

PH 2 - 2. Zoning and Development By-law Amendments to Amp up the Arts Event License Policy to Support Arts & Culture in Vancouver - Oppose

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2023-10-18	09:22	201000913134	PH 2 - 2. Zoning and Development By-law Amendments to Amp up the Arts Event License Policy to Support Arts & Culture in Vancouver	Oppose	<p>I'm representing the Strata of [REDACTED] East 1st Ave.</p> <p>For the past few years, we've had 4 day-time outdoor events during the summer per year from the adjacent Red Truck property. During these events, the noise is so loud that it's not possible to even watch TV or have a baby sleep with windows closed. As of this summer, a neighboring property, The Vault Vancouver, has also used an event license to effectively create a nightclub without soundproofing as well as using massive sound systems for even more outdoor parties that cause the windows of our buildings to literally rattle. The license is also being used up to twice weekly for regular all night dance parties where the bass is audible through closed windows during the hot summer months. As a strata, we're OK with a few disruptive outdoor events in our area as long as the bylaws have been respected but this has not been the case. Personally, my wife and I have engaged a realtor and have started looking at places to move to in order to get away from the constant noise. We're tired of having to wait on hold on the VPD non-emergency line every weekend at 3am. We already put up with 24/7 construction of the Sky Train station which is adjacent to our building as well as multiple other builds of residential units on our streets which would also not appreciate the noise once completed.</p> <p>There is also a concern that the change in regulations will not just increase noise and decrease livability in residential adjacent areas but also encourage organized crime to operate stealth nightclubs with a lucrative market for un-regulated and potentially fentanyl adulterated and toxic "club drugs" such as MDMA and cocaine.</p> <p>The current state is already untenable.</p> <ul style="list-style-type: none"> o Venues in high density neighbourhoods such as East 1st are using these licenses for both indoor and outdoor events. o On East 1st, two venues that are adjacent to each other currently use these licenses with extremely loud outdoor events which means noise almost every weekend in the summer, sometimes both Saturday and Sunday 	James Andrews	[REDACTED]	Mount Pleasant	

o Noise always exceeds the allowed decibel level with the massive sound systems used.

o So called "unconventional spaces" are not properly soundproofed and pounding bass often continues until 5 am in the morning including up to 4am last weekend.

We're concerned that events with more than 250 attendees are going to involve even larger sound systems with bass adversely impacting adjacent high density residential areas.

There is no effective way to manage the noise if it exceeds regulations.

o In our neighbourhood, excessive noise has been ongoing since June and communications with the event space owner, VPD and Property Use Inspections have made no difference to date.

o The events are on weekends outside of Property Use Inspectors' regular hours and require expensive over-time to be scheduled for inspections

o Multiple inspectors must be available for safety reasons often late at night on weekends.

o Police have said that, as long as there is a permit, there is nothing they can do about noise complaints as they don't have equipment to properly measure the decibel levels.

o Once the permits have been granted, it is very difficult to have them revoked requiring expensive investigations and a legal process. From City of Vancouver: "the City must follow certain procedures and timelines to ensure a fair process and allow for evidence gathering. That process involves routine observation, followed by the issuing of letters and orders relating to any bylaw violations, more routine observation to determine whether a party has complied with such letters or not, and may ultimately result in charges being laid through the Bylaw Prosecutor's office or "Show Cause Hearings" held before Council."

Thanks for your attention,

James Andrews
Canvas Strata Council Member