dancefloor, a bar, space for a disc jockey, areas for coat-check, storage for revenue items such as liquor, and in some instances, a kitchen for food service. In addition to the size of a venue, retrofitting an existing space requires substantial capital investment, which increases financial risk for operators. Depending on how the building was used previously, nightclub operators may be responsible for a full range of renovations, including construction of a dancefloor and bar, as well as installation of HVAC, fire safety systems, emergency egress and soundproofing.

Staff estimate there are approximately 526 existing buildings along Lake Shore Boulevard West in the study area. Excluding all mixed-use and residential buildings, there are approximately 85 existing non-residential buildings where a nightclub could be established through conversion of an existing non-residential space. This constitutes 16% of properties within the study area. These non-residential buildings on Lake Shore Boulevard West are located adjacent to residential neighbourhoods to the rear, which is

1 Stephen J. Crim, "Developing a Theory of Nightclub Location Choice", Massachusetts Institute of Technology (June 2008): 23-42.

2 Mike Tolj, "Shaping the Night: The Future of Nightclubs and Bars in Commercial Real Estate", TOLJ Commercial Real Estate, accessed November 11, 2024, <https://toljcommercial.com/the-future-of-nightclubs-and-bars-in-commercial-real-estate/>

a common condition for commercial properties on an arterial street. The updated city-wide zoning standards for nightclubs limit the size, location and intensity of the use, however, licensing requirements further regulate the activity and operations of nightclubs, which more effectively addresses issues related to public nuisance, such as noise, security and crowding on sidewalks.

This segment of Lake Shore Boulevard West is similar to many other main street corridors within Etobicoke York District and other parts of the city. The study area has a variety of lower scale non-residential buildings. The buildings range from narrow, one to two-storey attached buildings (approximately five metres in width) to larger stand-alone one-storey structures like banks, grocery stores or automotive repair garages. Many of the attached buildings between Dwight Avenue to Forty Third Street contain residential units on the upper levels, which would eliminate the potential for a nightclub.

Single storey buildings with large amounts of surface parking and commercial strip plazas also exist within the study area. Within the context of the city-wide Zoning By-law, all commercial units within a strip plaza are collectively considered one building. These developments are common built form typologies in Etobicoke along commercial main streets such as Bloor Street West, Dundas Street West or The Queensway. There are a small number of multi-storey non-residential buildings, such as offices, or medical offices. The likelihood of nightclubs being established in office buildings seems low given existing nightclub locations in other parts of Toronto.

Despite the number of non-residential buildings that may be eligible for a nightclub based on zoning permissions, the likelihood of a new venue being established is low, given the market-based preferences of nightclub operators described above. While there are restaurants and a few bars along Lake Shore Boulevard West, they are generally interspersed with other forms of retail and service uses, such as grocery stores, cafes, personal service shops and automotive uses. Most of these businesses operate during the day, which do not have the potential to generate the same economic benefits for nightclubs through shared pedestrian traffic in late evening hours. Many of the existing non-residential buildings are narrow, one to two-storey attached buildings, and are likely too small to accommodate the range of amenities offered in a nightclub, especially given zoning restrictions that only permit the use on the first storey.

Through redevelopment and intensification, "soft sites" such as low density one-storey commercial buildings and strip plazas are probable candidates for new mixed-use buildings, thereby further reducing the potential for nightclubs on these properties. The segment of Lake Shore Boulevard West between Twenty Third Street and Forty Third Street currently has zoning permissions for mixed-use buildings of six storeys and 20 metres in height. Furthermore, the emerging planning framework being developed through the Lake Shore Boulevard West Avenue Study contemplates the feasibility of eight to 11-storey mid-rise buildings as-of-right, which, if implemented, would increase zoning permissions for mixed-use buildings between Dwight Avenue and Brown's Line. The potential for nightclubs to be established through redevelopment or conversion of existing buildings is diminished given the potential for higher density mixed-use buildings with residential units.

