



To: Mayor and Council **Date:** July 8, 2003
From: Joe Erceg **File:** RZ 03-234655
 Manager, Development Applications

RE: COUNCIL REFERRAL FOR ADDITIONAL INFORMATION FOR THE REZONING APPLICATION AT 14791 STEVESTON HIGHWAY FROM ATHLETICS AND ENTERTAINMENT DISTRICT (AE) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/134)

On June 23, 2003, City Council gave First Reading to Official Community Plan Amendment Bylaw 7533 and Zoning Amendment Bylaw 7534.

Prior to the July 21, 2003 Public Hearing, Council requested that information be submitted on the definition of CMHC Noise Mitigation and on how the noise concerns of area residents would be addressed given the existing industrial uses in that area.

CMHC Noise Mitigation Standards

The project architect advises that an acoustical engineer has completed a preliminary review of the project and has determined that it will be able to meet the interior design noise level criteria contained in the CMHC report entitled "Rail and Road Noise: Effects on Housing". The review was carried out with the assumption that there would be 3 rail lines in the CNR right-of-way adjacent to the development site.

The CMHC criteria recommends that noise levels not exceed 35 decibels (db) in bedrooms, 40 db in living, dining and recreation rooms, and 45 db in the kitchen, bathrooms, hallways and utility rooms.

In order to achieve soundproofing that meets the above criteria, the following will be implemented in the design and construction of the residential buildings:

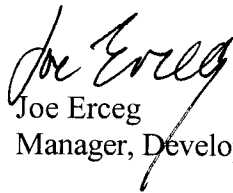
- thicker glazing on windows that face the rail right-of-way;
- airtight weather-stripping on doors and windows;
- thicker, higher mass walls with an air cavity and/or a double layer of drywall.

On the issue of vibration, the acoustical engineer's report states that ground vibration is caused by irregularity of the rail bed and/or wheels. The most effective treatment is to control vibration at the source. However, the acoustical engineer feels that airborne noise is often the source of most annoyance related to rail operations. Implementation of the above measures will help to mitigate airborne noise.

Noise Concerns for Area Residents

The applicant has agreed to register a restrictive covenant on the property to ensure that any residential buildings are built to meet the CMHC interior design noise level criteria. The covenant would also include wording to advise purchasers that there are nearby industrial, rail, entertainment and commercial operations.

As a restrictive covenant is registered on the land, any future purchasers of dwelling units in this development would have access to the covenant.



Joe Erceg
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