

File No.: 2026-098

April 21, 2026

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of January 28, 2026 under the *Freedom of Information and Protection of Privacy Act* for:

**In relation to the disclosure of FOI 2025-451, specifically page 498 of 642, which contains an email dated June 18, 2025 (1:22 PM) referencing an acoustic study related to the Telus infrastructure / CO space at 2212 West 10th Avenue, record of:**

- 1. The acoustic study referenced in that email (including any appendices or attachments); and**
  - 2. Any related internal communications or reviews concerning that study.**
- Date Range: June 1, 2025 to September 30, 2025.**

All responsive records are attached\*. Some information in the records has been severed (blacked out) under s.15(1) and s.22(1) of the Act. You can read or download these sections here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00).

\*Please note, no responsive records specific to point two of your request were located.

Under Part 5 of the Act, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipbc.bc.ca](mailto:info@oipbc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2026-098); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Kevin Tuerlings, FOI Case Manager, for

*[Signed by Kevin Tuerlings]*

**Siân Madsen, MA, MAS**  
**Acting Director, Access to Information & Privacy**

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response package)

:pm

August 21, 2025

File: 4160-25A-R0

Straiton Engineering Ltd.  
33386 South Fraser Way #203  
Abbotsford, BC V2T 6L5

Attention: Mike Dixon

Dear Mike:

**Re: TELUS Regent Central Office, Vancouver  
Exterior Noise Assessment of Mechanical Equipment**

As requested, BKL Consultants Ltd. (BKL) has conducted an exterior noise assessment for the proposed Telus Regent Central Office (CO) redevelopment project located at 2212 West 10th Avenue, Vancouver. For this study we:

- Performed baseline noise measurements at the Telus Regent location to measure existing noise environment;
- Discussed suitable noise criteria for outdoor noise levels received at nearby properties, based on the requirements of the City of Vancouver Noise Bylaw 6555 (the Bylaw);
- Predicted noise levels of the new rooftop mechanical equipment, and emergency generator at the nearby receivers;
- Compared predicted noise levels to the noise criteria; and,
- Discussed noise mitigation options to reduce noise emissions to meet the criteria.

Our analysis is based on partial drawings and sound data provided by Straiton Engineering and DYS Architecture. The architectural pages were part of the "Issued for Pricing" set dated 2024-11-07, and the mechanical drawings were part of an untitled coordination set dated 2025-06-20.

Our findings and recommendations for outdoor noise control are outlined in the sections below.

## **Project Description**

The current TELUS CO building at the project site is being demolished, and a new CO and a 25-storey residential building will be built. Based on our discussions with Straiton Engineering, only the continuously operating rooftop chiller units, and rooftop generator, are considered as a significant source of noise. We have inquired about other interior sources of noise to incorporate into our model, such as computer room air handling units (CRAH), and other fans/HVAC equipment, but we understand that they are not the primary concern to the client or mechanical consulting team.

## Baseline Noise Measurement

### Methodology

BKL conducted a 24-hour continuous noise measurement at the site on May 27, 2025. The microphone was located on the roof of the existing building at 2212 West 10th Avenue at 15 metres above the ground and 120 metres from the centreline of W Broadway as shown in Figure 1. This location was selected because it is representative the existing noise environment of the future adjacent residential tower and nearby properties. The weather during the measurements was characterized by dry conditions and clear skies, and temperatures ranging from 11 to 19 °C.

The sound level meter (SLM) used was a 01dB DUO class 1 SLM. For the measurement period, the SLM was mounted on a tripod at a height of 1.7 metres above the roof. The SLM was field calibrated before and after the measurement period using a B&K Type 4230 calibrator.



Figure 1: Measurement Position

The measurement results are summarized in Table 1 and the 24-hour time history is appended to the end of this report.

Table 1: Baseline Noise Measurement Results

| Date       | Start Time | Duration | Leq24h* | Ld**   | Ln***  |
|------------|------------|----------|---------|--------|--------|
| 2025-05-27 | 13:30:00   | 24:00:00 | 54 dBA  | 55 dBA | 50 dBA |

\* Leq24h is the equivalent 24-hour noise level

\* Ld is the equivalent daytime noise level, between 7 AM – 10 PM

\*\* Ln is the equivalent nighttime noise level, between 10 PM – 7 AM

### Noise Criteria

The criteria discussed below will be used to form the basis of our assessment.

