



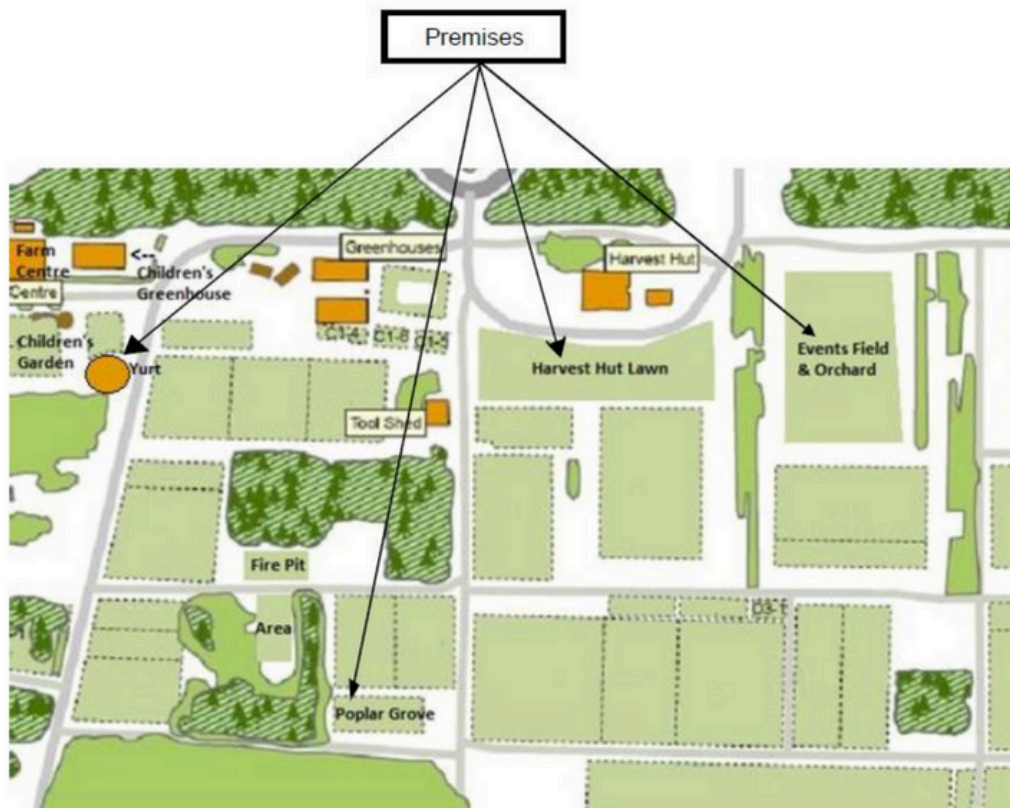
# UBC FARM

Centre for Sustainable Food Systems

## UBC Farm Outdoor Noise Management Plan

### Introduction

The UBC Farm is a 24-hectare organic vegetable farm on UBC's South Campus, which also hosts educational programming, research, and outdoor events. The Farm's outdoor event spaces include the Events Field, Poplar Grove, and Yurt, detailed on the map below. Being on land designated by UBC as "Green Academic," the UBC Farm is not subject to the University Neighbourhood Association (UNA) noise bylaw.



*The above map highlights the premises relevant to this guide.*

Being on land designated by UBC as “Green Academic,” the UBC Farm is not subject to the University Neighbourhood Association (UNA) noise bylaw. This guide provides directions for managing sound from outdoor events at the Farm and for minimizing the effect of outdoor sound on neighbours. Its recommendations are based on best practices as designated by BKL Consultants.

The purpose of this document is to provide guidelines for the UBC Farm and event hosts using the UBC Farm site to minimize noise impacts on the residential community. It also intends to improve communication and transparency about outdoor events at the Farm for Farm users and neighbours.

This guide was developed in Winter-Spring 2024 by the UBC Farm and will be reviewed from time to time and updated, as necessary.

## **Context**

Events at the UBC Farm: In addition to being a teaching and research site, the UBC Farm is a community program space and offers rentable areas to hold events put on by a variety of users. These events include student society gatherings, weddings, retreats, food and drink festivals, and fundraisers. Rental fees from events provide important revenue to support UBC Farm operations and programming.

