

REPORT

Climate Action, Planning and Development

To: Mayor Johnstone and Members of Council
Date: January 9, 2023

From: Jackie Teed
Acting Director, Climate Action,
Planning and Development
File:

Item #: 2023-1

Subject: Construction Noise Bylaw Exemption Request: 660 Quayside Drive (Bosa Development) – Construction Activity

RECOMMENDATION

THAT Council grant a noise exemption from Construction Noise Bylaw No. 6063, 1992 to Bosa Development for construction activity occurring on Saturday February 25, 2023 between 7 AM to 9 AM.

PURPOSE

To request that Council grant a noise exemption from the Construction Noise Bylaw to permit Bosa Development to deliver crane sections on Saturday, February 25, 2023 prior to morning traffic.

POLICY AND REGULATIONS

Construction Noise Bylaw 6063, 1992 restricts the time period when construction work is permitted. Construction activity that may create noise and negatively impact the surrounding community is permitted between 7:00 AM and 8:00 PM on weekdays and 9:00 AM and 6:00 PM on Saturdays. Construction noise is not permitted on Sundays and statutory holidays. The bylaw does, however, give Council the authority to grant exemptions.

BACKGROUND

Pier West by Bosa Development is one of the tallest waterfront residential properties in the Lower Mainland. It is set within an 11+ acre park on the City’s celebrated waterfront boardwalk and connects the downtown with Westminster Pier Park (WPP). Construction at this location will be ongoing through 2024.

NOISE IMPACT

The noise impact is anticipated to be minimal. There will be some use of hand tools and noise from beeping vehicles reversing to stage then off-load the equipment. Noise mitigation measures will be employed.

EXECUTIVE SUMMARY

City staff consider an exemption of the Construction Noise Bylaw to be reasonable for the following three reasons:

- 1. Transportation of the crane sections must be accomplished during low traffic hours.
- 2. Advance notification will be provided to nearby residents and businesses.
- 3. Given expected low noise impact to the immediate neighborhood.

FINANCIAL IMPLICATIONS

No financial impact to the City is anticipated by granting the exemption. If the exemption is not granted, the project will likely be delayed which may result in financial impacts for the applicant.

OPTIONS

There are two options to consider:

- 1. That Council grant a noise exemption from Construction Noise Bylaw No. 6063, 1992 to Bosa Development for construction activity occurring on Saturday, February 25, 2023 between 7 AM to 9 AM.
- 2. That Council provide staff with alternative direction.

Staff recommend Option 1.

ATTACHMENTS

- Appendix A: Notification to immediate neighbourhood
- Appendix B: Area of Construction work

APPROVALS

This report was prepared by:
Manny Natt, Senior Livability Coordinator

This report was reviewed by:
Diane Merenick, Manager, Integrated Services

This report was approved by:
Jackie Teed, Acting Director, Climate Action, Planning and Development
Lisa Spitale, Chief Administration Officer