## City of Vancouver Noise Regulation Bylaw 6555

The Bylaw criteria provide sound level limits depending on the zoning and land use of the source location (where the sound is generated), and the receiving location (where the sound is heard).

The Bylaw states the following for general noise:

2.2. In an intermediate zone, a person must not make, cause or permit to be made or caused, continuous sound, the sound level of which:

(a) during the daytime<sup>1</sup>:

(i) exceeds a rating of 60 dBA on an approved sound meter when received at a point of reception within a quiet zone, or

(ii) exceeds a rating of 70 dBA on an approved sound meter when received at a point of reception within an intermediate zone, an activity zone or an event zone; or

(b) during the nighttime<sup>2</sup>:

(i) exceeds a rating of 50 dBA on an approved sound meter when received at a point of reception within a quiet zone, or

(ii) exceeds a rating of 65 dBA on an approved sound meter when received at a point of reception within an intermediate zone, an activity zone or an event zone.

The Bylaw states the following for emergency generator noise:

4.1 Sections 2.1, 2.2, 2.3, 2.4 and 3.1(j) of this by-law do not apply to noise or sound made:

(c) as a consequence of the lawful testing of an emergency generator provided that it is not operated more than once a month during the daytime, and for a maximum of 60 minutes, plus once a year for a maximum of 180 minutes, and its continuous sound level does not exceed a rating of 80 dBA on an approved sound meter when measured at the point of reception or at least 6.1 m from its source, whichever is the greater.

...

4.3 Despite any other provision of this by-law, a person may make, cause or permit to be made or caused, a noise or sound that exceeds the sound levels set out in this by-law where such noise or sound:

<sup>1</sup> Daytime is defined as 7 am to 10 pm on weekdays and Saturdays and 10 am to 10 pm on Sundays or holidays

<sup>2</sup> Nighttime is defined as any time outside of "daytime"

(c) is made when performing works of an emergency nature for the preservation or protection of property, life or health, including sound made by any equipment or vehicles used for that purpose;

**As per the Bylaw, the Point of Reception is defined as**

(a) a point in a lane or street, adjacent to but outside of the property occupied by the recipient of the noise or sound, that represents the shortest distance between that property and the source of the noise;

(b) where no lane, street, or other public property exists between the recipient and the source, any point outside the property line of the real property from which the noise or sound emanates,

and in any case at least 1.2 m above the surface of the ground.

**Continuous sound is defined as**

any sound occurring for a duration of more than three minutes, or occurring continually, sporadically or erratically but totalling more than three minutes in any 15-minute period of time.

Per the City of Vancouver (CoV) Zoning Map, the project site is designated C-7 (Intermediate). The project site and surrounding properties are as shown in Figure 2.

Table 2 lists the nearest receivers, and the applicable noise limit based on our interpretation of the Bylaw and the property use.

*Table 2: Nearest Receiver Addresses, Zoning, and Applicable Noise Limits*

| ID           | Address            | CoV Zoning Designation | Noise Bylaw Classification | Nighttime Noise Limit (dBA) |
|--------------|--------------------|------------------------|----------------------------|-----------------------------|
| Project Site | 2212 W 10th Ave    | C-7                    | Intermediate               | -                           |
| R1           | 2212 W 10th Ave    | C-7                    | Intermediate               | 65                          |
| R2           | 2699 Yew St        | CD-1 (341)             | Quiet                      | 50                          |
| R3           | 2288 Marstrand Ave | CD-1 (341)             | Quiet                      | 50                          |
| R4           | 2257 Marstrand Ave | CD-1 (341)             | Quiet                      | 50                          |
| R5           | 2260 10th Avenue   | CD-1 (341)             | Quiet                      | 50                          |
| R6           | 2255 W 10th Ave    | C-7                    | Intermediate               | 65                          |
| R7           | 2215 W 10th Ave    | C-7                    | Intermediate               | 65                          |
| R8           | 2181 W 10th Ave    | C-7                    | Intermediate               | 65                          |
| R9           | 2628 Yew St        | CD-1 (380)             | Quiet                      | 50                          |
| R10          | 2205 W 11th Ave    | R1-1                   | Quiet                      | 50                          |

