

Update on MA7.1 - Toronto Music Advisory Committee Task Team Updates

Community Planning
Development Review Division

October 7, 2025





Context

On **May 15, 2025** The Toronto Music Advisory Committee:

1. Requested City Planning and Financial Planning report to the October 7, 2025 meeting of the Toronto Music Advisory Committee with a summary of planning related application fees and other processes required for new live music venues to be established and explore options to reduce associated expenses.



Update on following Items

- 1) Summary of Planning related application fees
- 2) Processes required for establishing a new live music venue (LMV)
- 3) Options to reduce fee related expenses for LMV's


Recent Work on Planning related application fees

- On May 21 and 22, 2025 City Council amended Toronto Municipal Code Chapter 441, Fees and Charges with revised fees for various development applications.
- Fees and Charges in effect since July 1, 2025
- Appendix C** - Schedule 13 of Chapter 441 outlines revised fee for various categories of applications ranging from pre-application Consultation to a Zoning by-law amendment.
- Application fee for establishing a live music venue depends on the following factors:
 - Existing Official Plan designation
 - Existing zoning permissions
 - Overlapping Policy/Study framework (if any)
 - Size of proposed venue
 - Nature of activities proposed

Attachment 1: Recommended Fee Schedule - Municipal Code Chapter 441, Fees and Charges, Appendix C - Schedule 13

TORONTO MUNICIPAL CODE CHAPTER 441, FEES AND CHARGES						
Appendix C - Schedule 13, City Planning, Development Review						
Ref. No.	I Service	II Fee Description	III Category	IV Fee Basis	V Fee	VI Annual Adj.
1	Development Review, Decision and Implementation	Application fee for Official Plan Amendment	Full Cost Recovery	Per application	\$221,906.88	Yes
2	Development Review, Decision and Implementation	Base fee for Zoning By-law Amendment	Full Cost Recovery	Base Fee	\$60,751.60	Yes
3	Development Review, Decision and Implementation	Additional fee for Zoning By-law Amendment (residential gross floor area)	Full Cost Recovery	Per \$/sq. m	\$5.94	Yes
3.1	Development Review, Decision and Implementation	Additional fee for Zoning By-law Amendment (non-residential gross floor area)	Full Cost Recovery	Per \$/sq. m	\$5.94	Yes
3.7	Development Review, Decision and Implementation	Maximum charge for a Zoning By-law Amendment	Full Cost Recovery	Per application	\$743,600.00	Yes
4	Development Review, Decision and Implementation	Application fee for Holding By-law Amendment	Full Cost Recovery	Per application	\$186,822.48	Yes
5	Development Review, Decision and Implementation	Application fee for Plan of Subdivision Approval	Full Cost Recovery	Each Plan	\$276,167.84	Yes

Authority: Planning and Housing Committee Item PH21.3, as adopted by City of Toronto Council on May 21 and 22, 2025
 City Council voted in favour of this by-law on May 22, 2025
 Written approval of this by-law was given by Mayororal Decision 8-2025 dated May 22, 2025



CITY OF TORONTO
BY-LAW 430-2025

To amend the City of Toronto Municipal Code Chapter 441, Fees and Charges, to update certain fees and charges following a review of development application fees.

Whereas authority is given to Council to adopt by-laws setting fees and charges; and

Whereas Council has made changes to various development-related fees and charges and directed certain amendments to the Municipal Code; and

Whereas it is necessary to update Municipal Code Chapter 441, Fees and Charges, to reflect the changes to the fees and charges approved by Council;

The Council of the City of Toronto enacts:

- Municipal Code Chapter 441, Fees and Charges, is amended by deleting Appendix C, Schedule 13, City Planning and replacing it with the new Appendix C, Schedule 13, City Planning as set out in Schedule A of this By-law.
- This By-law comes into effect on July 1, 2025.

Enacted and passed on May 22, 2025.

