

# **REPORT**

## ***Planning and Development and Engineering Services***

**To:** Mayor Johnstone and Members of Council  
**Date:** June 24, 2024

**From:** Jackie Teed, Director  
Planning and Development  
Kwaku Agyare-Manu, Acting Director  
Engineering Services  
**File:** #2499466

**Item #:** 2024-383

**Subject:** **Construction Noise Bylaw Exemption Request: Metro Vancouver  
Utility Construction – 1900 Block Stewardson Way**

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### **RECOMMENDATION**

**THAT** Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to Metro Vancouver and its contractor, Argo Safety Services Ltd. from 10:00 PM to 4:00 AM for one night between Wednesday, June 26, 2024 and Wednesday, July 17, 2024 excluding Saturdays, Sundays and Statutory Holidays to conduct a utility hole hatch upgrade on 1900 block Stewardson Way.

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### **PURPOSE**

To request that Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to Metro Vancouver and its contractor, Argo Safety Services Ltd. from 10:00 PM to 4:00 AM for one night between Wednesday June 26, 2024 to Wednesday July 17, 2024 to permit a utility hole hatch upgrade on Stewardson Way.

### **BACKGROUND**

As part of regular maintenance of the region's sewer pipes, Metro Vancouver crews conduct inspections of utility hole covers throughout the lower mainland every five to ten years. These maintenance inspections are necessary as utility hole covers and their castings sink into the pavement due to the gravel around the utility holes shifting over time. This shifting and sinking results in large divots forming in roads and uneven road

surfaces which, coupled with heavy vehicles driving over the utility hole covers, can lead to cracks and leaks in the metal castings. It benefits all Lower Mainland residents for maintenance crews to have access to utility hole covers, and perform maintenance and upgrades to ensure water and sewer pipes are secure and free from damage enabling water, wastewater and storm water to discharge at the treatment plant in Annacis Island as intended.

**ANALYSIS**

Metro Vancouver and its contractor, Argo Safety Services Ltd. are scheduled to remove the blacktop along the westbound lanes in the 1900 block of Stewardson Way by using a concrete saw to cut along the lane’s edge. Jackhammering will be required to ensure the concrete is broken up into moveable pieces for transport. A rubber tire backhoe will be utilized to pick up the broken concrete pieces and place them into the back of the dump trucks ready to load and remove them from the site. The maintenance crews will then remove the utility hole cover and its casting and size the space for a new casting to be installed. The use of freshly mixed concrete and risers will assist in ensuring the utility hole cover is set to the correct height of the road surface. Utility hole casting will be anchored with concrete anchors using a concrete drill, hammer and impact drill. The paving crew will then prepare the surface for new asphalt and roll and compact the finished surface with a drum roller.

The utility hole cover work affects the sewer pipes and can only be performed during dry weather and low flow periods with less pressure. Low flow periods typically occur between the hours of 12:00 AM and 6:00 AM. For this reason, Metro Vancouver and its contractor, Argo Safety Services Ltd are requesting a range of dates in case of inclement weather, unforeseen site conditions, and any other scheduling delays that may occur.

**DISCUSSION**

**Transportation Impacts**

A final review of the Traffic Management Plan will be conducted by Transportation staff at the Street Occupancy Permit stage. In the meantime, staff have identified some transportation-related impacts.

Stewardson Way is classified as Major Road Network (MRN) with two travel lanes in both eastbound and westbound directions. In addition, Stewardson Way is a 24-hour truck route and it is an important corridor for the movement of goods in the region. It directly connects New Westminster to Burnaby through Marine Way and Richmond/Delta through Queensborough. Based on the latest traffic count data from 2011, vehicle volume along westbound Stewardson Way is considered high during daytime with average peak volumes of 1250 vehicles per hour on weekdays and 1050 vehicles per hour on weekends. After 8:00 PM, traffic volume decreases to almost 50% with average peak volumes of 540 vehicles per hour on weekdays and 480 per hour on weekends.

A full closure of the two westbound lanes of Stewardson Way is required to complete replacement of the utility hole cover. The utility hole cover is located in the westbound curb lane, next to the centerline. Given its location, work to replace the utility cover will affect both westbound travel lanes, thereby requiring a detour for westbound traffic via Twelfth Street – Tenth Avenue – Twentieth Street for vehicles heading to Richmond/Delta and via Twelfth Street – Tenth Ave – Southridge Dr for vehicles heading to Burnaby/Vancouver. Commercial vehicles will be required to temporarily detour through the non-Truck Route.

Westbound vehicles coming from Royal Ave and Columbia Street will be detoured via Twelfth Street. Northbound vehicles from Quayside Drive will continue on Third Ave then turn left at Twelfth Street to get to the detour route. Traffic exiting Mcphaden Street will be directed to Twelfth Street via Thirteenth St – Fourth Avenue. Left-turn restrictions to Stewardson Way will be in place at Fourth Avenue, Fourteenth Street, Fifth Avenue and River Drive.

During the closure, there will be no impacts to pedestrians, cyclists or transit. Traffic Control Staff will be on site at the intersection of Twelfth Street & Tenth Avenue; and Stewardson Way & Third Avenue to assist with truck and pedestrian movement.

If the exemption request is granted, the associated detour may increase truck noise along the detour route for the one night between 10:00 PM and 4:00 AM. The necessity to close the westbound lanes of Stewardson Way when traffic volumes are lowest will be least impactful to the road network. A daytime closure would cause significant, undesirable congestion throughout the entire west side of the City. Given the scope and duration of the work, the ability to maintain walking and biking connections, no impacts to transit, and vehicle volumes during the exemption periods being significantly lower compared to normal construction hours, Engineering staff consider the requested exemption to be reasonable under these circumstances.

A map of the area of work to be performed and a detour map is provided in attached Appendix A.

### **Noise**

Noise will be generated from jackhammering the existing concrete pavement into moveable pieces. Rubber tire backhoes will be picking up the concrete pieces and placing them in the awaiting dump trucks. Dump trucks will be on site to transport the concrete from the old pavement. The impacted noise from the roll drum to lay the new asphalt will be minimal.

To ensure the least impact possible to the local community, Metro Vancouver and its contractor, Argo Safety Services Ltd. 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.
- Ensuring a contact person will respond to calls from affected residents.

To ensure local residents are advised in advance of any possible disruptions, notification letters as shown in Appendix B will be distributed to:

- 1800 block & 1900 block Sixth Avenue;
- 1800 block & 1900 block River Drive;
- 1800 block Nanaimo Street;
- 600 block Eighteenth Street; and
- 600 block Twentieth Streets

Information will also be posted on the Metro Vancouver webpage.

**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.

**INTERDEPARTMENTAL LIAISON**

Staff from Transportation and Integrated Services prepared this report.

**OPTIONS**

There are two options to consider:

1. That Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to Metro Vancouver and its contractor, Argo Safety Services Ltd. from 10:00 PM to 4:00 AM for one night between Wednesday, June 26, 2024 and Wednesday, July 17, 2024 excluding Saturdays, Sundays and Statutory Holidays to conduct a utility hole hatch upgrade along westbound traffic lanes on 1900 Block Stewardson Way.
2. That Council provide staff with alternative direction.

Staff recommend Option 1.

**ATTACHMENTS**

Appendix A – Map of Work Area and Detour Map  
Appendix B – Notification Letter to Area Residents

**APPROVALS**

This report was prepared by:  
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This report was reviewed by:  
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