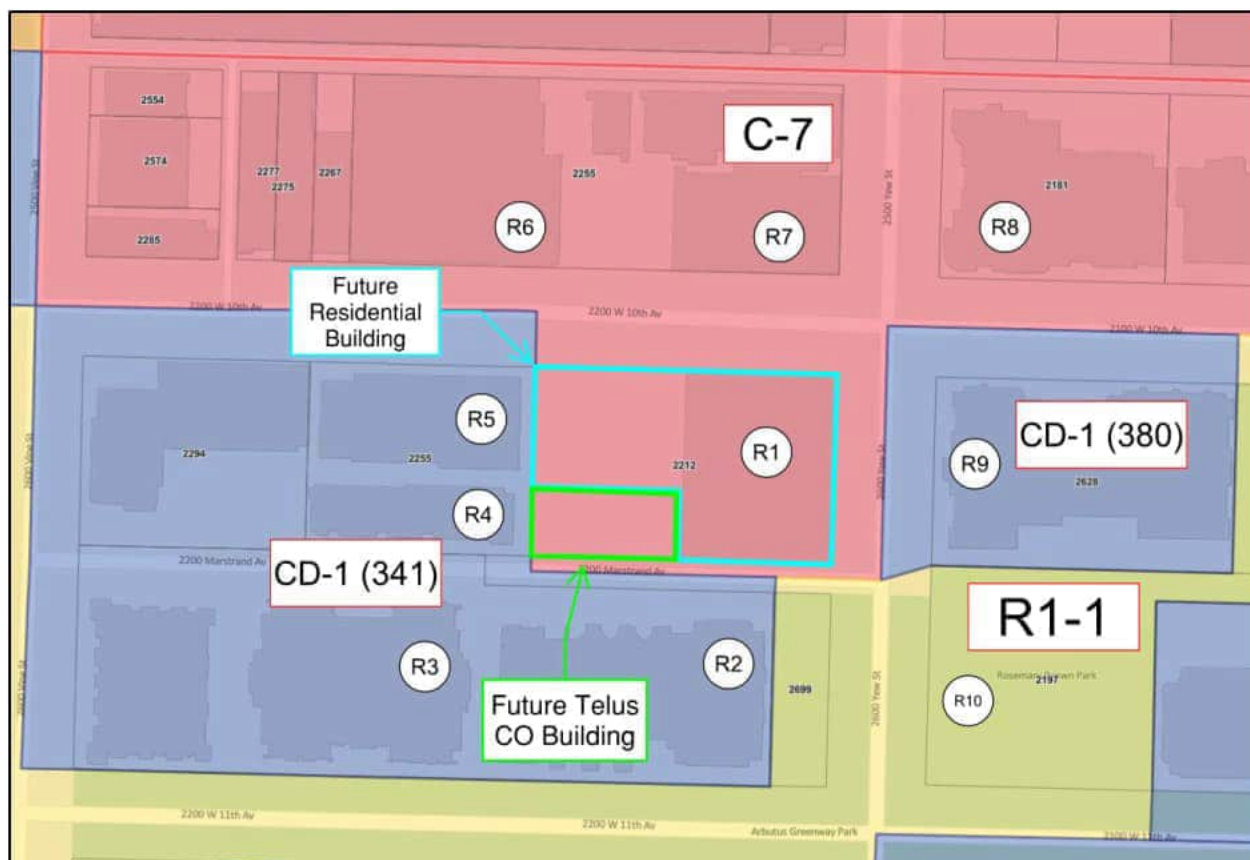


Figure 2: Project Site and Surrounding Area Zoning Designations

### Noise at Future Telus Residential Development (R1)

The future adjacent residential development may not be subject to the Bylaw since the CO and the future residential development may be within the same property. We understand from communications with the project team that both the CO building and adjacent residential tower will remain under the “Intermediate” zoning classification. On that basis, the applicable nighttime bylaw limit is 65 dBA.

Guidance such as Canada Mortgage and Housing Corporation (CMHC) and World Health Organization (WHO) recommends that exterior noise levels within outdoor amenity and recreation spaces (including residential balconies) do not exceed 50 dBA, with an upper limit of 55 dBA.

Based on the recorded equivalent nighttime sound level of 50 dBA, discussions with the design team, and our prior project experience, it is desired to control mechanical noise emissions to not exceed the limit of 50 dBA at the future development assuming that the CO mechanical equipment operates concurrently at any time.

