

Appendix A

Council Report Dated November 30, 2020

REPORT

Development Services and Engineering Services

To: Mayor Côté and Members of Council **Date:** 11/30/2020

From: Emilie K Adin, MCIP **File:** 05.1020.20
Director of Development Services

Jim Lowrie, Eng.L, MBA
Director of Engineering

Item #: 397/2020

Subject: 618 Carnarvon Street (Urban One Project): Request for Construction Noise Bylaw Exemption

RECOMMENDATION

***THAT** Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to Urban One Builders 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.*

PURPOSE

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

POLICY AND REGULATIONS

Construction Noise Bylaw 6063, 1992 restricts the time period when construction work is Permitted. Construction activities that may create noise and negatively impact the

Surrounding community are only permitted between 7:00 AM and 8:00 PM on weekdays and Saturdays. Construction noise is not permitted on Sundays or on statutory holidays. The bylaw does, however, give Council the authority to grant exemptions.

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 and occupied by a sub-surface SkyTrain guideway. The site slopes downward significantly from Carnarvon Street toward Clarkson Street. The SkyTrain guideway 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 included encapsulating this guideway and using the space above for vehicle parking and for private outdoor open space for building residents. The map showing the project location is attached in Appendix A.

DISCUSSION

This noise bylaw exemption request is to enable the installation of pre-cast walls and panels for approximately 220 feet to encapsulate this portion of the SkyTrain guideway. The encapsulation will improve safety and mitigate noise for residents who will live in the residential tower above when the development is completed.

TransLink does not permit construction during SkyTrain's operating hours. While some preparation work is permitted to occur as early as 10 PM, construction work can only take place from 1:30 AM to 5:00 AM Sunday to Saturday.

The limited hours permitted by TransLink makes this work difficult to schedule in advance and creates challenges in performing the work in a consecutive manner. For that reason, the requested exemption is for four months from July 2021 to October 2021. This window of time will provide flexibility in case there is a stretch of inclement weather or unexpected problems are encountered with construction. Staff considers the requested exemption to be reasonable under these circumstances.

Traffic Impact

The work zone involves the section of Clarkson Street between McKenzie Street and Sixth Street. Clarkson Street is classified as a local-narrow type road with vehicular traffic flow in one direction only, westbound. Vehicle volume along this section of Clarkson Street is low. Pedestrian activity along the south sidewalk is also considered low volume and is not anticipated to be impacted by this work. There are no driveway access concerns along this section of Clarkson Street.

A full closure of Clarkson Street between McKenzie Street and Sixth Street during the four month period from July 2021 to October 2021 is required to accommodate the staging of a 90T crane and associated outriggers, which shall occupy the entire width of the street, to perform the work described. A final review of the traffic management plan will be performed by the Transportation Division during the Street Occupancy Permit application stage.

Recent short-term closures of this section of Clarkson Street were observed to have a negligible impact to vehicle and transit traffic in the surrounding area.

Given the scope of work and corresponding TransLink time restrictions described by Urban One Builders, City staff considers the requested street closure to be reasonable under these circumstances.

Business Impact

The closure of Clarkson Street is expected to impact several commercial tenants.

- The Cliff Block, which accommodates 23 supportive housing units, is located across the street, southeast from the construction site. Tenants will likely be impacted by nighttime noise, which may be disruptive and contribute to interrupted sleep. Most tenants do not own private vehicles therefore the street closure is not expected to impact mobility.
- The Union Gospel Mission (UGM), which feeds about 150 people each weekday, is also located across the street, southwest from the construction site. UGM will primarily be impacted by limitations to food deliveries. These deliveries could occur off of MacKenzie Street; however, this would involve additional distance and an uphill sloped sidewalk. Guests of the UGM typically do not own private vehicles therefore the street closure is not expected to impact their ability to access food security programming.
- The West Coast College of Massage Therapy has 150 students enrolled in their programs, 25 staff members working at the college, and 100 clients attending on a daily basis. It is located directly across the street from the construction site and the closure will affect access to their rear entrance. At the current time and due to Covid protocols, use of the rear entrance is restricted to wheelchair access only (there are no elevators near the Columbia Street). During the road closure those using wheelchairs will have to be dropped off and picked up at the corner of Sixth Street and Clarkson Street by HandyDART, a distance of 51.50 meters to the back door. HandyDART will send out a road supervisor to take a look at the site and advise HandyDART staff of the issue prior to the street closure. The driver or an attendant can assist the handicap client in the HandyDART buses.

Construction Noise Mitigation

Encapsulation of the SkyTrain guideway is expected to create noise disturbances in the overnight hours. Construction and heavy equipment noise is expected from both the 90T diesel crane required for erecting the pre-cast planks and panels, and from construction workers hammering, welding, and grinding steel and concrete.

