

REPORT

Climate Action, Planning and Development

To: Mayor Johnstone and Members of Council
Date: July 10, 2023

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

Item #: 2023-502

Subject: Construction Noise Bylaw Exemption: 660 Quayside Drive (Bosa Developments)

RECOMMENDATION

THAT Council grant a noise exemption from Construction Noise Bylaw No. 6063, 1992, to Bosa Development for construction-related activity occurring on Saturday July 15th, 2023, between 7:00 a.m. to 9:00 a.m.

PURPOSE

To request that Council grant a noise exemption from the Construction Noise bylaw to permit Bosa Development to deliver and offload crane sections on Saturday, July 15th, 2023. The crane pieces are heavy and lengthy making them more challenging to transport during periods of heavy traffic; therefore, an early start is advisable.

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 July 15th, 2023, between 7:00 a.m. to 9:00 a.m.
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 prepared by:
Diane Merenick, Manager, Integrated Services

This report reviewed by:
Serena Trachta, Acting Senior Manager, Building Inspection Services
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This report approved by:

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