

# **REPORT**

## ***Climate Action, Planning and Development***

**To:** Mayor Johnstone and Members of Council  
**Date:** June 12, 2023

**From:** Jackie Teed  
Acting Director, Climate Action,  
Planning and Development  
**File:** 05.1020.20

**Item #:** 2023-380

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

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### **RECOMMENDATION**

**THAT** Council grant a noise exemption from Construction Noise Bylaw No. 6063, 1992 to Bosa Development for construction-related activity occurring on Saturday, June 17th, 2023 and June 24<sup>th</sup>, 2023 between 7 AM to 9 AM.

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### **PURPOSE**

To request that Council grant a noise exemption from the Construction Noise Bylaw to permit Bosa Development to deliver and offload crane sections, subject to wind conditions, on Saturday, June 17th, 2023 or June 24th, 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, one of the tallest waterfront residential properties in the Lower Mainland set within an 11+ acre park on the waterfront boardwalk, connects the downtown with Westminster Pier Park (WPP). Construction 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 two reasons:

1. Advance notification will be provided to nearby residents and businesses; and
2. Noise will have a low impact to the immediate neighborhood.

**FINANCIAL IMPLICATIONS**

No financial impact to the City is anticipated by granting the exemption. If the exemption is denied, the project could be delayed resulting in financial impacts for the applicant and negative impacts on the construction schedule.

**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-related activity occurring on Saturday, June 17<sup>th</sup>, 2023 and June 24<sup>th</sup>, 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 has been prepared by:

Diane Merenick, Manager, Integrated Services

This report was reviewed by:

Serena Trachta, Senior Manager, Chief Building Official

Dean Gibson, Acting Chief Administrative Officer

This report was approved by:

Jackie Teed, Acting Director of Climate Action, Planning and Development

Lisa Leblanc, Acting Chief Administrative Officer