

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** November 15, 2021

From: Emilie K. Adin, Director, Climate Action, Planning and Development **File:** 05.1020.20

Item #: 2021-545

Subject: Construction Noise Bylaw Exemption Extension Request: 618 Carnarvon Street

RECOMMENDATION

THAT Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to Urban One Builders between Monday November 15, 2021 to Thursday March 31, 2022 (excluding the period from December 24, 2021 to January 1, 2022), to permit work from the hours of 8:00 PM to 5:00 AM to enable the installation of pre-cast walls and panels to encapsulate the SkyTrain Guideway at 618 Carnarvon Street.

PURPOSE

The purpose of this report is to request Council grant an exemption from the Construction Noise Bylaw to Urban One Builders to permit construction work that cannot be performed during permitted hours due to TransLink's restrictions on construction activity when the SkyTrain is operating.

BACKGROUND

Site Characteristics and Context

The subject site is a multi-unit residential high rise under development by City Point Real Estate Development Co Ltd. The site slopes downward significantly from Carnarvon Street toward Clarkson Street. The site is also occupied by a SkyTrain guideway that runs east-west along the southern edge of the site emerging from an underground tunnel at the east end of the site and rising to the raised guideway elevation beyond the west property line. The development proposal submitted to the City includes encapsulating this guideway and using the space above for vehicle parking and for private outdoor open space for building residents.

DISCUSSION

Previous and Current Exemption Request

Urban One Builders was granted a Council exemption from Construction Noise Bylaw No. 6063, 1992 to perform work occurring between Monday July 5, 2021 to Saturday October 30, 2021 from the hours of 8:00 PM to 5:00 AM to enable the installation of pre-cast walls and panels to encapsulate the SkyTrain Guideway at 618 Carnarvon Street. See the previous Council report attachment as Appendix A.

Urban One Builders encountered a number of encumbrances during their underground civil works at Clarkson Street in the preparation of the installation of the pre-cast panels. This created unexpected delays. Urban One Builders also needs additional time to replace the existing tunnel fans in Columbia Station with more powerful fans as part of TransLink's requirement that they extend the tunnel length. Urban One Builder is currently awaiting TransLink approval to proceed with the installation of pre-cast walls and panels to encapsulate the SkyTrain Guideway at 618 Carnarvon Street and.

Urban One Builders is requesting Council grant an exemption from Monday November 15, 2021 to Thursday March 31, 2022 (excluding the period between December 24, 2021 to January 1, 2022) from the hours of 8:00 PM to 5:00 AM to enable the work.

Construction Noise Mitigation, Traffic and Business Impact

Overnight noise disturbances are expected. Detail regarding noise mitigation measures and area notification are in the previous Council report attached as Appendix A.

Urban One Builders has applied for a Street Occupancy Permit from the City and has provided a traffic management plan. Half a block of Clarkson Street between Sixth Street and McKenzie Street has been closed to traffic since late August 2021 as part of the approved construction plan. All businesses along the half a block closure of Clarkson Street will be notified about the extended deadline in the same manner as described in the previous report.

OPTIONS

There are two options to consider.

1. That Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to Urban One Builders between Monday November 15, 2021 to Thursday March 31, 2022 (excluding the period from December 24, 2021 to January 1, 2022), to permit work from the hours of 8:00 PM to 5:00 AM to enable the installation of pre-cast walls and panels to encapsulate the SkyTrain Guideway at 618 Carnarvon Street.

2. That Council provide staff with alternative direction.

Staff recommends option 1.

ATTACHMENT:

Appendix A: Council Report dated November 30, 2020

APPROVALS

This report was prepared by:
Nav Dhanoya, Construction Impacts Coordinator

This report was reviewed by:
Kim Deighton, Manager of Licensing and Integrated Services

This report was approved by:
Emilie Adin, Director, Climate Action, Planning and Development
Lisa Spitale, Chief Administrative Officer