



Aircraft and Land Use Noise

No.: DEVAPPS-05

Date: 2012-12-04

Revised: 2018-10-09

Purpose:

To inform developers and owners of City requirements concerning aircraft and land use noise.

Background:

The 2041 Official Community Plan (OCP) adopted by City Council on November 19, 2012 contains various objectives, policies and guidelines to minimize noise from:

- aircraft on residential and other aircraft noise sensitive uses (school; day care; hospital);
- the Canada Line on nearby residential uses;
- new industrial and commercial uses on any nearby residential uses; and
- new multiple family residential uses nearby industrial and commercial uses.

Requirements:

- Rezoning Applications and Development Permits for multiple family residential developments are required to:
 - register a Noise Indemnity Covenant on the title of each property or strata lot;
 - achieve CMHC interior noise standards and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standards for interior living spaces; and
 - complete an acoustical and thermal report to ensure that these noise mitigation standards are achieved and the City’s Noise Bylaw is complied withif they are:
 - within the Aircraft Noise Sensitive Development (ANSD) Policy Area¹;
 - within 100 m (328 ft.) of the Canada Line right of way²; and/or
 - within 30 m (98.4 ft.) of Commercial and Industrial sites.
- Rezoning Applications and Development Permits for mixed use developments are required to:
 - register a Noise Indemnity Covenant on the title of each property or strata lot that:
 - identifies the building as a mixed use building; and
 - requires the residential units to be designed to achieve CMHC interior noise standards and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standards for interior living spaces; and
 - complete a mechanical and acoustical report to ensure that these noise mitigation standards are achieved and the City’s Noise Bylaw is complied with.
- Rezoning Applications and Development Permits for commercial and industrial developments are required to:
 - mitigate unwanted noise and demonstrate that:
 - the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City’s Noise Bylaw; and
 - noise generated from rooftop HVAC units will comply with the City’s Noise Bylawif they are within 30 m (98.4 ft.) of any residential use.

See over →

¹ See attached excerpt map from 2041 OCP

² Avoid orienting new residential units directly adjacent to the Canada Line guide way or at the guide way elevation where possible.

- Building Permit Applications involving existing commercial and industrial buildings are required to:
 - demonstrate compliance with the City's Noise Bylaw if they involve:
 - rooftop HVAC units and other external renovations; or
 - a change of use or occupancy that may create more noise (e.g., restaurant, entertainment or liquor licence)
- if they are within 30 m (98.4 ft.) of any residential use.