### Noise Predictions

Predictive noise calculations have been conducted using the 3-D outdoor sound propagation software Cadna/A to determine the noise level at the worst-case points of reception due to the proposed

mechanical equipment and emergency generator operation. We have developed two separate noise models; the first noise model includes only the major noise generating mechanical equipment on the roof of the new CO building operating simultaneously, and the second noise model includes only the rooftop generator testing.

The sound data used in our noise model, shown in Table 3, was provided by Straiton Engineering.

Table 3: Provided Sound Data (dB)

| Unit                                                                         | Octave Band Centre Frequency (Hz) |     |     |     |      |      |      |      | Overall dBA |
|------------------------------------------------------------------------------|-----------------------------------|-----|-----|-----|------|------|------|------|-------------|
|                                                                              | 63                                | 125 | 250 | 500 | 1000 | 2000 | 4000 | 8000 |             |
| Trane AMC 30 Ton Chiller*<br>1 Module<br>Low Noise Fans and Compressor Wraps | 72                                | 71  | 66  | 67  | 64   | 63   | 58   | 53   | 70          |
| Assumed Generator Profile                                                    | 110                               | 109 | 102 | 99  | 98   | 98   | 95   | 90   | 104         |

\* Sound pressure data captured at 3 ft from source

We understand from communications with Straiton Engineering that the intended rooftop chiller layout will include a total of 7 chiller modules, with only 6 operating concurrently. The chiller layout is shown below in Figure 3.

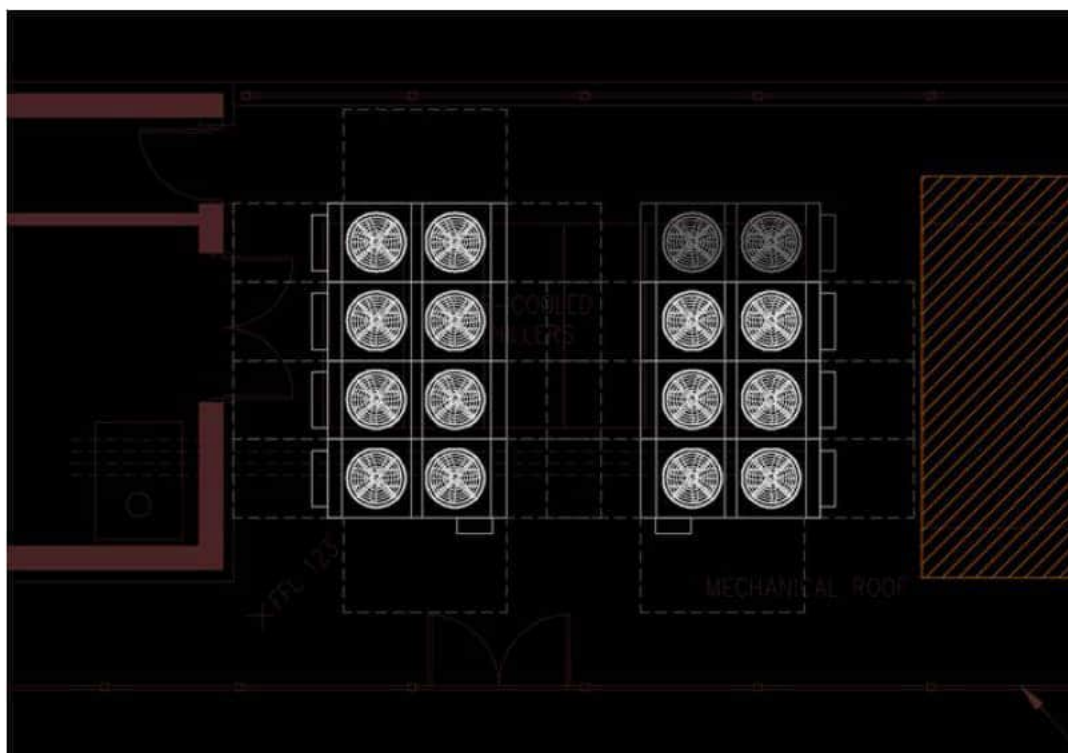


Figure 3: Rooftop Chiller Layout

No sound power data was provided for the rooftop generator. We understand that the intent is to use a custom noise enclosure rated to 65 dBA at 7 metres in all directions, and as such we have

assumed a typical generator noise spectrum for our model, calibrated to the proposed enclosure rating. Should the actual generator and enclosure noise level differ greatly, additional analysis should be conducted.

