

September 24, 2018

VIA E-MAIL TO: [ks@metropia.ca](mailto:ks@metropia.ca)

**11 Yorkville Partners Inc.**  
2300 Yonge St, Suite 807  
Toronto, ON M4P 1E7

Attn: Kristy Shortall

**Re: The Pilot, 22 Cumberland Street, Toronto**  
**Addendum to Noise and Vibration Feasibility Study for 11 Yorkville Avenue**  
**Site Plan Approval Application No: 18 135369 STE 27 OZ**

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Dear Ms. Shortall,

Further to our Noise & Vibration Feasibility Study report for the development site at 11-21 Yorkville Avenue & 16-18 Cumberland Street (“11 Yorkville Avenue”), dated March 9, 2018, comments were received in a letter from the City of Toronto’s Economic Development & Culture Department (Music Sector Development Officer) dated June 11, 2018, requesting that a noise study be conducted with regard to two live music venues in the surrounding area - the Pilot and The Posh Supperclub, located at 22 Cumberland Street and 50 Cumberland Street, respectively. However, the Posh Supperclub is permanently closed at this time to make way for another proposed development, namely 33 Yorkville Avenue, and will not be considered further in this noise study.

### **Background**

The subject site, 11 Yorkville Avenue, is located approximately 6 m north of The Pilot. Figure 1 includes the location of the subject site. The Pilot is three stories high with a rooftop patio on the third floor. There is a patio on the south side of the ground floor but is expected to have minimal noise impacts on the proposed development as it is shielded by The Pilot itself. There are weekly afternoon live jazz performances on the second floor of the venue (indoor) and recorded music played through speakers on the rooftop patio throughout the night. The rooftop patio has a retractable cover to protect patrons from different weather conditions but this does not provide any acoustical protection. The closest proposed residential façade of the subject development is located on the fifth floor and will have direct exposure to The Pilot.

The immediate area surrounding the subject site include existing low-rise commercial uses and high-rise properties, notably the Four Seasons Hotel and 18 Yorkville Avenue. Two large high-rise developments (1 Yorkville Avenue and 33 Yorkville Avenue) are currently under construction to the east and west of the site.

### **Criteria**

The noise guidelines of the Ministry of the Environment, Conservation and Parks are generally based on the premise that noise from a given source or facility, impacting any sensitive point of reception,

should be limited to the same level as the ambient (background) sound from road traffic and other sources, averaged over the same 1-hour period that the source or facility may operate. Under such terms, the noise may be audible, but would not be considered “excessive”.

However, amplified music is explicitly excluded from these guidelines, as it is generally addressed separately by municipal by-laws; in this case, the City of Toronto Municipal Code, Chapter 591, “Noise”. This by-law is qualitative in nature, and states that music should not be clearly audible at any residential receptor. It also includes a specific prohibition preventing amplified music from being projected “beyond the lot line of the property from which the noise emanates and into any street or public place”.

### **Observations and Measurements**

A visit to this area was performed during the late-night hours of Saturday, September 15, 2018 (and subsequent early morning hours of Sunday).

HGC Engineering personnel visited the rooftop patio of The Pilot to determine the noise sources within the venue. It was observed that music playing through numerous speakers placed along the walls and patrons talking were the primary noise sources. The space was full of people and is considered representative of a typical “busy night”.

Measurements were also conducted on the third floor balcony of the existing 17 Yorkville Avenue building, approximately at the south property line of the proposed development, closest to the rooftop patio. At this location, noise measured was primarily from the rooftop patio of The Pilot, with minor contribution from surrounding road traffic. The noise sources were sustained throughout the duration of the measurements.

The overall A-weighted sound level measured at the balcony was 63 dBA, adjusting for distance as the closest residential façade on the fifth floor of the proposed development is set back approximately 2.5 m from the south property line. The predicted nighttime sound level used to design the glazing construction in the noise and vibration feasibility study for road traffic noise was 53 dBA, although, the selected glazing construction for the development (STC-33) is appropriate for nighttime sound levels of up to 65 dBA, assuming typical window to floor area ratios of 80% (i.e. 60% fixed, 20% operable windows relative to floor area).

### **Conclusions and Recommendations**

Given the above, it is concluded that the interior live music venue on the second floor is not an issue, but sound from the rooftop patio of The Pilot may be audible in the closest proposed residential unit. The potential noise sources from The Pilot impacting the closest proposed residential unit will be from the rooftop patio only. Measured sound levels of the rooftop patio at the location of the closest future residential façade exceed the predicted nighttime ambient sound levels. However, it is noted that the design of this development already includes reasonable measures to address exterior noises. The recommended minimum acoustical performance of the glazing for the development (STC-33) was based on the anticipation of potentially higher sound levels in the urban environment than those predicted based on traffic alone. Calculations indicate that the recommended glazing performance will provide sufficient acoustical insulation even when accounting for noise coming from The Pilot. Acoustical requirements can be confirmed once detailed floor plans and elevations have been developed.