CERTIFIED TRUE COPY
 John D. Elvidge, City Clerk
 Digitally signed document
 Use PDF reader to verify
 2025-06-03

Application Fee & Related Process

Official Plan Amendment	\$221,906.88	To change the land use designation in the Official Plan or if the venue is in sensitive area where entertainment uses are restricted — for example, converting a site designated for residential use into a commercial entertainment venue.
Zoning By-law Amendment		If the venue is located on a site which does not comply with the Zoning By-law – for example, the proposed venue is requesting for significant use change or density change from the by-law.
Base Fee	\$60,751.60	
Additional Fee (cost per square meter)	\$5.94	
Maximum charge*	\$743,600.00	
Site Plan Control		Entire City of Toronto is designated as Site Plan Control area and any new building or major alteration to existing building requires Site Plan Control. Unless exempted under Chapter 415 of the Municipal Code – for example minor interior renovations are exempted. Most LMV do not qualify for exemption due to type of use or increased occupancy or structural changes.
Base Fee	\$41,600.00	
Additional Fee (cost per square meter)	\$5.12	
Maximum charge for non-residential*	\$592,800.00	
Application fee for Minor Variance for all other residential, commercial, industrial or institutional Uses	\$6,187.36	For minor issues such as changes to building setbacks, landscaping, loading, building design (provided it's not a heritage listed or designated building) or parking requirements.
Pre-Application Consultation meeting non-refundable deposit against future application fee (OPA, ZBA, SB, SA)	\$3,000.00	To consult with the City through early one to assist in determining which application requirements must be provided as part of the submission for a complete application.
<i>*Varies as per the size of site; the maximum charge shown here is computed for a large size site with a site area of more than 100,000 square metres.</i>		

Source:- [Item - 2025.PH21.3](#)

- Live Music Venues are also subject to [Licensing Fee](#) under the Entertainment Place of Assembly business category. 2025 application fee is \$436 and the renewal fee is \$251.
- Community Planning staff cannot confirm at this time the total volume and type of development applications received exclusively for live music venues on a City-wide basis.
- Detailed work is required to be undertaken to understand a City-wide picture and any corresponding fee reduction measures if required.

Resource Guide

- City has established Good Neighbour Guide to provide step- by-step guide to opening new venues
- Detailed steps on Zoning compliances, business licenses and building permits.
- Also, outlines measures to be undertaken to comply with City's Noise by-law
- Resources for venue bookers, business owners and event organisers

GOOD NEIGHBOUR GUIDE FOR LATE-NIGHT BUSINESSES



Fee Reduction Measures for LMV

- **City of Toronto's Creative Co-location Facilities Property Tax Subclass** includes a category for live music venues. Eligible venues can qualify for up to 50 per cent off their annual municipal property tax.
- **Work initiated under 2025-2035 Culture Connect Action Plan**
 - a. Strengthen relationships with all orders of government and work with City divisions to advocate for essential supports for artists and creatives, such as affordable housing and support for the gig economy.
- **Research underway as part of 'Soundcheck' Project (2024 to ongoing)**

TARGET

The City will increase investment in culture by \$35 million over the next ten years to retain, rebuild, and reimagine culture in Toronto.

To reach this target, we will:

- advance sector sustainability, and work with public and private funders to support adaptability and collaboration among cultural organizations;
- track, understand, and tell the story of the value of culture through robust research and data; and
- expand pathways to employment in culture and the creative industries.



Audio and laser light show by Karl Skene and Tom Kuo. Toronto, 2023. Photo Credit: City of Toronto.

EC16.8 - Soundcheck Project

Decision Type: ACTION

Status: Adopted

Wards: All

Committee Decision

The Economic and Community Development Committee:

1. Requested the General Manager, Economic Development and Culture, in consultation with the Executive Director, Development Review, and any other divisions as needed, to continue efforts to address the current precarious state of live music venues, by taking proactive steps to protect existing venues and encourage establishment of new venues, such steps to include but not be limited to:
 - a. initiate an inter-divisional City team to explore the use of tax incentives, cultural heritage designations, flexibility in land use permissions, noise mitigation measures, modernizing regulations, and any other strategies to preserve and encourage robust live music venues;
 - b. ensure that any new recommended initiatives and strategies are aligned with the policies and priorities identified in the City's ongoing New Action Plan for Toronto's Culture Sector and the New Action Plan for Toronto's Economy;
 - c. work with industry stakeholders, venue operators, and engage audiences, to inform potential strategies identified; and
 - d. report back to City Council in the third quarter of 2025 with a draft set of recommendations for consideration.

Origin

(September 24, 2024) Letter from the Toronto Music Advisory Committee

Summary

At its meeting on September 24, 2024 the Toronto Music Advisory Committee considered item [MA4.2](#) and made recommendations to the Economic and Community Development Committee.

Summary from the presentation (September 24, 2024) from the Manager, the Senior Planner, and the Assistant Planner, Community Planning.

Staff from City Planning will present ideas for a study exploring potential policies to support preserving existing music spaces and encouraging new models for performance and presentation.

Contact Staff for more information

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