Residents: The adjacent Wesbrook Place Neighbourhood continues to develop and grow in accordance with the [Wesbrook Neighbourhood Plan](#), resulting in many new residential units, some of them built directly adjacent to the Farm. The closest residences to the Farm are Georgia Point, Oakwood, and the Residences at Nobel Park, all located adjacent to the Farm on the Southwest side of Ross Drive. The Georgia Point building is fourteen stories of recently constructed UBC rental housing. Oakwood consists of three-story UBC rental townhomes, The Residences at Nobel Park are two-story market lease-hold condominiums. On the other side of Ross Drive, additional market condominiums and other adjacent parcels under development are in close proximity to the Farm.

Although the Wesbrook Place Neighbourhood is subject to the UNA Noise Bylaw, the same bylaws do not apply to the UBC Farm given that the Farm is located outside of the neighbourhood boundary and situated on Academic land. The plan

outlined in this document considers the noise impacts of events and activities at the Farm on the adjacent residential community and seeks to develop event management guidelines that align with the UNA noise bylaws and mitigate noise impacts.

Noise Concerns: The Covid-19 pandemic put a temporary halt to events at the Farm during the time that many of these new residences were built. As weekly markets and outdoor events slowly return to the Farm schedule, the level of noise from the Farm is returning to pre-2020 levels. This guide is the outcome of discussion between the UBC Farm and Campus + Community Planning in an effort to address, manage, and mitigate this noise and its effects on adjacent new neighbours.

To pro-actively address concerns and follow “best practices” in terms of noise mitigation, UBC Farm and Campus + Community Planning engaged a third-party external consultant BKL Consultants, to conduct an outdoor sound audit in the fall of 2023 and offer recommendations to the UBC Farm. The following guidelines are based on BKL Consultant recommendations.

## Outdoor Sound Level Guidelines

**Table 1. Sound Guidelines at the Farm, from BKL Consultants**

Time period	Applicable for	Noise Level at Receptor	Context of Criteria
Daytime	Typical Activities	57 dBA/67dBC	Daytime (7am to 10pm)
	During Significant Event	65 dBA	Daytime (7am to 10pm)
Nighttime	Sunday to Thursday	50 dBA /60 dBC	Nighttime (10pm-1am)
	Friday and Saturday	55 dBA/ 65 dBC	Nighttime (10pm-1am)
	After 1am	No audible music <sup>1</sup>	Between 1am and 7am

Note: dBA and dBC are measurement units for sound levels, where dB=decibels; dBA=A-weighting scale, the most widely used sound measuring scale; and dBC=Cweighting scale, a sound scale commonly used for low frequency content (e.g. bass levels).

**\*The UBC Farm’s hours do not extend beyond 9 pm.**

**\*Significant Events are events with more than 150 attendees. Regardless of the event size the same noise limits will apply.**

## **UBC Farm Event Planning Principles**

The following planning principles summarize the overall approach for hosting events on UBC Campus. (See UBC Policy 107, Booking and Rental of UBC Space for additional guidance):

1. Support and encourage the UBC community to hold academic and community events in the public realm on campus.
2. Minimize noise impacts on university activities (i.e. classes, operations, faculty, administration, and students) and residents while maintaining a desired experience by those attending events.
3. Ensure the safety of event participants and the campus community.

All users who rent the UBC Farm premises to host events must sign a License Agreement that acknowledges they will abide by the UBC Farm's Venue and Booking Guidelines. The Guidelines state:

- a. All events using amplified sound must ensure decibel levels do not exceed the sound guidelines (see Table 1).
- b. All events using amplified sound must finish by 9pm. This will be enforced by onsite contact or Campus Security.
- c. Failure to vacate the site by the agreed-upon lock-up time will result in a \$500 charge.
- d. Excessively loud noise and/or music during the event and/or if the event organizer does not comply when asked to reduce volume by either Farm staff or Campus Security (in recognition of noise impacts to the adjacent residential community) will result in a \$500 charge per event.
- e. All music and/or noise during events will be monitored. Staff member will take sound measurements at regular intervals throughout the event using an iPhone decibel reader from the Southeast facade of 3483 Ross Drive and from outside the Farm gates. Staff may ask that the volume be turned down - noncompliance will result in a fine (see "Payment Terms") and Campus Security may be called.
- f. In the case of ongoing non-compliance, the event may be shut down by Campus Security or Farm staff.

