

REPORT

Planning and Development

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

From: Jackie Teed, Director, Planning and Development
File: #2509783

Item #: 2024-409

Subject: **Construction Noise Bylaw Exemption Request: 252 Brunette Avenue (Sapperton SkyTrain Station)**

RECOMMENDATION

THAT Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to TransLink for the period of Monday July 15, 2024 to Saturday August 31, 2025 from 12:00 AM to 6:00 AM, weekdays and including weekends for a maximum of five days per week, including some Sundays and excluding all Statutory Holidays, to install new maintenance walkways, demolish and restore original maintenance walkways and make operational equipment modifications to the Sapperton SkyTrain Station at 252 Brunette Avenue.

PURPOSE

The purpose of this report is to request Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to TransLink to enable maintenance, modifications, and reinstallation of extended walkways in preparation for the activation of longer trains to accommodate increased ridership on SkyTrains.

BACKGROUND

TransLink has actively been increasing the egress from all SkyTrain stations to support more increased ridership. The work includes installing new maintenance walkways, demolishing and restoring original maintenance walkways and performing operation equipment modifications. Council has approved similar requests for work related to this project at:

- 22nd Street SkyTrain Station for the period between March 2024 and January 2025;
- New Westminster SkyTrain Station for the period between March 2024 and August 2024; and
- Braid SkyTrain Station for the period between May 2024 and August 2025.

Sapperton SkyTrain Station is next on the Translink's agenda and work is scheduled to begin in July 2024 and extend through to August 2025.

ANALYSIS

The proposed work includes demolition, drilling, hammering, welding, and concrete pouring. The equipment required to perform the work will be a railway crane, welding machine, sand blasters, work vehicles and hand-held power tools. During non-permitted hours the equipment expected to generate the most noise will be sand blasters and the welding machine which are reported to sound similar to a generator.

In order to safely conduct the demolition, modifications, and installations to the guideway, much of the work must be performed during non-operational hours when trains are not operational. During most mid-week days, there is only a two hour window of opportunity to engage in construction activities since much of the non-revenue hours are spent either preparing the worksite following the end of train service or packing up equipment and cleaning the worksite to prepare for the resumption of train service the next day. Sundays have longer non-revenue hours and provide up to a four hour window in which to advance the project. Eliminating Sundays would lengthen the duration of the project considerably.

The work is expected to occur up to a maximum of five nights per week and will involve some Sundays for the duration of the requested period. Dates of the work will vary throughout the project.

Some of the work is weather dependent and the duration of the requested exemption has taken into account the possibility of inclement weather.

DISCUSSION

Noise disruptions are expected to be minimal.

The nearest residences are approximately 100 meters from the Sapperton SkyTrain Station. To ensure the least impact to the local community, TransLink has committed to the following noise mitigation measures:

- Ensuring all equipment is in good operating order.
- Educating and supervising construction personnel to ensure potential noises are minimized.
- Turning off equipment when not in use.

- Utilizing 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 receivers.
- Scheduling construction related activities and limiting equipment usage to minimize noise, especially during nighttime hours.
- Providing a night time contact person and responding to any calls from affected residents.

TransLink will be issuing information notices via Canada Post to area residents at the following locations:

- 100 block to 400 block of East Columbia Street
- 200 block to 400 block of Brunette Avenue
- 200 block to 300 block of Sherbrooke Street
- 200 block Keary Street
- 200 block of Nelson’s Court
- 200 block of Allen Street

Translink has also published notification of the upcoming SkyTrain upgrade project on its website and the proposed work and timelines will be available for viewing for the remainder of the project. Appendix A shows the area of the proposed work. Appendix B contains sample notification letter to the immediate neighborhood residents.

No transportation implications are associated with this exemption request.

The Royal Columbian Hospital (RCH) is approximately 200 meters away and operates 24 hours a day. TransLink advise they are in communication with Fraser Health and RCH to ensure their operations are not negatively affected by the construction.

TransLink is in the process of obtaining permission from CN Rail to work between the two railways located under the Sapperton SkyTrain Station.

CONCLUSION

City staff consider an exemption of the Construction Noise Bylaw to be reasonable for the following reasons:

1. increased ridership demands larger trains requiring modified infrastructure;
2. SkyTrain operational constraints dictate construction must occur during nighttime hours; and
3. the short window of opportunity for construction to occur during non-revenue hours and plan for inclement weather require the length of the exemption requested; and
4. no complaints have been received regarding noise disturbances during overnight hours at any of the other three New Westminster SkyTrain locations that are part of this project.

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 from Construction Noise Bylaw No. 6063, 1992 to TransLink for the period of Monday July 15, 2024 to Saturday August 31, 2025 from 12:00 AM to 6:00 AM, weekdays and including weekends for a maximum of five days per week, including some Sundays and excluding all Statutory Holidays, to install new maintenance walkways, demolish and restore original maintenance walkways and make operational equipment modifications to the Sapperton SkyTrain Station at 252 Brunette Avenue..
- 2. That Council provide staff with alternative direction.

Staff recommend Option 1.

ATTACHMENTS

- Appendix A: Map of Area of Construction Work
- Appendix B: Sample of Notification to Area Residents

APPROVALS

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

This report was reviewed by:
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This report was approved by:
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Lisa Spitale, Chief Administrative Officer