

# **REPORT**

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

**To:** Mayor Johnstone and Members of Council  
**Date:** February 5, 2024

**From:** Jackie Teed, Director  
Climate Action, Planning and Development  
**File:** Doc#2438543

**Item #:** 2024-49

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

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### **RECOMMENDATION**

**THAT** Council grant an exemption to Bosa Development from Construction Noise Bylaw No. 6063, 1992 from 7:00 AM to 9:00 AM on Saturday, March 2, 2024 and from 7:00 AM to 9:00 AM on Saturday, March 9, 2024 for construction activity related to crane removal at 660 Quayside Drive.

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### **PURPOSE**

The purpose of this report is to request Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to enable Bosa Development to remove the crane from the West Tower at the Pier West development at 660 Quayside Drive.

### **BACKGROUND**

Pier West by Bosa Developments has been under construction since June 2017 when New Westminster City Council approved a special development permit that would allow Bosa Development to build two towers and a three-storey commercial building.

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 Development for the delivery and offload of concrete boom crane and its sections between 7:00AM and 8:00PM on Saturday July 15, 2023.”*

The above-noted exemption was granted to enable Bosa Development to deliver and offload concrete pump placing, its crane, and its sections via transport trucks to the worksite at 660 Quayside Drive. This current request is to perform the reverse, i.e. to *disassemble* the crane sections.

### **ANALYSIS**

The work needs to be completed outside of permitted hours due to the crane pieces being long and heavy making them challenging to transport during periods of heavy traffic flow.

This work is weather dependent and cannot be completed in high winds. To ensure the work is completed in the requested timelines and in case of high winds and other unforeseen circumstances, Bosa Developments is requesting a Construction Noise exemption for Saturday, March 2, 2024 and Saturday, March 9, 2024 to disassemble and remove the crane sections from Pier West.

### **DISCUSSION**

There will be noise of trucks backing up to stage for the loading of crane equipment onto the transport trucks but overall the noise impact is expected to be minimal. Bosa Development will ensure noise mitigation measures will be in place including:

- 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, 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.
- Deliver notice to affected residents in advance to explain the need to conduct the work on Saturday mornings and to provide contact phone numbers

Area residents and businesses in a 2 block radius will be notified in advance via hand delivery and email. Appendix A contains a map showing the location of the area of construction work. Appendix B contains a sample notification letter to the immediate neighborhood residents.

There are no traffic implications associated with this exemption request as the work will be performed on site. The earlier start time will permit transport trucks to arrive on site, be loaded with crane sections, and leave before higher volumes of traffic begin.

Daylight is required to complete for the dismantling of equipment and only limited task lighting will be used.

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

- No complaints were received during the noise exemption granted July 10, 2023.
- Light intrusion is not expected and noise disruption is expected to be minimal.
- The applicant has committed to implement mitigating measures.
- The earlier start time will prevent traffic disruptions.

## **OPTIONS**

There are two options to consider:

1. That Council grant an exemption to Bosa Development from Construction Noise Bylaw No. 6063, 1992 from 7:00 AM to 9:00 AM on Saturday, March 2, 2024 and from 7:00 AM to 9:00 AM on Saturday, March 9, 2024 for construction activity related to crane removal at 660 Quayside Drive.
2. That Council provide staff with alternative direction.

Staff recommend Option 1.

## **ATTACHMENTS**

Appendix A: Map of Area of Construction Work

Appendix B: Sample Notification to Neighbourhood

## **APPROVALS**

This report was prepared by:

Ameet Dhanoa, Property Use Coordinator, 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