



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council
FROM: Mayor Greg Halsey-Brandt, Chair
General Purposes Committee
DATE: February 7th, 2001
FILE: 8060-20-7179
RE: **APPLICATION BY THE GUJARATI SOCIETY OF BC FOR AN ADDITIONAL
LATE NIGHT EVENT (RAVE) LOCATION**

The General Purposes Committee, at its meeting held on Monday, February 5th, 2001, considered the attached report, and recommends as follows:

COMMITTEE RECOMMENDATION

That the application by the Gujarati Society of BC to have 11460 Horseshoe Way identified as an approved location to hold late night dance (rave) events, BE DENIED.

Mayor Greg Halsey-Brandt, Chair
General Purposes Committee

Attach.

STAFF REPORT

ORIGIN

At the General Purposes Committee meeting of November 6th, 2000, Committee considered a report from Manager, Zoning, recommending that the Gujarati Society be instructed to hold a Public Information meeting prior to Council considering their application to add 11460 Horseshoe Way to the list of approved sites for the holding of Raves.

At the next General Purposes Committee meeting, many representatives of the neighbouring businesses appeared and expressed their concerns regarding the application. As a result staff were instructed to bring the application forward to this meeting and to inform the applicant of this decision.

Representatives of the Society have indicated they will attend the meeting.

ANALYSIS

Council has a number of options available to deal with the application.

1. Instruct staff to bring forward the necessary bylaw amendment to add the site to the approved list
2. Refuse the application
3. Adjourn the application until after the recently imposed moratorium on raves is lifted

Staff is reluctant to make a specific recommendation, as the applicant has not yet had a chance to present their answer to all the concerns expressed by the neighbours.

FINANCIAL IMPACT

Not applicable

CONCLUSION

Council has a number of options available to it to deal with this application, after hearing from the applicant and considering the concerns already expressed by the neighbours.



Paul Kendrick
City Solicitor

PK:pk



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: General Purposes Committee
FROM: Alan Clark
Manager, Zoning
RE: **Proposed Late Night (Rave) Party Location**
11460 Horseshoe Way

To General Purposes - Nov. 6/00
DATE: October 20, 2000
FILE: ~~0407-08-01~~
8060-20-7141

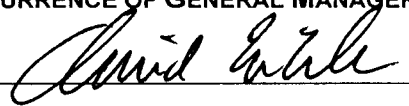
STAFF RECOMMENDATION

1. That the applicant be instructed to hold a public information meeting at 11460 Horseshoe Way to advise the neighbourhood of the application to Council, and to address any, and all issues that are raised.
2. That Staff report back to Committee on the outcome of the public forum.

AC

Alan Clark
Manager, Zoning

Att. 12

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
R.C.M.P.	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Health.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

STAFF REPORT

ORIGIN

The Gujarati Society of B.C. has made application for 11460 Horseshoe Way to be an approved location to hold late night dance (Rave) events.

Rave events are currently restricted to two locations specified in Event Regulation (Raves) Bylaw No. 7141.

This proposal is for a site not identified in the Bylaw.

ANALYSIS

The Event Regulation (Raves) Bylaw 7141 permit a commercial dance or other event where 20 or more persons are assembled, to operate past 2:00am, with the city requiring that they close at 8:00am.

There are at present only two locations, The Riverside Banquet Hall at 14500 River Road, and The Palace, 14431 Knox Way, (both owned by the same company), that are permitted to hold functions that run past 2:00am.

Since the bylaw was adopted by Council and came into effect May 1st. 2000, twenty three (23) permitted, licenced rave parties have been held, and there are several applications under review for parties, dating into January 2001.

11460 Horseshoe Way is a stand alone 10,463 sq. ft. existing hall that is currently used for weddings, dances, graduation events, and the like, including "rave" parties, that are not covered by Bylaw 7141 because they end at 2:00am. While the events finish at 2:00am, the RCMP and the City have had to deal with complaints from the neighbourhood businesses as they relate to parking issues , (the parking lot closed off so that vehicles were parked on streets, and blocking entrances to adjoining buildings), littering, and some vandalism.

The property is currently zoned Business Park Industrial (I3) District, and the uses are permitted uses in this zone.