Complaint and Investigation Requests

City Planning staff worked with Municipal Licensing and Standards Division to analyze licensing and enforcement data from 2014 onwards as part of this review. Service requests to investigate nightclubs operating without a licence, and public halls operating without a licence, were examined. Public halls are businesses which rent out their premises for dances and parties, and are differentiated from nightclubs in licensing standards only through the provision of seating. Service requests for this business type were included in the analysis because MLS staff noted that investigations for unlicensed nightclubs can also be undertaken through the offence code for unlicensed public halls. The noise impacts and potential for public nuisance from public halls and nightclubs can also be similar.

The number of investigation requests for nightclubs operating without a licence within the study area is low. Between 2014 to 2024, the City received a total of five service requests to investigate a nightclub or public hall operating without a licence within the study area. The five investigations related to only three businesses, and none were charged. None of the establishments being investigated were restaurants or bars.

Staff also examined investigations related to noise complaints. Within the ten-year timeframe, a total of 17 noise complaints were received for businesses in the study area, all of which were restaurants and bars.

CONCLUSION

From a land use planning perspective, there is no rationale to rescind nightclub permissions on a geographic basis along Lake Shore Boulevard West. The segment of Lake Shore Boulevard West where permissions apply is similar to many other main street corridors in Etobicoke and elsewhere in the city.

The number of non-residential buildings within the study area is low, which significantly limits the opportunity to establish a nightclub given the redevelopment potential of these properties for higher density mixed-use buildings. The existing non-residential buildings located along Lake Shore Boulevard West also do not match market-based preferences of the nightclub industry for new locations, such as size and proximity to other entertainment venues and nighttime businesses in the hospitality sector, which makes it less probable for potential operators to undertake the substantial capital investment and financial risk associated with opening a new venue. If new nightclubs are established along this segment of Lake Shore Boulevard West, staff expect a low number and very gradual uptake.

Prior to the city-wide expansion of nightclub permissions in 2023, historic zoning permissions in the former Etobicoke Zoning Code already permitted similar uses in the study area, such as dance halls. Despite these historic permissions and the number of restaurants and bars along Lake Shore Boulevard West, the number of investigation requests related to noise and licensing offences in the study area is not substantial. This suggests that illegally operating unlicensed nightclubs and community nuisance from noise through amplified sound from restaurants and bars are not frequent issues experienced on Lake Shore Boulevard West.

Staff have considered the public consultation feedback, and acknowledge concerns surrounding public safety, community nuisance and noise impacts from new nightclubs in the area, as well as concerns regarding MLS By-law Enforcement's ability to effectively mitigate these issues. However, city-wide zoning permissions are necessary to provide permissions for land uses across the city in an equitable and consistent way, to enable more effective regulatory control by the City for new nightclubs, as well as stronger tools for enforcement in situations where restaurants and bars operate illegally as unlicensed nightclubs.

The recommendation from this review endeavours to balance objectives of effective implementation, regulatory oversight and public safety, with the expansion of opportunities and access for entertainment venues in areas outside of the downtown core. City Planning staff recommend monitoring the outcomes of nightclub permissions along Lake Shore Boulevard West to identify any adverse impacts arising from implementation, and will report back to Etobicoke York Community Council upon issuance of three licences for nightclubs within the study area and one full year of operation for each establishment on any necessary recommendations to improve zoning and licensing requirements.

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ATTACHMENTS

Attachment 1: Public Consultation Summaries
Attachment 2: Zoning Maps

Attachment 1: Public Consultation Summaries

Consultations for the Original Night Economy Review in 2023

In March and April of 2023, the City retained consultancy agency, VibeLab, to lead additional public and stakeholder consultations for the Night Economy Review. Further consultations were conducted in the fall of 2023 to seek feedback on the recommended zoning and licensing changes. Through feedback received from online surveys, city-wide public consultations and focused stakeholder groups, the following major themes emerged regarding nightclubs:

- Nightclubs should be permitted outside the downtown area.
- Concerns were expressed regarding potential community nuisance issues including noise and public safety.
- There was concern that live music venues might be considered as nightclubs because live music venues sometimes hold events where the focus of the event is on dancing - which aligns with the nightclub definition - but live music venues typically do not have a nightclub license.
- Residents were concerned that nightclub operators will continue to operate under the incorrect Eating and Drinking Establishment Business Licence.
- Nightclub operators felt that the existing regulation stating nightclubs must be on the first storey of the building should only be required if abutting lots do not have residential uses.
- Some residents were concerned the new framework would negatively impact people living in mixed-use buildings, with impacts such as noise and vibration affecting residential units.
- Participants felt more entertainment should be permitted in industrial areas, and were disappointed in the City's explanation of Official Plan and Provincial legislation as the reason why these cannot be introduced.

2024 Survey and Public Consultation for Lake Shore Boulevard West

The survey regarding nightclub permissions along Lake Shore Boulevard West was made available for six weeks between August 20 to September 29, 2024, with staff receiving 559 complete responses. The majority of respondents (93%) identified as a resident living within or adjacent to the study area, with most residing within the communities of Long Branch, New Toronto and Humber Bay.

The following major themes emerged from the survey feedback:

- When asked if the new licensing requirements for nightclubs will address any potential nuisance and public safety issues, 54% of respondents answered "no", 42% responded "yes" or "unsure", and 4% answered "other".
- Those that answered "other" were prompted to expand their opinions. Common themes that emerged included skepticism surrounding enforcement, loitering and noise from intoxicated people after nightclubs close, and increased traffic.

- When asked if new zoning requirements will address potential nuisance and public safety issues associated with nightclubs, 60% of respondents answered "no", 37% answered "yes" or "unsure" and 2% answered "other".
- Those that answered "other" were prompted to expand their opinions. Common themes that emerged included concern over noise and that the zoning requirements are inadequate to deal with noise and public nuisance issues when nightclubs close for the night.
- Those that answered "no" were also asked to provide any additional suggestions for zoning regulations. Common responses were that nightclubs do not belong in residential areas, are not suitable for the Lake Shore Boulevard West community, and may exacerbate existing problems.
- 60% of respondents answered that they did not want nightclubs along Lake Shore Boulevard West, and were asked to choose alternative locations from a list that may be more appropriate for nightclubs (multiple answers were permitted).
- 46% of respondents answered with industrial areas, while 41% answered with malls or other major commercial plazas.
- In freeform text, respondents answered that nightclubs should be opened in industrial areas far from residential areas, near the airport, along major streets such as Kipling, Islington, Bloor and Kingsway, as well as near the Cineplex at The Queensway and Islington.
- Respondents that would visit nightclubs said they would do so to socialize with friends, listen to music, dance, drink and meet people.
- In freeform text, respondents also answered that they would visit nightclubs to find places to drink and socialize later in the evening or to hear live music. Respondents also said they would be more likely to visit nightclubs if they had events attracting diverse communities (such as 2SLGBTQ+ communities), and if the nightclub was a conducive space for conversation.

The following feedback and questions were received during the in-person consultation sessions held on September 24th, 2024 with the Ward Councillor, at the Legion Branch 101 on Lake Shore Boulevard West:

- General questions about the status of the review, and when zoning and licensing changes were coming into effect January 1, 2025.
- Opposition to nightclubs were primarily due to concerns around crime and noise impacts. Attendees noted that there were already many noise complaints from eating and drinking establishments.
- The requirement for Level 1 and 2 Noise Control Plans for nightclubs in the new licensing framework is good, but will need time to determine how effective these will be from an enforcement standpoint.
- Suggestions for nightclubs to be in industrial areas, and questions about why this is not permitted in Official Plan policies.
- Comments about the effectiveness of the City's Noise Control By-law, and enforcement by MLS.
- Comments about the limited opportunities for nightclubs along Lakeshore Boulevard West due to the prevalence of existing mixed-use buildings.
- Questions about whether proximity to schools was a consideration in developing the new zoning regulations.

- Questions about whether adult entertainment establishments are considered nightclubs under the city-wide zoning by-law.

Attachment 2: Zoning Maps

Please see separate attachment.