### Mechanical Equipment Only

Predictive noise modeling results for the proposed mechanical equipment, with no mitigating barrier, are included in Table 4.

*Table 4: Predicted Noise Levels at Nearest Receivers – Mechanical Equipment Only*

| Receiver | Applicable Bylaw Criterion (dBA) |                      | Predicted Noise Level (dBA) |
|----------|----------------------------------|----------------------|-----------------------------|
|          | Daytime                          | Nighttime            |                             |
| R1       | 70                               | 65 (50) <sup>3</sup> | 57                          |
| R2       | 60                               | 50                   | 51                          |
| R3       | 60                               | 50                   | 45                          |
| R4       | 60                               | 50                   | 45                          |
| R5       | 60                               | 50                   | 50                          |
| R6       | 70                               | 65                   | 35                          |
| R7       | 70                               | 65                   | 36                          |
| R8       | 70                               | 65                   | 28                          |
| R9       | 60                               | 50                   | 37                          |
| R10      | 60                               | 50                   | 36                          |

<sup>3</sup> The applicable bylaw nighttime limit is 65 dBA, but as described above, we intend to design to a limit of 50 dBA



Figure 4: Predicted Future Noise Levels – Mechanical Equipment Only

## Emergency Generator Testing

Predictive noise modeling results for the emergency generator testing are included in Table 5. The generator height was assumed to be 3.2 metres above the roof.

We understand from discussions with the client team that there is a desire to conduct generator testing during nighttime hours. Accordingly, we have restated the nighttime testing limits alongside the daytime generator exemption in Table 5 below.

*Table 5: Predicted Noise Levels at Nearest Receivers – Generator Only*

| Receiver | Applicable Bylaw Criterion (dBA) |                      | Predicted Noise Level (dBA) |                   |
|----------|----------------------------------|----------------------|-----------------------------|-------------------|
|          | Daytime Testing                  | Nighttime Testing    | Daytime Testing             | Nighttime Testing |
| R1       | 80                               | 65 (50) <sup>4</sup> | 69                          | 69                |
| R2       |                                  | 50                   | 62                          | 62                |
| R3       |                                  | 50                   | 56                          | 56                |
| R4       |                                  | 50                   | 56                          | 56                |
| R5       |                                  | 50                   | 60                          | 60                |
| R6       |                                  | 65                   | 43                          | 43                |
| R7       |                                  | 65                   | 45                          | 41                |
| R8       |                                  | 65                   | 44                          | 44                |
| R9       |                                  | 50                   | 47                          | 47                |
| R10      |                                  | 50                   | 49                          | 49                |

<sup>4</sup> The applicable nighttime limit is 65 dBA, but as described above, we intend to design to a limit of 50 dBA



Figure 5: Predicted Future Noise Levels – Generator Only

## Noise Mitigation

### Chillers

We note that architectural drawing package includes the provision of a visual screening and acoustic rooftop barrier, shown in Figure 6 below.

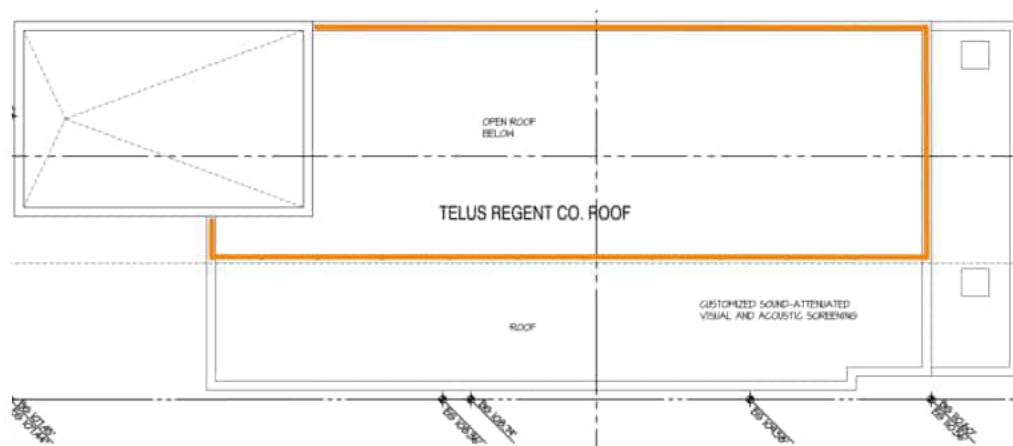


Figure 6: Position of Rooftop Screening (in orange)

Assuming the barrier is noise-absorptive on the equipment facing side, and extends to at least 1 metre above the tallest rooftop equipment (i.e., 3.27 metres for the chiller units, or 1 metre above the final height of the rooftop generator, whichever is greater), the predicted noise levels are presented in Table 4.