While the Bylaw restricts rave events that go past 2:00am to two locations, City Council indicated that they would consider additional sites if deemed appropriate.

The applicants submission for consideration had to include:

(1). A building Code Analysis prepared by a Certified Professional Architect or Engineer to show that the building meets building code requirements for assembly use.

A full detailed code analysis was provided and has been reviewed by staff and confirms that the building does meet code requirements with respect to design, construction, fire safety, and health.

(2). Maximum occupant load of the facility.

While the size of the building and number of exit facilities would permit an occupant load of 735 people, the number of washroom facilities provided would restrict the occupant load of this facility to 400 people.

(3). An Acoustical and Sound Measurements Review.

An Acoustical consultant was engaged and carried out sound measurements and acoustical review of the facilities and that report has been reviewed by the Environmental Health staff and accepted.

(4). Parking plan.

The gross floor area of the building, based on 10 parking spaces per 1076.43 sq. ft., which is the requirement for assembly occupancy, would require 98 stalls. This facility has 99 parking spaces, fully paved, all on site.

(5). Approximate distance from residential uses, hotels, community care facilities.

A location plan is attached to this report which identifies the distances, but the closest residential is about 360 to 400 meters (as the crow flies), the nearest hotel about 5 Km from the site, and the closest Community Care Facility about 2 Km.

The applicant has provided and satisfied all the requirements necessary for a submission to City Council that 11460 Horseshoe Way be given consideration to be added to the Event Regulation (Raves) Bylaw No. 7141 as an approved location for late night events.

While this location is surrounded by industrial businesses, which in general are not in operation while such events are taking place, the applicant has committed to the City that, if they receive favourable consideration to their submission they will go on record to notify the surrounding businesses if and when such an event was to take place.

FINANCIAL IMPACT

Nil.

CONCLUSION

While the presentation package is technically very sound, and the conclusions show that the facility at 11460 Horseshoe Way can comply with all Building Code, Fire and Safety issues and satisfies all the criteria for assembly occupancy, staff are of the opinion that, before consideration be given by City Council on the merits of considering this application as an approved location for Late Night Dance (Rave) Events, the applicant be instructed to hold a public information meeting, (at the subject hall location), to advise the neighbourhood of the application to Council, and to address any, and all issues that are raised. City staff would attend such a meeting in an advisory capacity.

Based on the outcome of the public forum, staff will bring the appropriate report back to Committee for its review.



Alan Clark
Manager, Zoning

APPLICATION FOR RAVE VENUE

DATE: September 11/00

TO: Alan Clark - Manager, Zoning
City of Richmond
6911 No. 3 Road,
Richmond, B.C. V6Y 2C1

Property: 11460 Horseshoe Way,
Richmond. B.C.

Owner: Gujarati Society of B.C.

On behalf of the Gujarati Society of B.C., I wish to apply for permission to hold Rave events at the above property.

A ZONING

Business Park Industrial (I 3) District

B OCCUPANT LOAD

This occupant load calculation for a Rave event to be held in the building is based on the number of plumbing fixtures available to the patrons.

Existing washroom	WC's	Urinals	Sinks
• Male	3	3	3
• Female	7	0	5
• Wheelchair/Toilet Rm.	1	0	1

Total No. of WC's available to female patrons (including wheelchair/toilet rm.) 8 wc's

BC Building Code 1992 Table 3.7.4.2.A.

	176-200 females require 8 wc's.
	301-350 males require 6 wc's

Assuming an equal no. of patrons of each sex the occupant load is based on

200 females
200 males

TOTAL OCCUPANT LOAD

400 persons

C PARKING

Gross floor area	10463 sq.ft.	972 sq.m.
Assembly use	÷ 100 x10 =	98 cars reqd.
Existing paved parking lot - on site		96 cars
Spaces allocated for disabled		3 cars
<u>TOTAL PARKING SPACES ON SITE</u>		<u>99 cars</u>
Loading Bay		1 space

D **BUILDING CODE ANALYSIS**

Building area	10,463.0 sq.ft.	972.0 sq.m.
Building	One storey	
	The roof structure and supporting walls and columns are of non combustible construction. Roof structure is steel deck on open web steel joists.	
	Exterior and interior load bearing walls are concrete block.	
	Interior steel columns support the roof structure.	

