

REPORT

Climate Action, Planning and Development and Engineering Services

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

From: Jackie Teed, Director, Climate Action,
Planning and Development
Lisa Leblanc, Director, Engineering
Services
File: Doc #2468810
Item #: 2024-165

Subject: **Construction Noise Bylaw Exemption Request: 230 Keary Street (The Keary/Building 8 by Wesgroup Properties)**

RECOMMENDATION

THAT Council grant an exemption to Wesgroup Properties contractor, Two Pillars Construction, from *Construction Noise Bylaw No. 6063, 1992* from 6:00 AM to 9:00 AM Saturday, April 13, 2024 and 6:00 AM to 6:00 PM Sunday, April 14, 2024 OR for contingency, 6:00 AM to 9:00 AM Saturday, May 11, 2024 and 6:00 AM to 6:00 PM Sunday, May 12, 2024 to erect a construction tower crane at 230 Keary Street.

PURPOSE

The purpose of this report is to request that Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to Wesgroup Properties contractor, Two Pillars Construction, for two consecutive mornings on the weekend of Saturday April 13, 2024 and Sunday April 14, 2024, or in case of extreme weather, the weekend of Saturday May 11, 2024 and Sunday May 12, 2024, to erect a construction tower crane at 230 Keary Street.

BACKGROUND

Wesgroup Properties is developing a 292-unit high rise at 230 Keary Street. This is the eighth building developed by Wesgroup Properties in the area. Completion date for Building Eight, The Keary is estimated in 2026. The construction tower crane is required in order to move building materials to different areas within the construction site.

ANALYSIS

The proposed location of the construction tower crane is approximately 65-80 metres from the Royal Columbian Hospital and other nearby residences located on Keary Street and Nelson's Court. Noise disruptions are expected to be minimal.

To safely accommodate the erection of the construction tower crane at the work site, Two Pillars Construction, require full closure of Keary Street (between East Columbia Street and Brunette Avenue) for two consecutive weekend days. Keary Street is classified as a local road with one motor vehicle travel lane plus one parking lane in both eastbound and westbound directions. The traffic signal at the intersection of Keary Street and East Columbia Street will be turned off and manually controlled by Traffic Control Personnel to allow the crane and trucks to back into the work area from East Columbia Street. Traffic implications are lessened if the work is performed on a weekend.

This work is weather dependent and, in the case of extreme weather, the erection of the construction tower crane would not be possible. For this reason, Wesgroup Properties and its contractor, Two Pillars Construction, are including a request for a second weekend (Saturday May 11, 2024 and Sunday May 12, 2024) to enable rescheduling of the work if required.

DISCUSSION

Traffic

A final review of the Traffic Management Plan will be conducted by Transportation Engineering staff at the Street Occupancy Permit stage. In the meantime, staff have identified the following transportation-related impacts through the initial review of the proposed plan:

- *Access to Royal Columbian Hospital (RCH)* - Access to the main parkade on Keary Street will be maintained via Brunette Avenue only, and on-street parking on Keary Street will be temporarily removed. The sidewalk access on the north side of Keary Street will remain open at all times. On-street parking will remain available on East Columbia Street.
- *Detours via Sherbrooke Street and Brunette Avenue* – Vehicle access to the hospital and medical center will be available off Keary Street, however, access to Emergency and the Main Entrance of RCH will not be available from Keary

Street. Vehicular access will only be available from East Columbia Street. Coordination between RCH and Wesgroup, with support from Engineering Transportation staff, will be required to notify first responders and emergency visitors of the closure and subsequent detours.

Access to the north sidewalk in the 200 block of Keary Street will be maintained for pedestrians. The south sidewalk will remain closed as per an already existing Street Occupancy Permit.

Pedestrian access to the Sapperton Skytrain Station will be maintained, with pedestrians routed to the appropriate sidewalks via the on-site signage and flaggers. The South sidewalk is currently closed; thus pedestrians will not experience any changes in the current conditions.

Given the average daily vehicle volume is 33% lower on weekends compared to typical weekdays, the scope and duration of work, as well as the ability to maintain access for RCH, Royal City Medical Centre, and pedestrian connections, staff in Transportation Engineering consider the requested exemption to be reasonable.

Noise

Noise will be generated from trucks delivering crane parts to the site, back up beepers, and the operation of lift machines but is expected to be minimal. To ensure the least impact possible to the local community, commuters, and hospital operations, their contractor has committed to implementing the following noise mitigation measures:

- Ensuring all equipment is in good operating order.
- Operating equipment at minimum engine speeds consistent with effective operation.
- Educating and supervising construction personnel to ensure potential noises are kept to a minimum
- Avoiding unnecessary idling, revving, use of airbrakes and banging of tailgates.
- Turning off equipment when not in use.
- Scheduling construction related activities and limit equipment usage to minimize noise
- Providing a contact person and respond to any calls from affected residents.

Wesgroup Properties reports they are working collaboratively with Fraser Health and RCH to minimize impacts and ensure operations and public access to and from the hospital is accessible. Information notices will be sent via Canada Post to the area residents and businesses located on the 200 block Keary Street and on the 200 block of Nelson's Court. Appendix A provides an aerial view of the construction tower crane and the road closures. Appendix B provides a sample notification letter to affected neighbours.

INTERDEPARTMENTAL LIAISON

Staff from Transportation Engineering and Integrated Services prepared this report.

FINANCIAL IMPLICATIONS

No financial impact to the City is anticipated by granting the exemption. If the exemption 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 an exemption to Wesgroup Properties contractor, Two Pillars Construction, from Construction Noise Bylaw No. 6063, 1992 from 6:00 AM to 9:00 AM Saturday, April 13, 2024 and 6:00 AM to 6:00 PM Sunday, April 14, 2024 OR for contingency, 6:00 AM to 9:00 AM Saturday, May 11, 2024 and 6:00 AM to 6:00 PM Sunday, May 12, 2024 to erect a construction tower crane at 230 Keary Street.
2. That Council provide staff with alternative direction.

Staff recommend Option 1.

ATTACHMENTS

Appendix A: Aerial View of Tower Crane Construction and Road Closures.

Appendix B: Notification to Neighbourhood

APPROVALS

This report was prepared by:

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