Typically, noise barriers are formed of aluminum or steel posts, panels, and cap rail. Alternative materials such as acrylic, wood or transparent panels formed of plastic polymers would be acceptable provided the panels have a minimum surface weight of 10 kg/m<sup>2</sup>. Panels should be connected to the structure without any gaps. It should be ensured that airtight joints are formed to all locations, including joints between the panels and the cap rail and also between the planks and the vertical posts to mitigate any sound leakage. Panel and framing widths vary by manufacturer and should be considered as part of a more detailed design.

*Table 6: Predicted Noise Levels at Sensitive Receivers – Mechanical Equipment Only - Rooftop Barrier*

| Receiver | Applicable Bylaw Criterion (dBA) |                      | Predicted Noise Level (dBA) |
|----------|----------------------------------|----------------------|-----------------------------|
|          | Daytime                          | Nighttime            |                             |
| R1       | 70                               | 65 (50) <sup>5</sup> | 54                          |
| R2       | 60                               | 50                   | 49                          |
| R3       | 60                               | 50                   | 38                          |
| R4       | 60                               | 50                   | 38                          |
| R5       | 60                               | 50                   | 50                          |
| R6       | 70                               | 65                   | 33                          |
| R7       | 70                               | 65                   | 35                          |
| R8       | 70                               | 65                   | 27                          |
| R9       | 60                               | 50                   | 31                          |
| R10      | 60                               | 50                   | 30                          |

Increasing the height of the rooftop barrier will not be sufficient to adequately control the noise experienced at R1, as it would likely be impractical to achieve a barrier height tall enough to break the “acoustic line of sight” between the CO rooftop and the overlooking residences. In order to reach the desired level of 50 dBA at receiver R1, we recommend provision of a vertical silencer arrangement, chiller stack, or pergolas (an example image can be seen in Figure 7) with minimum insertion loss (IL) values as shown in Table 7.

<sup>5</sup> The applicable nighttime limit is 65 dBA, but as described above, we intend to design to a limit of 50 dBA



Figure 7: Example installation of a chiller stack on site<sup>6</sup>

Table 7: Recommended Insertion Loss for Silencer

| Minimum Silencer Insertion Loss (dB) per Octave Band |     |     |     |      |      |      |      |
|------------------------------------------------------|-----|-----|-----|------|------|------|------|
| 63                                                   | 125 | 250 | 500 | 1000 | 2000 | 4000 | 8000 |
| 1                                                    | 2   | 2   | 5   | 7    | 7    | 8    | -    |

The combination of an absorptive noise barrier and chiller silencer results in predicted levels shown in Table 8.

Table 8: Predicted Level - Mechanical Only - Barrier and Silencer

| Receiver | Applicable Bylaw Criterion (dBA) |                      | Predicted Noise Level (dBA) |
|----------|----------------------------------|----------------------|-----------------------------|
|          | Daytime                          | Nighttime            |                             |
| R1       | 70                               | 65 (50) <sup>7</sup> | 48                          |
| R2       | 60                               | 50                   | 43                          |
| R3       | 60                               | 50                   | 33                          |
| R4       | 60                               | 50                   | 34                          |
| R5       | 60                               | 50                   | 44                          |
| R6       | 70                               | 65                   | 28                          |
| R7       | 70                               | 65                   | 30                          |
| R8       | 70                               | 65                   | 22                          |
| R9       | 60                               | 50                   | 26                          |
| R10      | 60                               | 50                   | 25                          |

<sup>6</sup> Kinetics Noise Control, image of NOISEBLOCK™ Chiller Stack on product page, accessed August 19, 2025

<sup>7</sup> The applicable nighttime limit is 65 dBA, but as described above, we intend to design to a limit of 50 dBA

For selection of an appropriate chiller silencer or pergolas, we recommend reaching out to one of the below suppliers.

| Company              | Contact Name   | Contact Email            |
|----------------------|----------------|--------------------------|
| Merlin Noise Control | Taylor Smyth   | tsmyth@merlinis.ca       |
| Vibra-Sonic Control  | Danielle Macey | danielle@vibra-sonic.com |

## Emergency Generator

To minimize the likelihood of complaints from neighbouring tenants, BKL recommends conducting generator testing during the daytime in accordance with the provisions outlined in the Bylaw. This also eliminates the need for any additional mitigation.

