

1992 NOVEMBER 18

**TO:** CITY MANAGER  
**FROM:** ACTING DIRECTOR PLANNING & BUILDING  
**SUBJECT:** REZONING REFERENCE #34/91  
7580 Curtis Street (see attached sketch)  
Public Hearing Concerns

ITEM	21
MANAGER'S REPORT NO.	72
COUNCIL MEETING	92/11/23

**PURPOSE:** To respond to concerns raised at the Public Hearing for this rezoning, as requested by Council  
=====

**RECOMMENDATION:**

1. THAT Council receive this report for information purposes.

**R E P O R T**

On 1992 October 27 the Public Hearing was held for Rezoning Reference #34/91, which involves a request to rezone the subject property from R2 Residential District to R2b Residential District to permit a group day care of up to ten children. At the Public Hearing, concerns were expressed by adjacent residents regarding noise from the children in the daycare during the summer and the prospect of increased noise if the rezoning is approved.

On 1992 November 2 Council gave Second Reading to the subject rezoning and requested staff to report back on any possible summer time noise mitigation. This report is in response to that request.

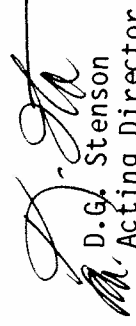
The submitted plan of development for the rezoning shows the planting of deciduous and evergreen trees and shrubs around the edge of the rear yard. A 6 foot high cedar fence was constructed around the rear yard prior to the rezoning being advanced to Public Hearing and prior to this past summer, which is the time period to which the noise complaints apply. While further landscaping could be requested as a physical barrier, Environmental Health Services advises that in terms of noise mitigation, that these additions would likely only be of psychological benefit to the adjacent residences.

Staff have discussed the noise concerns with the operator of the daycare and the resident who raised the issue at the Public Hearing and the resident acknowledged that there is little that can be done in terms of physical changes to address their concerns. The operator of the daycare and Environmental Health Services had not received any complaints regarding noise from the subject property prior to the Public Hearing for the rezoning.

In discussing the concerns with the operator, the operator maintains that noise had not been considered a problem and that the children are encouraged to express themselves more openly outside only when they go to the park. The operator has stated that she will ensure that the children are only outside for a maximum of 3 hours per day in the summer to limit any potential disturbances. Environmental Health staff will monitor the situation and work with the operator to maintain reasonable noise levels with respect to the adjacent residences.

This is for the information of Council.

*BM/rm*  
BM/rm

  
D.G. Stenson  
Acting Director  
Planning and Building

cc: Acting Chief Public Health Inspector

170

ITEM 21  
 MANAGER'S REPORT NO. 72  
 COUNCIL MEETING 92/11/23

22	25	24	25	26
1/2 N/2 S/2 E/4	1/2 N/2 S/2 E/4	1/2 N/2 S/2 E/4	1/2 N/2 S/2 E/4	1/2 N/2 S/2 E/4
2501	2501	2501	2501	2501
0936	0936	0936	0936	0936
0936	0936	0936	0936	0936
0936	0936	0936	0936	0936

