

REPORT

Planning and Development

To: Mayor Johnstone and Members of Council
Date: May 27, 2024

From: Jackie Teed,
Director, Planning and Development
File: 05.1020.20
Item #: 2024-301

Subject: **Construction Noise Bylaw Exemption Request: 330 East Columbia Street (Royal Columbian Hospital Redevelopment Project)**

RECOMMENDATION

THAT Council grant a noise exemption to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 from 7:00 AM to 9:00 AM on Saturdays starting June 1, 2024 through to May 31, 2025 excluding statutory holidays and Saturday December 28, 2024 to enable work on exterior cladding at Royal Columbian Hospital site at 330 East Columbia Street, New Westminster.

PURPOSE

The purpose of this report is to request that Council grant an exemption from the Construction Noise Bylaw to EllisDon Design Build to enable them to complete the exterior cladding work as part of the Royal Columbian Hospital Redevelopment Project at 330 East Columbia Street.

BACKGROUND

The Royal Columbian Hospital Redevelopment Project is a \$1.49 billion, multi-phase project that will increase the hospital's capacity, introduce advanced medical technologies and improve the health care environment for patients, staff and medical staff. When complete, the project will transform almost all aspects of the hospital to better meet the needs of people across the region. The Ministry of Health and Fraser Health have contracted the construction work to EllisDon Design Build.

Phase One was completed in 2020 and included completion of a new Mental Health and Substance Abuse Wellness Centre, Fraser Health's first Older Adult Psychiatric Unit, and relocation of the helipad to Columbia Tower.

Phase Two, the largest phase of the project, began in 2020 and will result in the completion of the new Jim Pattison Acute Care Tower, a new underground parkade, a new main hospital entrance and a new rooftop helipad.

Phase Three, the final phase, provides for upgrades and expansions within the existing buildings on the site.

The total completion date is expected to be December 2025.

Since the commencement of the project in 2021, Council has given approval to several requests for construction noise to occur outside of permitted hours including on April 25, 2022 for 12 months of Saturdays from 7:00 AM to 9:00 AM and on January 30, 2023 for 14 months of Saturdays from 7:00 AM to 9:00 AM. Since 2022 only two noise-related complaints have been received by Integrated Services and both were quickly resolved.

ANALYSIS

EllisDon Design Build construction crews are scheduled to begin the exterior cladding work on the newly constructed Jim Pattison Acute Care Tower. This work is expected to be done in sections with deliveries occurring between the hours of 7:00 AM and 9:00 AM. The deliveries are not expected to generate excessive noise but the noise of trucks backing up and maneuvering into the construction site is expected. Due to the size and amount of the metal cladding sheets required for the project, the deliveries will be occurring all weekdays at this time (i.e. during permitted hours).

DISCUSSION

The request for early Saturday start times is based on the need for flexibility in this multi-year, multi-phase project schedule. Unforeseen conditions such as inclement weather, procurement issues, and delivery delays can often negatively impact construction timelines. Starting earlier on Saturdays provides an opportunity to make up for any lost time that may have occurred during the week and ensures the sequence of work on the critical path of the schedule stays in alignment with the projected completion date.

When possible, the work will be conducted during regular construction hours and not on Saturday mornings between 7:00 AM to 9:00 AM. EllisDon Design Build has given assurances that they understand the potential impact an exemption to the bylaw would have on nearby residents and have committed to the following:

- Educating and supervising construction personnel to ensure potential noises are minimized.
- Avoiding unnecessary idling, revving, use of airbrakes and banging of tail gates.
- Turning off equipment when not in use.
- Ensuring all equipment is in good operating order.
- Ensuring a contact person is available to respond to any calls from affected residents.

EllisDon Design Build is committed to providing frequent updates to the neighborhood in regards to the stages of construction at the site. Fraser Health representatives on behalf of EllisDon Design Build have communicated by email and at information events with representatives of the Sapperton Residents Association to inform the community about the exemption request for Saturday morning work and to provide them with contact information should they have questions or concerns. A copy of the Notification to Residents is attached Appendix A. If approved, notifications will be hand-delivered, as well as digitally available from Fraser Health Authority website and posted to a local community Facebook page. The area map of where the notifications will be sent is in Appendix B.

Transportation Impact

EllisDon Design Build has maintained and ensured walking and biking connections are accessible throughout the project. There is limited impact to transit, and vehicle volumes are lower during the requested exemption periods on a Saturday. EllisDon Design Build has a valid Street and Occupancy issued by the Engineering Transportation Department.

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 a noise exemption to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 from 7:00 AM to 9:00 AM on Saturdays starting June 1, 2024 through to May 31, 2025 excluding statutory holidays and Saturday December 28, 2024 to enable work on exterior cladding at Royal Columbian Hospital site at 330 East Columbia Street, New Westminster.
2. That Council provide staff with alternative direction.

Staff recommend Option 1.

ATTACHMENTS

Appendix A: Notification Letter to Residents
Appendix B: Area of Notification to Residents

APPROVALS

This report was prepared by:
Bal Varn, Senior Property Use Coordinator

This report to be reviewed by:
Kim Deighton, Manager, Integrated Services

This report to be approved by:
Serena Trachta, Acting Director, Planning and Development
Lisa Spitale, Chief Administration Officer