

REPORT

Climate Action, Planning and Development

To: Mayor Johnstone and Members of Council
Date: March 11, 2024

From: Jackie Teed, Director
Climate Action, Planning and Development
File: Doc# 2449835

Item #: 2024-125

Subject: **Construction Noise Bylaw Exemption Request: Metro Vancouver Valve Replacements (660 East Columbia Street)**

RECOMMENDATION

THAT Council grant an exemption to Metro Vancouver from Construction Noise Bylaw No. 6063, 1992 from:

- 6:00 PM to 10:00 PM Saturday March 16, 2024;
- 9:00 AM to 8:00 PM Sunday March 17, 2024;
- 6:00 PM to 10:00 PM Saturday March 23, 2024; and
- 9:00 AM to 8:00 PM Sunday March 24, 2024

to enable construction activity at the entrance of Lower Hume Park at 660 East Columbia Street.

PURPOSE

The purpose of this report is to request Council grant an exemption to Metro Vancouver from Construction Noise Bylaw No. 6063, 1992 to enable valve replacement on Sapperton Water Main No. 2 at the entrance to Lower Hume Park at 660 East Columbia Street.

BACKGROUND

TransLink is constructing an Operations & Maintenance Centre (OMC4) at 225 North Road, Coquitlam. Construction of the OMCA involves relocation of 200 meters of Sapperton Water Main No. 2. This work requires a 2 week isolation window (aka “shut

off”) of, and tie-in to, Sapperton Water Main No. 2. Metro Vancouver (Metrovan) seeks to take advantage of the isolation window created by Translink’s project to replace 2 leaky butterfly valves along Sapperton Water Main No. 2. To accommodate that work, on February 5, 2024 Council passed the following resolution:

“That Council grant an exemption to Metro Vancouver from Construction Noise Bylaw No. 6063, 1992 from:

- *6:00 PM to 10:00 PM Saturday February 24, 2024;*
- *9:00 AM to 8:00 PM Sunday February 25, 2024;*
- *6:00 PM to 10:00 PM Saturday March 2, 2024; and*
- *9:00 AM to 8:00 PM Sunday March 3, 2024*

to enable construction activity at the entrance of Lower Hume Park at 660 East Columbia Street”.

Unfortunately, due to unforeseen circumstances, the work was unable to occur during the times provided above. Unexpected critical repairs at the Westburnco Reservoir rendered it out of service at a time when it was needed to meet the water demand from the proposed shut off of Sapperton Water Main No. 2. The result is that both of the aforementioned projects (the water main relocation and the valve replacement work at Hume Park) did not occur as scheduled.

Appendix A contains a map showing the location of the proposed work.

ANALYSIS

Metro Van crews are scheduled next month to replace two leaky valves and their corresponding actuators along a section of Sapperton Water Main No. 2 located in Hume Park. This work includes draining, flushing, and filling of the main and, specific to the actual valve replacement work, soil removal, lifting of the roof of an underground chamber, and replacement of two faulty butterfly valves.

The equipment required to perform the work will be a vacuum truck, an excavator, welding rigs, sand blasters, work vehicles, tool trailers, and hand held power tools. During non-permitted hours the equipment expected to generate the most noise will be the sand blasters and welding rigs which are reported to sound similar to loud generators. Hand held power tools will be used inside the chamber and will create sounds similar to those heard in a mechanic’s shop.

An isolation window of Sapperton Water Main No. 2 is required in order to perform this work. Metro Vancouver would like to take advantage of the isolation window created by Translink’s water main replacement project to conduct the valve replacement work. Utilizing Translink’s isolation window improves efficiency and service delivery by reducing disruption, reducing the risk of turbid water occurring in the system, and reducing cost. It is preferred over performing a separate and independent isolation of Sapperton Water No. 2 at another time.

Council approval of a construction noise exemption on the weekends of March 16/17 and March 23/24 will support Metrovan's valve replacement work to be completed within Translink's proposed isolation window.

The work is not weather dependent, barring any major storm event that could cause high turbidity in the Coquitlam Reservoir intake. The likelihood of such an event is very low and Metro Vancouver has stated they will be monitoring regularly and have several measures in place to mitigate turbidity.

DISCUSSION

Safety and Efficiency

The Sapperton Water Main No. 2 is a critical water main for east-west flows in the region and efforts have been made to minimize the duration and frequency of water main isolation in order to avoid water quality issues such as turbidity events. A turbidity event at this location could lead to boil water advisory which would negatively impact residents in the City of New Westminster, the City of Coquitlam, the City of Richmond, and the City of Delta.

Noise

Noise disruption is expected and Metro Vancouver has committed to implementing the following noise mitigation measures:

- 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.
- Schedule construction activities and limit equipment usage times to minimize noise, especially during nighttime hours and near sensitive
- Provide a night time contact person to respond to any calls from affected residents.

Metro Van will be issuing information notices to area residents and businesses in a 2 block radius advance via hand delivery in advance of the work. Appendix B contains distribution map and sample notification letter to the immediate neighborhood residents.

Traffic

Vehicular access to Lower Hume Park will be temporarily affected but access will be maintained with flaggers and single lane alternating traffic during construction work hours. Both lanes on East Columbia Street will be fully open to the public outside of construction work hours. Park access for pedestrians and cyclists will not be affected, nor will the use of park amenities.

Metro Vancouver has submitted the required traffic management plans and it has been approved by staff in Engineering Transportation.

CONCLUSION

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

- Facilitating both projects to use the same isolation window protects water safety by avoiding turbidity and boil water advisories that could affect New Westminster residents as well as neighboring municipalities.
- Metro Vancouver has committed to implementing noise mitigating measures and notifying in advance those potentially affected.
- Traffic disruption is minimal and the traffic plan has received approval from Engineering Transportation.

INTERDEPARTMENTAL LIAISON

Staff from Parks and Recreation, and Engineering Transportation have participated in the preparation of this report.

OPTIONS

There are two options to consider:

1. That Council grant an exemption to Metro Vancouver from Construction Noise Bylaw No. 6063, 1992 from:
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to enable construction activity at the entrance of Lower Hume Park at 660 East Columbia Street.

2. That Council provide staff with alternative direction.

Staff recommend Option 1.

ATTACHMENTS

Appendix A: Map of Construction Area

Appendix B: Distribution Map and Samples of the Notifications to Neighbourhood

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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