

TO: ACTING MUNICIPAL MANAGER 1992 MAY 28

FROM: ACTING CHIEF PUBLIC HEALTH INSPECTOR

SUBJECT: OPERATIONAL NOISE ASSOCIATED WITH DAIRYLAND ICE CREAM DIVISION, 4047 LOZELLS AVENUE, BURNABY, B.C.

PURPOSE: TO INFORM COUNCIL OF THE MODIFICATIONS UNDERTAKEN BY DAIRYLAND ICE CREAM PLANT IN RESPONSE TO THE CONCERNS RAISED BY THE NEIGHBOURING RESIDENTS AND PRESENT THE OUTSTANDING CONCERNS OF THE RESIDENTS.

RECOMMENDATION:

1. THAT a copy of this report be forwarded to:

- a) Mr. V. Milosavljevic, 7580 Dorchester Drive, Burnaby, B.C., V5A 2Z3.
- b) Mr. and Mrs. Bettiol, 3957 Lozells Avenue, Burnaby, B.C., V5A 2Z3.
- c) Mr. R. Williamson, Vice President Industrial Division, Dairyland Foods, 6800 Lougheed Highway, Burnaby, B.C., V5A 1W2.

REPORT

1.0 INTRODUCTION:

At the regular Council Meeting on 1992 April 13, Mr. V. Milosavljevic appeared as a delegate to present concerns about the operational noise associated with Dairyland Ice Cream Division located at 4047 Lozells Avenue, Burnaby, B.C.

Arising from the presentation, Council adopted a motion directing staff to prepare a report on the concerns expressed by the delegation in relationship to the modifications undertaken at the Dairyland Ice Cream Division to mitigate noise problems.

The following report reviews the modifications undertaken by Dairyland Foods in response to the concerns raised by the neighbouring residents regarding operational noise and also presents the outstanding concerns of the residents.

While the significant interference of the Winston Street traffic noise on the neighbouring residents cannot be ignored, it is not included in this report. The Engineering Department has re-hired the acoustical consultant to address the traffic noise issue and will forward a separate report to the Council in the near future.

2.0 MODIFICATIONS UNDERTAKEN BY DAIRYLAND ICE CREAM DIVISION TO MITIGATE OPERATIONAL NOISE:

In response to the specific operational noise concerns identified by Mr. Milosavljevic in the past, Dairyland Foods confirmed they have taken the following modifications at their plant located at 4047 Lozells Avenue, Burnaby, B.C.:

2.1 Rooftop Fans

Lubricated and replaced bearings and belts on rooftop fans. In addition, their Engineering Section regularly inspects for fan noise two times per shift. (Initiated since 1991 March).

2.2 Twenty-four Hour Operation and Related Problems With Loading

Taken measures to ensure that local trucks are loaded as early in the evening as possible. (Initiated since 1991 March).

The over-the-road trailers are parked elsewhere if they arrive during off hours. (Initiated since 1991 March).

2.3 Liquid Sugar Deliveries

Scheduled deliveries of liquid sugar between 07:00 h. and 16:00 h. on weekdays only. (Initiated since 1991 March).

According to the Dairyland officials, liquid sugar is delivered 1-2 times a week. In summer, the delivery is increased to 2-3 times a week. Furthermore, the liquid sugar is unloaded at half-speed to reduce the noise generated from the pumps.

2.4 Sludge Cleaning, Steam Cleaning/Power Washing

Scheduled sludge cleaning and power washing during regular work hours only. (Initiated since 1991 March).

2.5 Local Delivery Trucks with Reefer Units Parked On The Site

Ensured that the refrigeration units on local delivery trucks are inspected twice each evening by security personnel. If noise problems are noted, repair personnel are notified immediately. (Initiated since 1991 March).

2.6 New Ice Builder

Erected a masonry wall to enclose the air agitator on the new ice builder at the east side of the building. (1991 March).

2.7 Garbage Compactor

Scheduled garbage compactor pickups between 08:00 h. and 16:00 h. only. (Initiated since 1991 March).

2.8 Automatic Door Closer on North Side

Installed an automatic door closer on the north side of the plant to prevent the door from slamming. (1991 March).

2.9 Rooftop Condensers

Erected sound-absorbing wall on the north side of rooftop condensers. (1991 May).

2.10 Exhaust Fan for the Processing Room on the North Side

Installed exhaust fan baffle for the processing room. (1991 May).

2.11 Exhaust Fan on East Wall

Installed exhaust fan baffle on east wall. (1991 July).