24	25	26
1/2 N/2 S/2 E/4	1/2 N/2 S/2 E/4	1/2 N/2 S/2 E/4
2501	2501	2501
0936	0936	0936
0936	0936	0936
0936	0936	0936

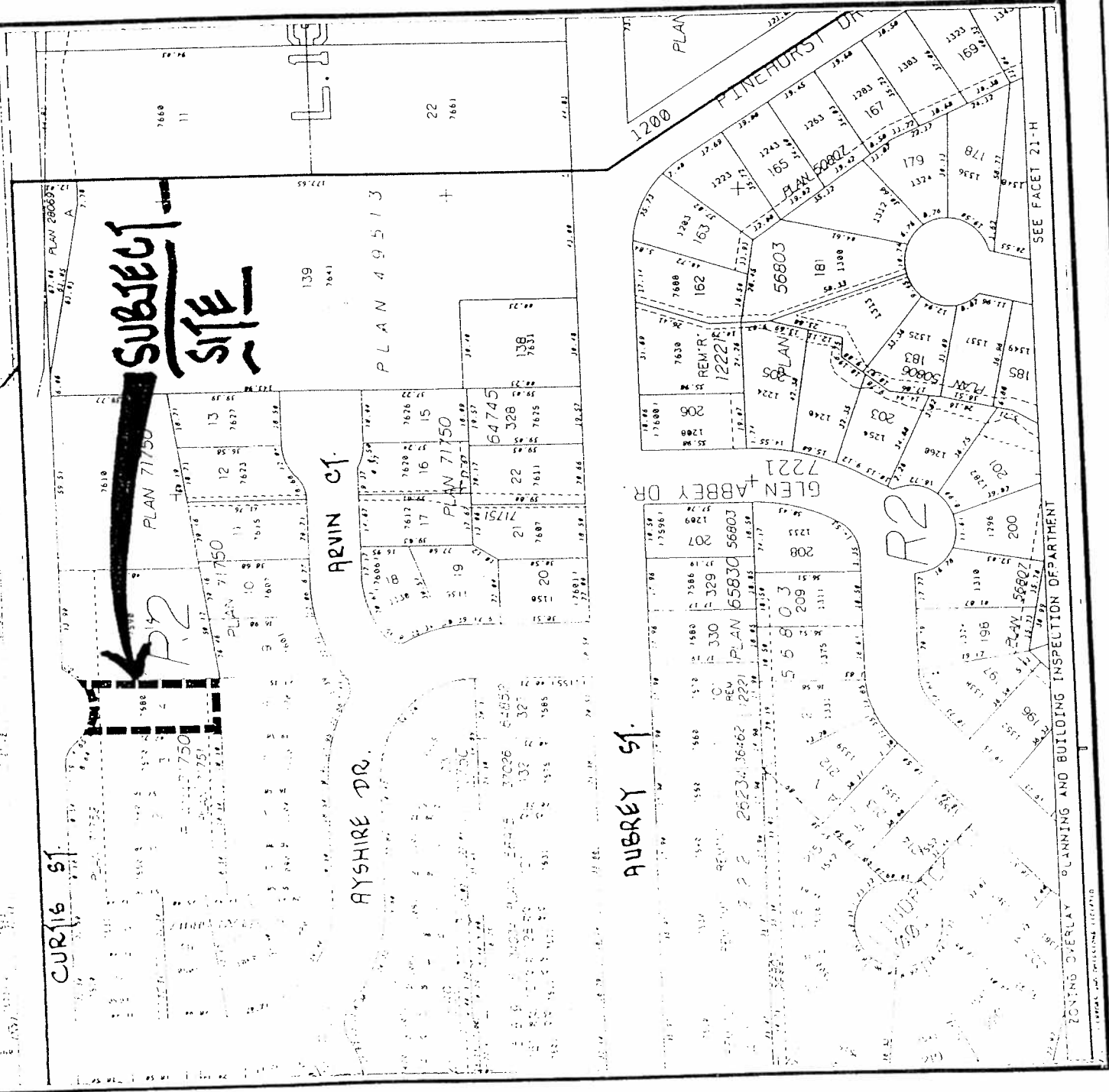
24	25	26
1/2 N/2 S/2 E/4	1/2 N/2 S/2 E/4	1/2 N/2 S/2 E/4
2501	2501	2501
0936	0936	0936
0936	0936	0936
0936	0936	0936

24	25	26
1/2 N/2 S/2 E/4	1/2 N/2 S/2 E/4	1/2 N/2 S/2 E/4
2501	2501	2501
0936	0936	0936
0936	0936	0936
0936	0936	0936

24	25	26
1/2 N/2 S/2 E/4	1/2 N/2 S/2 E/4	1/2 N/2 S/2 E/4
2501	2501	2501
0936	0936	0936
0936	0936	0936
0936	0936	0936

24	25	26
1/2 N/2 S/2 E/4	1/2 N/2 S/2 E/4	1/2 N/2 S/2 E/4
2501	2501	2501
0936	0936	0936
0936	0936	0936
0936	0936	0936

24	25	26
1/2 N/2 S/2 E/4	1/2 N/2 S/2 E/4	1/2 N/2 S/2 E/4
2501	2501	2501
0936	0936	0936
0936	0936	0936
0936	0936	0936



Date: November 1992  
 Scale: 1:2000  
 Drawn By: J.R.C.

REZONING REFERENCE # 34/91  
 7500 CURTIS ST.  
 (R2 TO R2B)

