

TO : CITY MANAGER

2002 AUGUST 21

FROM : DIRECTOR PLANNING AND BUILDING
DIRECTOR ENGINEERING

SUBJECT : LOUGHEED MALL - LOADING BAYS ON THE WEST SIDE
9855 AUSTIN ROAD
PRELIMINARY PLAN APPROVAL #02-75

PURPOSE : To respond to a letter of complaint regarding noise from loading bays located on the west side of the Lougheed Mall at 9855 Austin Road.

RECOMMENDATION :

1. **THAT** a copy of this report be sent to Wendy Hankin, 1705 - 9595 Erickson Drive, Burnaby, B.C. V3J 7N9 and to the Lougheed Mall Property Manager, c/o Mr. Richard Armour, Vice President, 20 Vic Management Inc., #106-9855 Austin Road, Burnaby, B.C. V3J 1N4.

REPORT

1.0 BACKGROUND

On 2002 August 12, Council received correspondence regarding noise emanating from loading bays located on the west side of the Lougheed Mall at 9855 Austin Road. This is in response to Council's request for a report on the matter.

1.1 DISCUSSION

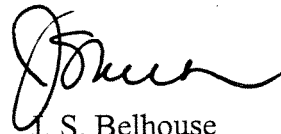
The subject lot is zoned C3 General Commercial District, and any development under this district is required to provide off street loading in accordance with Schedule IX of the Burnaby Zoning Bylaw. As is usual in large shopping centre developments, loading bays are typically located on the periphery of such developments. Also, loading facilities are not required to be enclosed as per Section 303.2 of the Burnaby Zoning Bylaw which outlines the conditions of use for the C3 district. Furthermore, noise buffers for loading bays are also not a requirement of the Burnaby Zoning Bylaw.

Lougheed Mall is a large commercial centre and the subject loading area is one of several such areas, servicing the complex. The mall is undergoing a major renovation including a new London Drugs and as a part of that a Preliminary Plan Approval application for additions to an existing west side loading dock was made on 2002 March 20 and approved on 2002 May 08. Construction of this

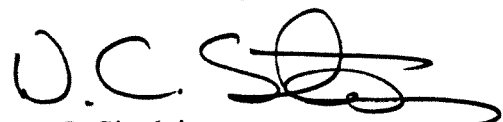
loading dock addition is not yet complete and the additional loading bays therefore not operational as yet. The addition meets all the requirements of the prevailing C3 zoning. As a part of the PPA process, a memo from Director Engineering, which was attached to the approved drawings, advised the owner regarding the requirement to comply with the Burnaby Noise or Sound Abatement Bylaw 1979, Amendment Bylaw No. 1, 1995 with respect to noise during construction and noise from the future use of the overall operation.

Appearing elsewhere in the Council agenda is another correspondence from Ms Wendy Hankin complaining about noise from the subject area specifically on 2002 August 13. Staff from the Environmental Services Division of the Engineering Department have spoken to the Lougheed Mall management, Walmart (tenants using the existing loading facilities) and PCL (contractors for the additional loading bays) regarding noise issues emanating from the subject site. The issue of noise impacts on the adjoining residents from the subject area is being monitored, and staff will continue to liaise with mall management and review alternate options to mitigate any excessive noise. At present, the City cannot restrict the hours of operation of this loading bay, or any other loading bays approved under the prevailing zoning, to 10 p.m. as suggested by Ms. Hankin.

This is for information of Council and it is recommended that a copy of this report be sent to Wendy Hankin and the Property Manager, Lougheed Mall.



J. S. Belhouse
Director Planning and Building



W.C. Sinclair
Director Engineering

VT/dbh

cc: Chief Building Inspector