2.12 Exhaust Fan for C.I.P. Room on the North Side

Installed exhaust fan baffle. (1991 November).

Readings taken by staff at the Dairyland Ice Cream Division property lines subsequent to their operational modifications have shown a further noise reduction by 3 dBA's from the previous noise levels which were already in compliance with the Burnaby Noise or Sound Abatement Bylaw.

While the reduction of noise by 3 dBA's may seem to be minimal, it should be noted that the increase in noise by a decibel is related logarithmically and as a result, a reduction of 3 dBA's relates to halving of sound intensity.

3.0 **OUTSTANDING CONCERNS RELATED TO THE OPERATIONAL NOISE FROM THE DAIRYLAND ICE CREAM DIVISION:**

3.1 Recycling Bins.

While the recycling bins are picked up during the day, the pick-up process is loud and disturbing to the residents.

According to correspondence dated 1992 May 06 from Mr. R. Brown, Plant Manager, Dairyland Ice Cream Division, to Burnaby Environmental Health Services, a quotation has been received for a corrugated bundler. It is anticipated by Dairyland staff that this will be installed by 1992 July. The recycling bins will then be removed.

3.2 Relocating the Delivery Trucks with Refrigeration Units from the Dairyland Ice Cream Plant to the Loughheed Plant.

While Dairyland has ensured that the reefer units on local delivery trucks are inspected twice each evening and appropriate repairs are undertaken in an event that a reefer unit is louder than normal, it was proposed by Mr. Milosavljevic that these trucks be relocated to the Dairyland Operation at 6800 Loughheed Highway.

This matter was discussed by staff with Mr. Randy Williamson, Vice President Industrial Division, Dairyland Foods on 1991 December 11. According to Mr. Williamson, Dairyland cannot relocate the delivery trucks to their operation at 6800 Loughheed Highway since it will prove to be an inefficient process and will affect productivity when viewed from the operational perspective of the Ice Cream Division.

4.0 **COMPLIANCE TO THE BURNABY NOISE OR SOUND ABATEMENT BYLAW (NO. 7332):**

In the past, staff have taken noise readings on numerous occasions around the perimeter of the Dairyland Ice Cream operation in response to complaints regarding excessive noise.

With the exception of noting excessive readings from the operation on two specific occasions for which summary of charges were presented to the Crown Counsel's Office, the noise readings taken at all of the other times from the subject site have shown to be in compliance with the Burnaby Noise or Sound Abatement Bylaw (No. 7332).

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The two occasions when the noise readings from the subject operation were not in compliance of the Burnaby Noise or Sound Abatement Bylaw were on 1991 July 29 and 1991 October 19. The specifics of the violations related to the excessive noise readings on the south property line of Dairyland Ice Cream Division and the noise from the transient use of power-washing equipment respectively.

In response to staff's submission of the summary of charges to the Crown Counsel's Office, Mr. Don Wilson, Administrative Crown Counsel, B.C. Ministry of Attorney General, has responded in a letter dated 1992 May 11 to Environmental Health Services as follows:

"...There is not sufficient evidence to support a charge against Dairyland. I have reviewed the file and the sole civilian witness would be Walter Milosavljevic. His complaints have been consisted in its focus on Dairyland. His views are not supported in any consistent manner by his neighbours. When one reads page 10 of the Barron, Kennedy, Lyzun & Associates Limited report there is no likelihood of conviction."

For Council's information, page 10 of the report titled "An Investigation of the Noise Exposure to the 7500 Block Winston Street, Burnaby, B.C., Nov. 1991" by Barron, Kennedy, Lyzun & Associates Limited concludes in part that:

- a) The dominant noise source for these residents is vehicular traffic on Winston Street.
- b) Noise from industrial sources to the south of Winston Street is much less significant when compared to the road traffic noise and when considered in the absence of traffic noise would usually fall within both the HUD and CMHC criteria for "normally acceptable" exposure.

5.0 CONCLUSION:

Dairyland Foods has made several modifications to mitigate the operational noise at their Dairyland Ice Cream Division located at 4047 Lozells Avenue in response to the concerns raised by the neighbouring residents. These measures have further reduced noise emanation from the operation which was already in compliance with the Burnaby Noise or Sound Abatement Bylaw.



K.C. Johnston, C.P.H.I.(C)
ACTING CHIEF PUBLIC HEALTH INSPECTOR

DD/KCJ/gl

cc: Medical Health Officer
Director Administrative &
Community Services
Director Engineering
Director Planning and Building