



Supplemental Report - Discretionary Use - 5826 Rochdale Boulevard - PL202000248

Date	August 4, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-47

RECOMMENDATION

That Regina Planning Commission:

Attach this supplemental report, including the additional noise assessment information prepared by FDI acoustics dated July 23, 2021 (Appendix A), to report RPC21-41 Discretionary Use – 5826 Rochdale Boulevard – PL202000248, as Appendix D, for City Council’s information.

ISSUE

Regina Planning Commission, at its July 7, 2021 meeting, considered report RPC21-41 Discretionary Use - 5826 Rochdale Boulevard - PL202000248 for a proposed Service Trade, Wash – Light (car wash) at 5826 Rochdale Boulevard. Before making its recommendation to City Council, Regina Planning Commission requested the following additional information for consideration of the proposed development:

1. Combine Table 7 and Table 8 in the Noise Impact Assessment prepared by FDI acoustics to create a new Table 9 that shows the cumulative sound levels of existing traffic combined with the proposed car wash development.
2. Add an additional noise contour map to the noise assessment showing the cumulative sound levels.

3. Revise the noise assessment to increase the analysis from one vehicle to seven vehicles idling while waiting to enter the automatic car wash to represent peak use.

The report was tabled to a future meeting of Regina Planning Commission to allow Administration to prepare a supplemental report that included the additional information.

IMPACTS

None with respect to this report.

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS

Interested parties, including residents of the residential condominium building to the north of the subject property, were informed that report RPC21-41 Discretionary Use - 5826 Rochdale Boulevard - PL202000248 would be considered for a second time, along with this supplemental information, at the August 4, 2021 meeting of Regina Planning Commission.

DISCUSSION

The applicant has revised the Noise Impact Assessment by FDI acoustics and attached as Appendix A to incorporate supplemental information requested by Regina Planning Commission. The cumulative effect of taking existing traffic along McCarthy Boulevard and Rochdale Boulevard combined with sound produced from the proposed car wash and increasing the number of vehicles idling from one to seven slightly increases the sound levels at or beyond the property lines of the car wash site by approximately 5 to 8 decibels (dB) or approximately 53 to a maximum of 62 dB will be experienced by the residential building to the north during the day. The resulting noise levels are still compliant with the acceptable thresholds for daytime and nighttime noise levels for mixed-use zones of 70 dB and 60 dB respectively in accordance with *The Noise Abatement Bylaw No. 6980*.

Based on the revised acoustic assessment information provided by the applicant and prepared by FDI acoustics at Regina Planning Commission's request, the Administration continues to support a recommendation of approval for this application.

DECISION HISTORY

Regina Planning Commission, at its July 7, 2021 meeting, requested additional noise analysis information before making a recommendation to City Council on report RPC21-41 Discretionary Use - 5826 Rochdale Boulevard - PL202000248.

Respectfully Submitted,

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Autumn Lawson, Director, Planning & Development Services

7/29/2021



Diana Hawryluk, Executive Director, City Planning & Community Dev.

7/29/2021

Prepared by: Michael Cotcher, Senior City Planner

ATTACHMENTS

Appendix A Supplemental Rpt