The building faces one street

The building is not sprinklered

The building meets the requirement of Section 3.3.2.25. Group A, Division 2, Assembly occupancy.

E **EXITS**

3 Exits are provided	One exit at entry foyer 1.
	One exit at rear foyer 2. (4 risers down to parking lot)
	One exit at side wall - North/East corner.

Each of the above exits are 6'0 wide x 6'8 high double doors with a clear opening of, based on 90° opening and allowance for panic hardware, 5'-4" - 1625mm per exit.

Exit capacity is

1625 x 2 exits ÷ 6.1mm per person = 532 persons.

1625 x 1 exits ÷ 8.0mm per person = 203 persons. (Rear exit has 4 risers)

TOTAL EXIT CAPACITY 735 persons

Occupant load to be posted at 400 persons as calculated in Section B above.

F. **DISTANCES**

Residential

The closest residential area is a group of about 5 houses located south of Rice Mill Road, along No. 5 road, and about 360 meters (as the crow flies) from the subject property. Another group of about 5 houses is located just south of Steveston Highway, about 450 meters (as the crow flies) from the subject property.

11460 Horseshoe Way, Richmond

The closest residential subdivision (the sea's) is located north of Steveston highway about 500 meters (as the crow flies) from the subject property.

In the above cases a number of industrial buildings are located between the houses and the subject property.

Community Care Facilities.

The closest Community Care Facility is the Fraserview Care Home at 9580 Williams Road (east of No. 4 road), about 2 km (as the crow flies) from the subject property.

Hotels

The nearest hotels are located in the downtown core, about 5 km from the subject site.

ATTACHMENTS

- Floor plan of building
- Site plan showing building location and parking lot layout.
- Location plan showing building location and nearest residential developments.
- Acoustic report by BKL Consultants in Acoustics.

This application has the consent and agreement of the owner of the above subject property located at 11460 Horseshoe Way, Richmond, B.C.

Owner : Gujarati Society of B.C.

Name of signing officer. Sharat Chande - Trustee.

Signature of signing officer. 

