

REPORT

Climate Action, Planning and Development

To: Mayor Johnstone and Members of Council
Date: January 8, 2024

From: Serena Trachta, Acting Director
Climate Action, Planning and Development
File: Doc#2420652

Item #: 2024-10

Subject: **Construction Noise Bylaw Variance Request: Metro Vancouver Front Street Pressure Sewer - Manhole Abandonments**

RECOMMENDATION

THAT Council grant a Construction Noise exemption to Metro Vancouver and its contractor RAM Consulting from Construction Noise Bylaw No. 6063, 1992 from Monday, January 15, 2024 to Thursday, February 29, 2024 from 8:00 PM to 7:00 AM (excluding Saturdays, Sundays, or Statutory Holidays) for construction activity related to maintenance/repair of manhole abandonments from 300 Front Street to 700 Front Street.

PURPOSE

To request that Council grant a construction noise exemption from the Construction Noise Bylaw No. 6063, 1992 to Metro Vancouver and its contractor RAM Consulting from Monday, January 15, 2024 to Thursday, February 29, 2024 (excluding Saturdays, Sundays, or Statutory Holidays). This work will include excavation, welding of pressure hatches, manhole casting removal, and paving/road restoration along Front Street.

BACKGROUND

Metro Vancouver plans for and delivers regional utility services, including water, sewer and drainage, and solid waste management to multiple lower mainland communities including approximately 2.6 million people. The Front street sewer brings wastewater from the Sapperton pump station to the McNeely chamber at the intersection of Front Street and Columbia Street in New Westminster. Recent upgrades to the pump station

have increased its capacity to accommodate regional growth. The existing maintenance holes along Front Street need to be upgraded to allow the pump station to operate at full capacity. The work cannot be done during the daytime service as it requires Metro Vancouver's Sapperton Pump Station to be turned off.

ANALYSIS

Metro Vancouver will be conducting maintenance and repair work of manhole abandonments on Front Street. This will include excavating of the asphalt and road base around the manhole cover. The manhole castings need to be removed to allow for flat surface after restoration and to avoid having to return to maintain the manhole covers in the future. Paving/restoration means filling holes from the manhole casting removal. The equipment that will be used to perform these duties will be backhoes and other hand tools.

This work is weather dependent and cannot be completed in the rain. The request to Council has included extra days to allow for the possibility of inclement weather.

The work must be performed at night as Metro Vancouver's Sapperton Pump Station needs to be turned off and this cannot be done during the daytime service.

Some noise disruption is expected but it will be minimal. The contractor has agreed to implement the following mitigation method:

- Ensure all equipment is in good operating order.
- Operate equipment at minimum engine speeds consistent with effective operation.
- Educate and supervise construction personnel to ensure potential noises are minimized.
- Avoid unnecessary idling, revving, and use of airbrakes and banging of tail gates.
- Turn off equipment when not in use.
- Consider use of alternative back-up warning systems such as white noise reversing alarms instead of tonal beepers.
- Locate stationary noise generating equipment as far away as possible from noise sensitive receivers.
- Schedule construction activities and limit equipment usage times to minimize noise, especially during nighttime hours and near sensitive receivers.
- Have a night time contact person available to respond to any calls from affected residents.

This project is intentionally timed to coincide with the closure of Front Street for the Patullo Bridge Replacement (PBR) Project. As such, staff do not expect any significant transportation impacts resulting from Metro Vancouver's project. If the PBR project

timeline changes, Metro Vancouver will adjust its project timelines accordingly to avoid further impacts to the transportation network. Traffic personnel will be on site as precautionary measures.

DISCUSSION

Metro Vancouver is proposing to conduct excavation, welding of pressure hatches, manhole casting removal and paving/road restoration along Front Street on or after Monday January 15, 2024 to Thursday February 29, 2024. Extra time has been built into the request to account for the possibility of inclement weather, unforeseen site conditions, and any other scheduling delays that may occur. If weather conditions are good, work may be completed sooner.

Area residents potentially impacted by the noise will be notified in advance via Canada Post. Appendix A contains a map of the notification area and a sample of a resident notification.

City staff consider an exemption of the Construction Noise Bylaw to be reasonable as:

- the work must be done overnight when the sewer flow is lower;
- there will be no additional transportation disruptions; and
- noise impact is expected to be minimal to the neighborhood.

FINANCIAL IMPLICATIONS

No financial impact to the City is anticipated by granting the exemption. If the variance 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 Construction Noise exemption to Metro Vancouver and its contractor RAM Consulting from Construction Noise Bylaw No. 6063, 1992 from Monday, January 15, 2024 to Thursday, February 29, 2024 from 8:00 PM to 7:00 AM (excluding Saturdays, Sundays, or Statutory Holidays) for construction activity related to maintenance/repair of manhole abandonments from 300 Front Street to 700 Front Street.
2. That Council provide staff with alternative direction.

Staff recommend Option 1.

ATTACHMENTS

Appendix A: Area of Construction Work and Notification Area

Appendix B: Samples of the Notification to Neighbourhood Residents

APPROVALS

This report was prepared by:

Ameet Dhanoa, Property Use Coordinator, Integrated Services

This report was reviewed by:

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This report was approved by:

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