Nonetheless, to inform future owners and occupants of the potential audibility of sound associated with the operations of The Pilot, the additional warning clause below is recommended in the



ACOUSTICS



NOISE



VIBRATION

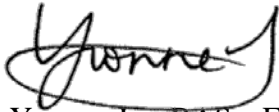
Development Agreements, and in purchase, sale and lease agreements (typically by reference to the Development Agreements):

- a) Purchasers and tenants are advised that due to the proximity of this development to an existing music venue, sound levels from this establishment may at times be audible.

We thank you for the opportunity to provide this information. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

**Howe Gastmeier Chapnik Limited**



Yvonne Lo, BASc, EIT



Brian Howe, MEng, MBA, LLM, PEng



ACOUSTICS



NOISE



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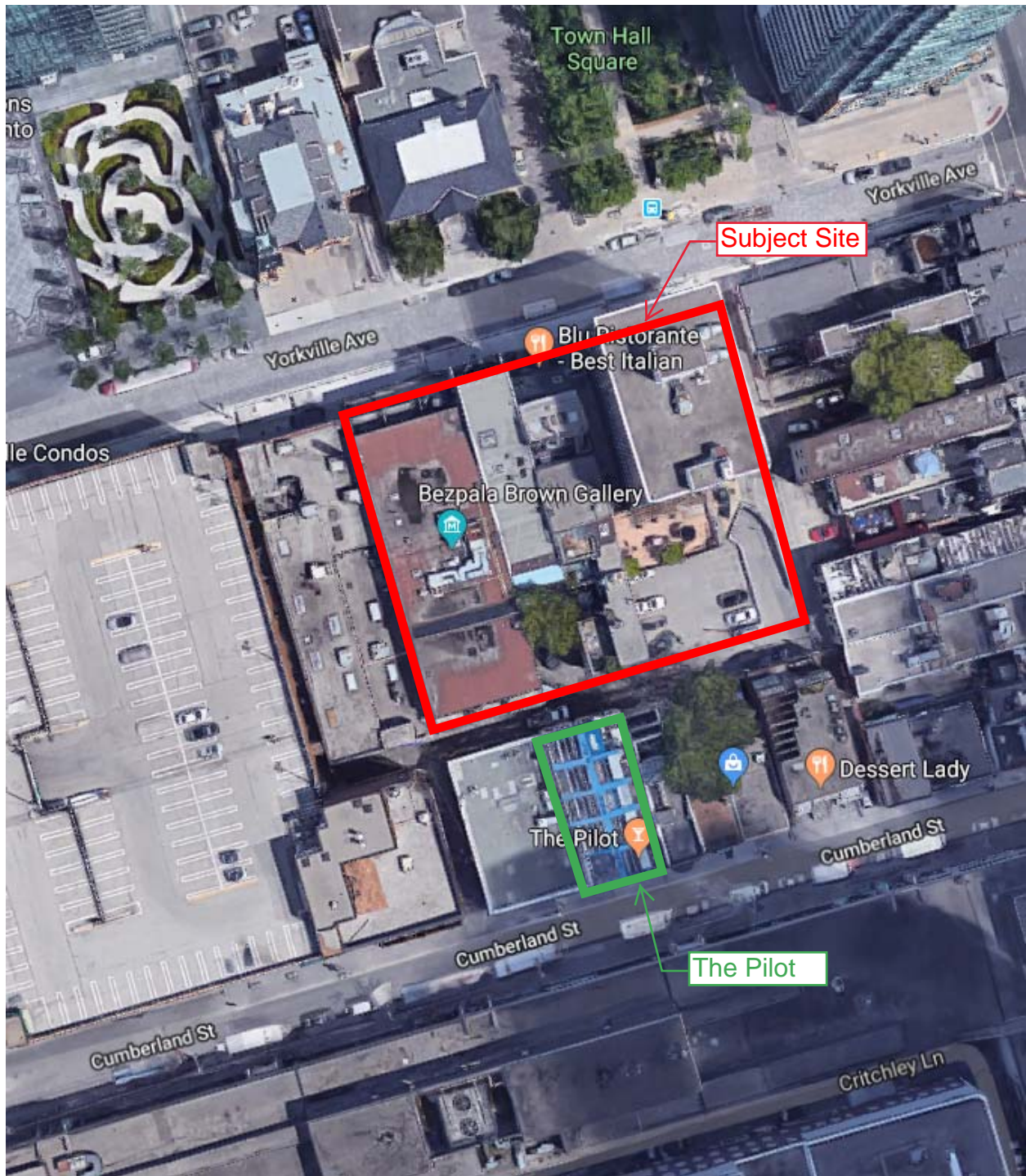


Figure 1: Key Plan