Urban One Builders is committed to completing the work as quietly as possible and has committed to the following 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 minimized.
- Avoiding unnecessary idling, revving, and use of airbrakes and banging of tail gates.
- Turning off equipment when not in use.
- Consider use of alternative back-up warning systems such as white noise reversing alarms instead of tonal beepers.
- Locating stationary noise generating equipment as far away as possible from noise sensitive receiver.
- Scheduling construction activities and limiting equipment usage times to minimize noise, especially during nighttime hours and near sensitive receivers.
- Having a night time contact person available to respond to any calls from affected residents or businesses.
- Performing spot checks using hand held noise monitors.
- Installing hoarding if necessary to further reduce the sound impact.

Area Notification

Urban One Builders distribute weekly notices advising of upcoming work to approximately 2,870 residents and businesses by hand, email, Canada Post and notice boards in the following downtown areas:

- 400 to 700 block of Columbia Street and Carnarvon Street;
- 500 and 600 block of Clarkson Street;
- 500 to 700 block of Victoria Street and Agnes Street;
- 20 unit block to 100 block of Sixth Street;
- 20 unit block of Church Street;
- 700 block of Lorne Street;
- 30 unit block and 40 unit block of Begbie Street and Alexander Street.

The map showing the notification area is attached in Appendix B.

OPTIONS

There are two options to consider.

1. That Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to Urban One Builders to perform work occurring between Monday July 5, 2021 to Saturday October 30, 2021 between 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.

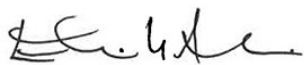
ATTACHMENTS

Appendix A: Map Showing the Project Location

Appendix B: Map Showing the Notification Area

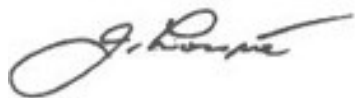
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Approved for Presentation to Council



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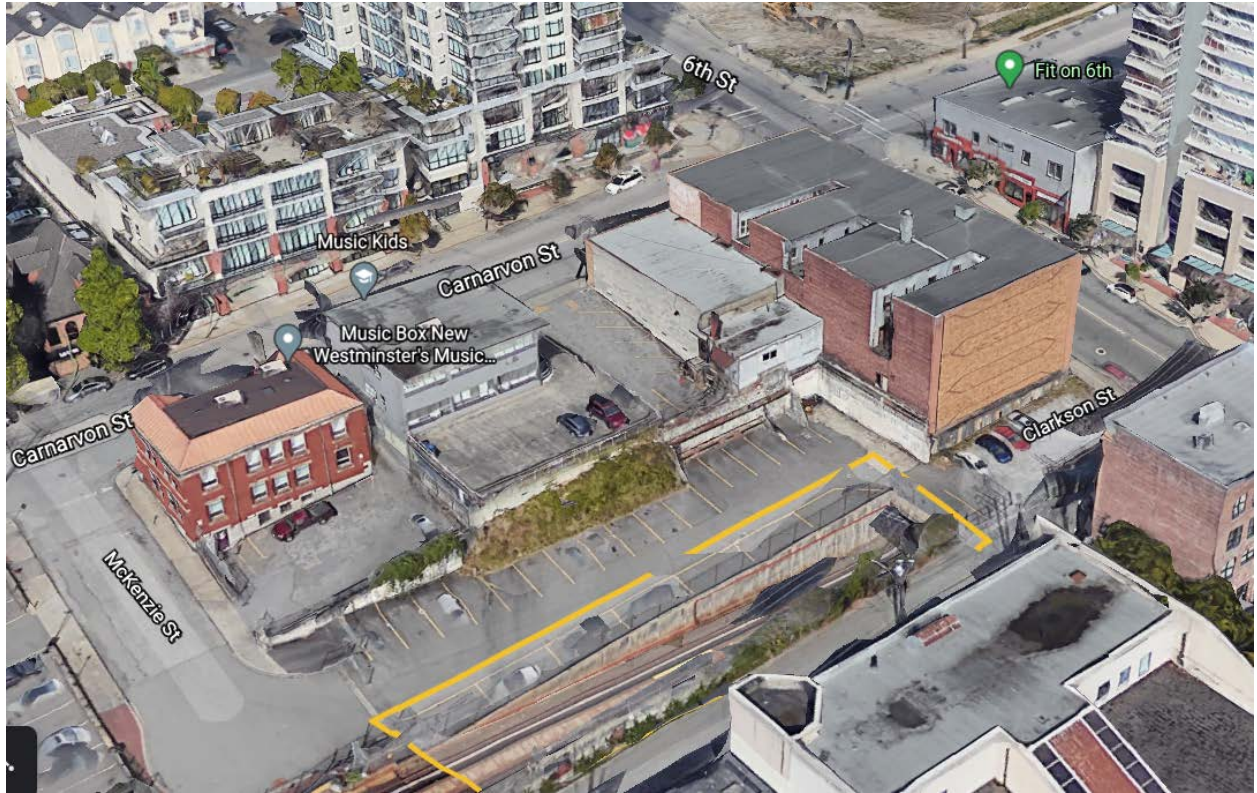
Lisa Spitale
Chief Administrative Officer

Appendix A

Map Showing the Project Location

Appendix A

Map showing the project location (in yellow area)



Appendix B

Map Showing the Notification Area

Appendix B

Map showing notification area (in red)