Due to the close proximity of the new residential building and the height of the tower overlooking the CO building, a rooftop barrier would not be effective for mitigating generator noise. If the client team wishes to pursue nighttime testing, more intensive mitigation measures will need to be considered. This will likely involve incorporating a penthouse to house the generator with all air inlet and outlet paths strategically located and treated with silencers to achieve the target noise level of 50 dBA.

## Conclusion

This concludes our noise assessment for the Telus Regent location. We trust this is of assistance. Please note that the recommendations contained herein address exterior noise control only. Other requirements should be examined for compatibility with our recommendations. Please do not hesitate to contact us to discuss further as required.

Sincerely,

**BKL Consultants Ltd.**

per:

s.15(1), s.22(1)

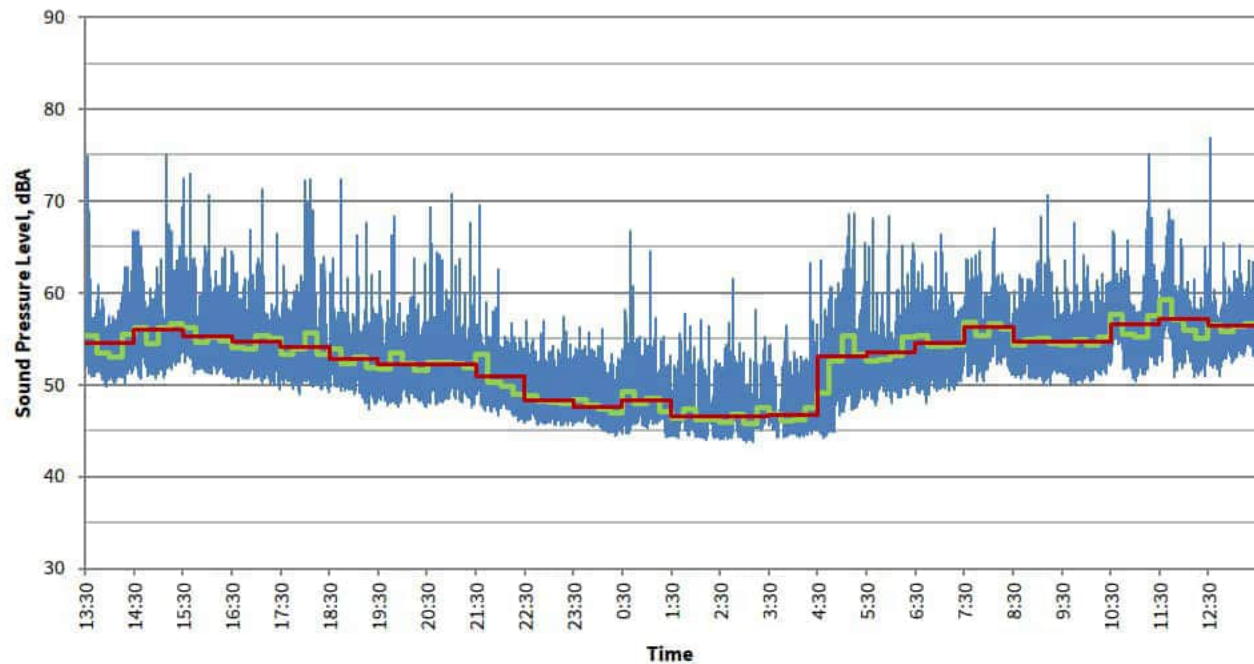
Liam Reitsma, EIT  
Acoustical Consultant  
[reitsma@bkl.ca](mailto:reitsma@bkl.ca)

### Enclosures:

Telus Regent - 24-Hour Noise Measurement Time History

## Telus Regent - 24-Hour Noise Measurement Time History

The graph below shows the measured, and calculated time histories beginning on May 27, 2025.