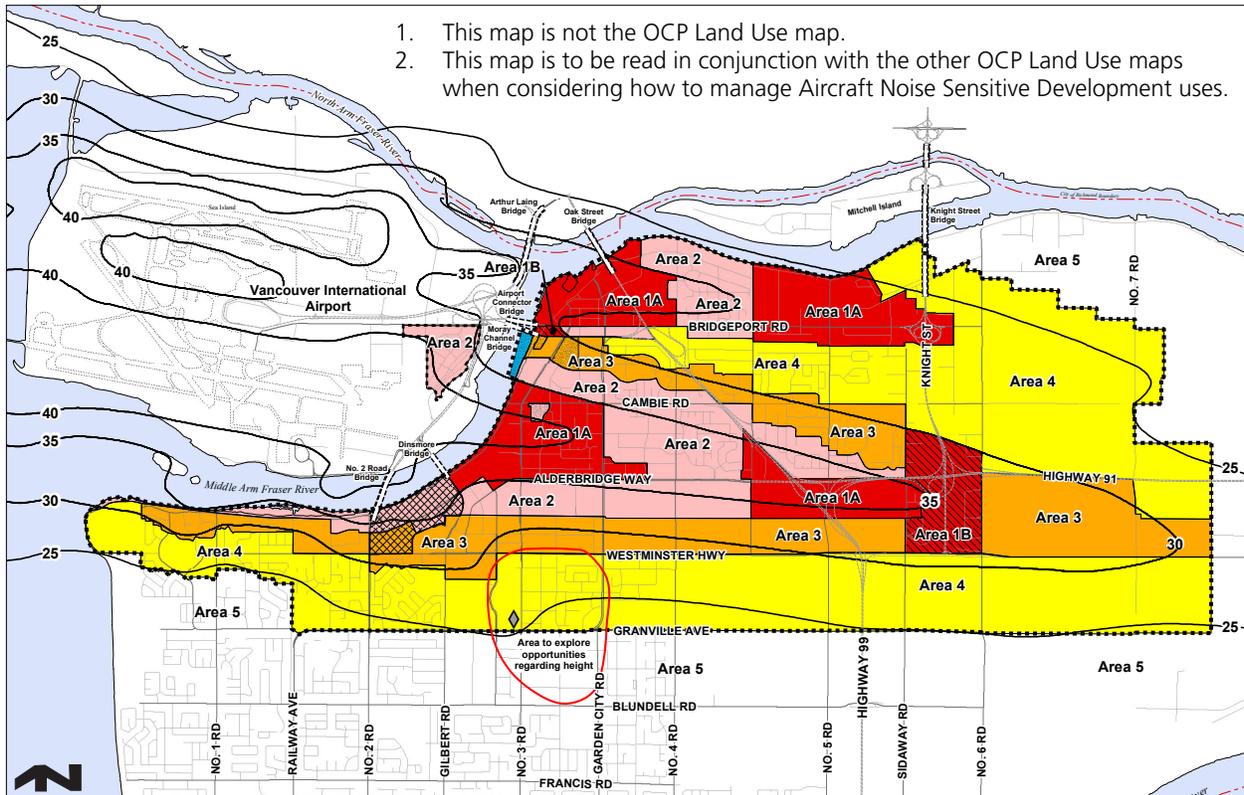
Please contact the following should you have any questions, comments or suggestions concerning this bulletin:

- Rezoning Applications and Development Permits: Development Applications Department at 604-276-4138 or 604-204-8653; and
- Building Permits: Building Approvals Department at 604-276-4356.

Aircraft Noise Sensitive Development Map

Bylaw 9121
2015/06/15

1. This map is not the OCP Land Use map.
2. This map is to be read in conjunction with the other OCP Land Use maps when considering how to manage Aircraft Noise Sensitive Development uses.



Aircraft Noise Sensitive Development (ANSD) Policy Areas (see Aircraft Noise Sensitive Development Policy Table)

No New Aircraft Noise Sensitive Land Uses:



AREA 1A

New Aircraft Noise Sensitive Land Use Prohibited



AREA 1B

New Residential Land Uses Prohibited

Areas where Aircraft Noise Sensitive Land Uses may be considered: subject to Aircraft Noise Mitigation Requirements



AREA 2

All Aircraft Noise Sensitive Land Uses (except new single family) may be considered (see Table for exceptions)



AREA 3

All Aircraft Noise Sensitive Land Use types may be considered



AREA 4

All Aircraft Noise Sensitive Land Use types may be considered

No Aircraft Noise Mitigation Requirements



AREA 5

All Aircraft Noise Sensitive Land Use types may be considered



Objective: Current rezoning may proceed prior to Area Plan updates, based on the formula:
- Residential use: Up to 2/3 of the buildable square feet (BSF);
- Non-residential use: The remaining BSF (e.g., 1/3)



Objective: To support the 2010 Olympic Speed Skating Oval:
- Residential use: Up to 2/3 of the buildable square feet (BSF);
- Non-residential use: The remaining BSF (e.g., 1/3)



On Fraser River Above 30 NEF Residential (e.g. house boats) may be considered



Area to explore opportunities regarding height. Potential would be subject to application process



2015 Noise Exposer Forecast (NEF) Contours



Extent of Aircraft Noise Insulation



City Hall