**The agreed-upon end time must be no later than 9pm. The UBC Farm reserves the right to shut down events in case of noncompliance. All amplified sound must stop by 9pm.**

## **Event Tear Down**

Event tear down is not permitted after 10pm. Excessive noise associated with tear down is not permitted after 9pm. This includes music (e.g. from phones, Bluetooth speakers, or car stereo systems), vehicles entering/ exiting the site, the movement of equipment, tenting, etc., talking/ shouting during tear down, etc.

The UBC Farm reserves the right to stop tear down in case of noncompliance. Organizers will be required to return the following day for tear-down and may be subject to further rental fees depending on amount of tear-down time required.

## **Event Management Practices**

The following practices summarize the specific recommended actions to be taken by the Farm and Farm site users to minimize the impact of noise on neighbours.

### **1. Advance Notification**

- The Farm will take care to notify the University Neighbourhoods Association (UNA) via email when events with amplified sound are scheduled, with a minimum of two weeks advance-notice. Significant events as defined by UBC (those with more than 150 attendees) with amplified sound and/or traffic considerations will be sent to the UNA for feedback before confirming.

### **2. Sound Equipment Setup**

- All amplified sound equipment that may produce the decibel levels outlined in Table 1 above must be set up with speakers facing away from residential buildings.
- Farm staff on site will work with event hosts and audio technicians during sound checks. Farm staff will go to reception points (Southeast facade of 3483 Ross Drive and from outside the Farm gates) at regular intervals during the sound check and measure DBA levels based on maximum limits in accordance with this event management protocol.

- Farm staff will ensure that sound checks start with low noise levels that can be raised from low to high, rather than starting with high or excessively high noise. Speaking levels must also be set so as to not exceed decibel levels.

### **3. Event Staffing**

- The Farm will ensure that a member of the Farm staff is on site for the duration of all significant events (more than 150 attendees). At these events, the staff member will take sound measurements at regular intervals throughout the event using an iPhone decibel reader from the Southeast facade of 3483 Ross Drive and from outside the Farm gates, then communicate with event hosts to adjust noise levels as needed. Noncompliance will result in a fine (see "Payment Terms") and Campus Security may be called.
- In the case of ongoing non-compliance, the event may be shut down by Campus Security or Farm staff.
- The Farm staff will serve as the designated liaison between the site users and the UNA. For other events at the Farm, the contact information for a day-of contact person or Campus Security will be shared with the University Neighbourhoods Association. The day-of contact person will be in attendance at the event and will serve as the designated liaison between the Farm, the site users, and the UNA.
- Email contacts for the UNA are: [communications@myuna.ca](mailto:communications@myuna.ca), [operations@myuna.ca](mailto:operations@myuna.ca), [wegland.sit@myuna.ca](mailto:wegland.sit@myuna.ca) and [gal.kaufman@myuna.ca](mailto:gal.kaufman@myuna.ca).

### **4. Online Communication**

- The Farm will post a schedule of events online on its website ([ubcfarm.ubc.ca/events](http://ubcfarm.ubc.ca/events)) for the public to access. All events with amplified sound will be noted along with a day-of contact person.
- Signage on the front gate kiosk will clearly indicate the Farm website: [www.ubcfarm.ubc.ca](http://www.ubcfarm.ubc.ca)
- The Farm will also list events in the UBC LFS Meeting Room Booking System.
- Event rentals hosted by external site users will be listed as "Private Event." Events put on by the UBC Farm will have details in the description.

This Outdoor Sound Management Plan will be reviewed on an annual basis, taking into consideration UNA and community feedback, and updated, as necessary.

For questions on this Plan, please contact Anna Brookes, Site Coordinator for the UBC Farm: [ubcfarm.events@ubc.ca](mailto:ubcfarm.events@ubc.ca) or call [\(604\) 828-4013](tel:6048284013).

### **Appendix: UBC Farm Event Guidelines**

UBC Farm Event Guidelines are available here:

- [UBC Farm Venue and Booking Guidelines](#)