Hourly Interval Report starting at May 27, 2025  
All Sound Pressure Levels presented in dBA

— 1 second measured *Leq*  
— 15 minute calculated *Leq*  
— 1 hour calculated *Leq*

| Date   | Time     | Duration | <i>Leq</i> | <i>Lmax</i> | <i>Lmin</i> | <i>L1</i> | <i>L5</i> | <i>L10</i> | <i>L50</i> | <i>L90</i> | <i>L99</i> |
|--------|----------|----------|------------|-------------|-------------|-----------|-----------|------------|------------|------------|------------|
| Total  | -        | 24:00:00 | 54         | 77          | 44          | 61        | 58        | 57         | 52         | 46         | 45         |
| May 27 | 13:30:00 | 01:00:00 | 54         | 75          | 50          | 61        | 57        | 56         | 53         | 52         | 51         |
| May 27 | 14:30:00 | 01:00:00 | 56         | 75          | 51          | 63        | 59        | 58         | 55         | 52         | 51         |
| May 27 | 15:30:00 | 01:00:00 | 55         | 73          | 51          | 62        | 58        | 57         | 54         | 52         | 52         |
| May 27 | 16:30:00 | 01:00:00 | 55         | 71          | 50          | 63        | 58        | 56         | 53         | 51         | 50         |
| May 27 | 17:30:00 | 01:00:00 | 54         | 72          | 49          | 62        | 58        | 56         | 53         | 51         | 50         |
| May 27 | 18:30:00 | 01:00:00 | 53         | 72          | 47          | 60        | 56        | 54         | 52         | 50         | 48         |
| May 27 | 19:30:00 | 01:00:00 | 52         | 68          | 48          | 59        | 55        | 54         | 51         | 49         | 48         |
| May 27 | 20:30:00 | 01:00:00 | 52         | 71          | 48          | 60        | 55        | 54         | 51         | 49         | 48         |
| May 27 | 21:30:00 | 01:00:00 | 51         | 70          | 46          | 59        | 54        | 52         | 49         | 48         | 47         |
| May 27 | 22:30:00 | 01:00:00 | 48         | 57          | 46          | 53        | 51        | 50         | 48         | 46         | 46         |
| May 27 | 23:30:00 | 01:00:00 | 48         | 56          | 45          | 53        | 51        | 49         | 47         | 46         | 45         |
| May 28 | 0:30:00  | 01:00:00 | 48         | 67          | 44          | 55        | 51        | 50         | 47         | 46         | 45         |
| May 28 | 1:30:00  | 01:00:00 | 47         | 58          | 44          | 52        | 49        | 48         | 46         | 45         | 44         |
| May 28 | 2:30:00  | 01:00:00 | 47         | 62          | 44          | 52        | 49        | 48         | 46         | 45         | 44         |
| May 28 | 3:30:00  | 01:00:00 | 47         | 63          | 44          | 52        | 49        | 48         | 46         | 45         | 45         |
| May 28 | 4:30:00  | 01:00:00 | 53         | 69          | 44          | 61        | 58        | 56         | 51         | 46         | 45         |
| May 28 | 5:30:00  | 01:00:00 | 54         | 68          | 48          | 60        | 58        | 56         | 52         | 50         | 49         |
| May 28 | 6:30:00  | 01:00:00 | 55         | 66          | 48          | 60        | 58        | 57         | 54         | 51         | 50         |
| May 28 | 7:30:00  | 01:00:00 | 56         | 67          | 50          | 62        | 60        | 58         | 56         | 53         | 52         |
| May 28 | 8:30:00  | 01:00:00 | 55         | 71          | 50          | 60        | 58        | 57         | 54         | 52         | 51         |
| May 28 | 9:30:00  | 01:00:00 | 55         | 68          | 50          | 60        | 58        | 57         | 54         | 52         | 51         |
| May 28 | 10:30:00 | 01:00:00 | 57         | 75          | 50          | 63        | 60        | 59         | 56         | 53         | 52         |
| May 28 | 11:30:00 | 01:00:00 | 57         | 69          | 51          | 65        | 61        | 60         | 56         | 53         | 52         |
| May 28 | 12:30:00 | 01:00:00 | 56         | 77          | 51          | 61        | 59        | 58         | 56         | 54         | 52         |