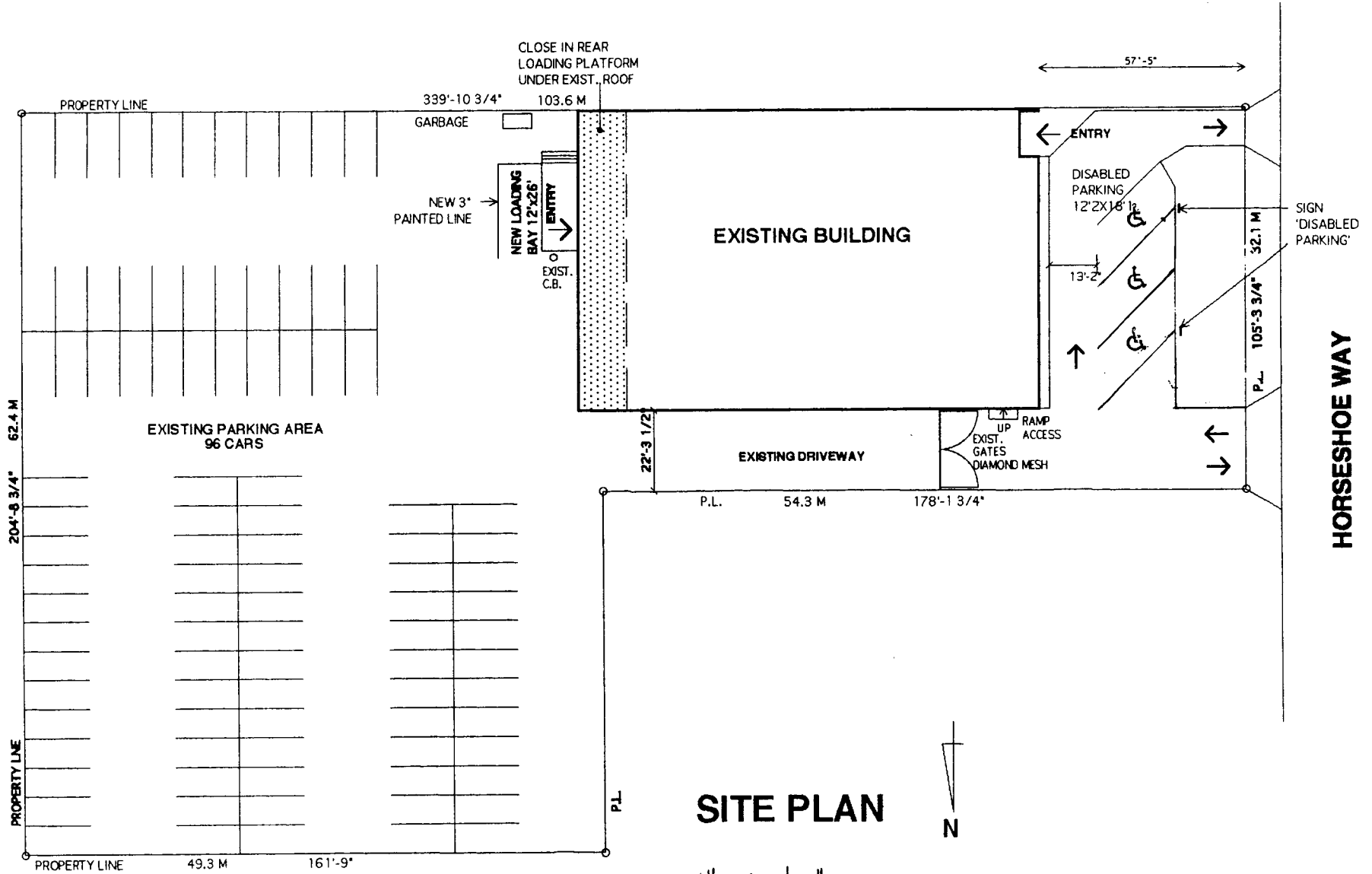
Date 12 Sep. 2000

Thank you,



Brian Kramer MAIBC

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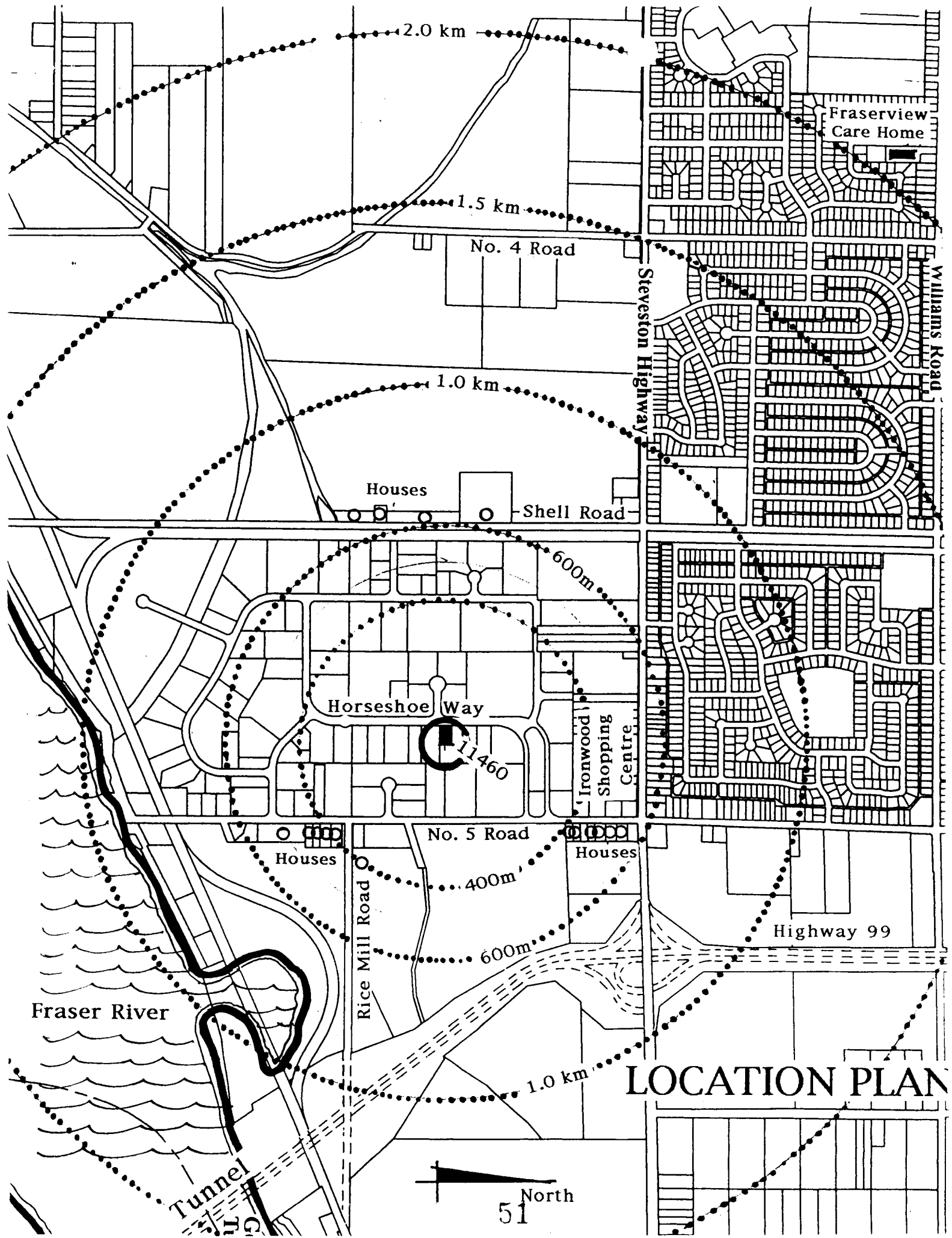


