

# **REPORT**

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

**To:** Mayor Johnstone and Members of Council  
**Date:** November 6, 2023

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

**Item #:** 2023-722

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

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### **RECOMMENDATION**

**THAT** Council grant a Construction Noise exemption to Bosa Developments from Construction Noise Bylaw No. 6063, 1992 for Saturday, November 18, 2023 from 7:00 AM to 9:00 AM and 6:00 PM to 9:00 PM and for Saturday, November 25, 2023 from 7:00 AM to 9:00 AM and 6:00 PM to 9:00 PM for construction-related activity at 660 Quayside Drive related to concrete pump dismantling and crane removal.

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### **PURPOSE**

To request that Council grant an exemption from the Construction Noise Bylaw No. 6063, 1992 to Bosa Developments on November 18, 2023 and November 25, 2023. This is to remove the crane and concrete pump placing components from the West Tower. The crane pieces are long and heavy making them challenging to transport during periods of heavier traffic flow, therefore an earlier start is advisable.

### **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).

On July 10, 2023 Council had passed the following resolution:

*“THAT Council grant a noise exemption from Construction Noise Bylaw No. 6063, 1992 to Bosa Developments for the delivery and offload of concrete boom crane and its sections between 7:00AM and 8:00PM on Saturday July 15, 2023.”*

## **DISCUSSION**

The above-noted exemption was granted to enable Bosa Development to deliver and offload concrete pump placing, its crane, and its sections to via transport trucks. This current request is similar, except it is to perform the reverse, i.e. to *disassemble* the concrete pump placing and crane sections in a safe manner and load them onto transport trucks.

Noise impact is expected to be minimal. No complaints were received in regards to the assembly work and, and since the upcoming work is similar, no complaints are expected to be received for the disassembly. There will be noise of trucks backing up to stage for the loading of crane equipment onto the transport trucks. Bosa Development will ensure noise mitigation measures will be in place including minimizing idling, revving, use of airbrakes, and banging of tail gates.

Implications to traffic is expected to be minimal. Loading of the crane pump and the crane will be conducted on site. Traffic personnel will be on site as precautionary measures.

This work is weather dependent and cannot be completed in high winds. Daylight is required to complete for the dismantling of equipment and delivery to the adjacent tower at 14 Begbie Street.

To ensure the work is completed in the requested timelines, Bosa Developments is requesting an Construction Noise exemption for Saturday, November 18, 2023 to disassemble and remove the crane pump and its components from Pier West to the adjacent site and for Saturday, November 25, 2023 to disassemble and remove the crane from Pier West to the adjacent site.

## **OPTIONS**

There are two options to consider:

1. That Council grant a Construction Noise exemption to Bosa Developments from Construction Noise Bylaw No. 6063, 1992 for Saturday, November 18, 2023 from 7:00 AM to 9:00 AM and 6:00 PM to 9:00 PM and for Saturday, November 25, 2023 from 7:00 AM to 9:00 AM and 6:00 PM to 9:00 PM for construction-related activity related to concrete pump dismantling and crane removal.
2. That Council provide staff with alternative direction.

Staff recommend Option 1.

## **ATTACHMENTS**

Appendix A - Samples of the Notifications to Neighbourhood

Appendix B - Area of Construction work

## **APPROVALS**

This report was prepared by:

Bal Varn, Bylaw Officer, Integrated Services

This report was reviewed by:

Kim Deighton, Manager of Integrated Services

This report was approved by:

Jackie Teed, Director, Climate Action, Planning and Development

Lisa Spitale, Chief Administrative Officer