SITE PLAN

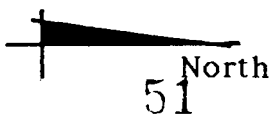


1" = 40'-0"

11460 HORSESHOE WAY, RICHMOND.



LOCATION PLAN



September 15, 2000

File: 2371-00A

Brian Kramer Architect
9060 Dolphin Avenue
Richmond, BC
V6Y 1C5

Attention: Mr. Brian Kramer

Dear Mr. Kramer:

Re: 11460 Horseshoe Way–Acoustical Review

BKL Consultants Ltd. has been engaged to review the acoustical aspects of the above premises with respect to their use for RAVE type events. On the afternoon of September 8th we visited the site to observe existing conditions and make noise measurements.

Field Observations

A rental sound system had been installed for a private event that evening, and permitted us to make indoor and outdoor noise measurements under realistic dance event conditions.

The sound system was set up against the centre of the north wall, with loudspeaker stacks arranged to direct the maximum sound to the area in front of the DJ podium. The measured average sound level over the centre two thirds of the room was 101 dBA. The overall, A-weighted sound level is typical of levels measured at Discotheque and Rave events.

Outdoor measurements were made close to the exit doors at the northwest corner of the dance hall, where the transmitted sound was observed to be loudest. The measurement was conducted in the centre of the driveway, some 12' from the doors so as to minimise sound reflections from the adjacent warehouse. Note that the property line is 23' from the doors. The doors were closed and latched during this measurement, which yielded a sound level of 60 dBA.

A further measurement of ambient, or background, noise was made at the same location with the sound system shut off. The sound level was 54 dBA, and was governed by distant traffic, wind and ventilating equipment on nearby buildings. Care was taken to exclude the influence of local traffic from this measurement.

Noise Bylaw Requirements

The normal provisions of the City of Richmond Noise Control Bylaw No. 5401 (November 14th, 1989) identify the I3 zoning of this property as an “activity zone”, and permit continuous sound to be made at a level of 65 dBA during daytime and 60 dBA at night at a point of reception.

These provisions have been amended by Bylaw 6928 (June 22nd, 1998) to require a “Commercial Entertainment Establishment” to be treated as if it were in a “Quiet Zone” between the hours of 2 a.m. and 8 a.m., thus limiting noise emission levels between the hours of 2 am to 7 am to 45 dBA at the property line and 55 dBA between 7 am and 8 am.

Discussion

a) A-Weighted Sound Level

The measured noise level in the hall was 101 dBA. This noise level is consistent with levels measured at other “RAVE” and “discotheque” venues. We anticipate that a full blown Rave sound system could generate up to 6 decibels more bass sound (in the 63 Hz octave band) than the system we measured.

The noise measured outside the hall, at 12' from the exit doors, was 60 dBA, and the ambient noise at 3:30 in the afternoon at the same outdoor location was 54 dBA. Applying a distance correction to the noise to account for the distance to the property line will result in a property line music level of ~ 55 dBA. This is marginally above the existing ambient. Thus the sound from a music system in the hall would meet the normal requirement of the bylaw for the zoning. However, the same noise exceeds the “Commercial Entertainment Establishment” amendment level by ~ 10 decibels on the A-weighted scale at the nearest point on the property line to the exit doors.

Strict compliance with the most stringent noise level requirement of the bylaw will therefore require that noise emission from the building be reduced by 10 A-weighted decibels.

b) Audibility

The A-weighted ambient sound level measured at the property line was close to the music sound level emanating from the hall. Frequency analysis demonstrated that the bass (beat) of the

music exceeded the daytime ambient by a maximum of 18 decibels in the 63 and 125 Hz octave bands. The ambient noise is expected to be lower at night, resulting in an increase in the relative amount of bass from the music. The music will thus remain quite audible close to the hall, and could be a source of complaint. However, the industrial premises close to the hall are not likely to generate complaints (particularly after 2 a.m.).

The nearest residences are some 360m distant from the hall. At that distance we calculate that the noise from the hall will be reduced by 34 decibels, and is likely to be below the nighttime ambient noise experienced at the dwellings. The presence of industrial buildings between the hall and the dwellings will provide some additional sound shielding. Thus it is unlikely that the music will be audible at the residences, even without the provision of additional noise isolation. We therefore consider that noise complaints from the dwellings will be unlikely, providing that all the exit doors are kept closed.

Noise Reduction Treatment

In the event of a complaint, we feel that the building envelope can be readily improved to reduce the level of emitted noise to meet the bylaw requirement.

If we assume that the indoor noise levels will remain at current levels, then the required 10 decibel noise reduction can be achieved by improving the isolation provided by the building envelope. Because the northwest exit doors are clearly the weak link in the structure, efforts should be concentrated in this area. In our opinion sufficient improvement can be achieved by constructing a "sound lock" vestibule inside the existing northwest exit doors as shown in concept on Figure No. 2. This would typically consist of a full height frame enclosure with two layers of 16 mm Type X gypsum board on each side of metal channel studs with batt insulation and insulated steel doors on the inside. An acoustic Tee bar ceiling or other sound absorption should be installed within the vestibule. All joints with the existing structure must be sealed airtight.

This recommendation is based on acoustical considerations only. You will need to confirm that the vestibule meets all other requirements.

Should it be required, similar sound lock doors can easily be installed in the existing east side foyer. The main entry already has a double set of entry doors, and in addition is quite well screened from sound system noise by the offices and coat room.

Conclusions

The noise isolation provided by the existing building results in a maximum property line sound level of 55 dBA when music is played at typical RAVE sound levels inside. This is sufficient to meet the noise bylaw requirement for the I3 zoning. However, between the hours of 2 a.m. and 7 a.m., the bylaw

Mr. Brian Kramer

- 4 -

September 15, 2000

amendment for "Commercial Entertainment Establishments" requires that noise levels shall not exceed 45 dBA at the property line. This will require additional noise isolation for the building envelope, in the form of a "sound lock" vestibule for the northwest exit doors.

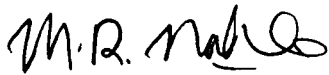
Our calculations based on frequency analysis of the sound indicate that even without the improved noise isolation the dominant bass component of the music will be below the nighttime ambient at the nearest residences, and is thus unlikely to be audible or elicit complaints.

This concludes our analysis of noise issues for 11460 Horseshoe Way. We will be pleased to answer any questions you may have.

Sincerely,

BKL Consultants Ltd.

per:

A handwritten signature in black ink, appearing to read "M.R. Noble", written over a horizontal line.

Michael R. Noble, M.Sc.

ct

