

REPORT

Planning and Development

To: Mayor Johnstone and Members of Council
Date: August 26, 2024

From: Rupinder Basi, Acting Director,
Planning and Development
File: Doc#2535791

Item #: 2024-484

Subject: **Construction Noise Bylaw Exemption Request: Metro Vancouver
Queensborough Pump Station - 304 Wood Street, New Westminister**

RECOMMENDATION

THAT Council grant an exemption from *Construction Noise Bylaw No. 6063, 1992* to Metro Vancouver between the hours of 8:00 PM to 7:00 AM for any two consecutive nights between Monday September 16, 2024 and Monday October 7, 2024 excluding Saturdays, Sundays and statutory holidays to permit work related to the maintenance, modification, installation and upgrade of sewer pipes and valve chamber at the Metro Vancouver Queensborough Pump Station.

PURPOSE

The purpose of this report is to request an exemption from Construction Noise Bylaw No. 6063,1992 to Metro Vancouver from Monday September 16, 2024 to Monday October 7, 2024. This exemption would enable bypass pumps to run from 8:00 PM to 7:00 AM for two consecutive nights to ensure that the inflow of sewage continues to transfer to the discharge mainline during the maintenance, modifications, installation and upgrading of sewer pipes and valve chamber at the Metro Vancouver Queensborough Pump Station.

BACKGROUND

The Queensborough Pump Station moves wastewater and sewage collected in Burnaby and New Westminister to the Annacis Island Wastewater Treatment Plant, located in Delta. Metro Vancouver is upgrading sections of the sewer and pump stations in the Lower Mainland to accommodate population growth and ensure continued protection of

public health and the environment. These upgrades will ensure wastewater and sewage continues to be safely managed when sewer flows are at their highest levels during wet weather.

ANALYSIS

The work involves shutting down the Queensborough Pump Station to enable the installation of new six-inch PVC pipe lines and the replacement of the three check valves inside the valve chamber. While the pump station is not functioning, bypass pumps will operate to ensure the continued and uninterrupted flow of wastewater and sewage from Burnaby and New Westminster to the Annacis Island Wastewater Treatment Plant. The two bypass pumps will need to run continuously for the 48 hour period including overnight for two consecutive nights to enable uninterrupted service. To mitigate noise and reduce negative impact to local residents overnight, the two bypass pumps will be enclosed within acoustical panels installed around the entire pump area. The noisy construction activities related to the upgrade involving excavators, backhoes, hammering, drilling and power tools, will occur during permitted hours only.

DISCUSSION

Noise

The construction area for the sewer pipe upgrade is approximately 20 - 35 meters from the nearest residences located on Wood Street. In addition to the noise mitigation above, Metro Vancouver has committed to:

- Ensuring all equipment is in good operating order.
- Operating equipment during non-permitted hours at minimum noise levels consistent with effective operation.
- Locating stationary noise generating equipment as far away as possible from noise sensitive receivers.
- Providing a night time contact person and respond to any calls from affected residents.

Information notices will be sent to area residents within a two (2) block radius of the site in advance via hand by Canada Post. Appendix A provides an aerial view of the construction area at 304 Wood Street. Appendix B provides a sample notification letter to residents.

Transportation Impacts

Parking, cyclists and pedestrian traffic in and around 304 Wood Street will be affected during construction. Traffic Control Personnel will be in place for the affected areas. A Street Occupancy Permit and Traffic Management Plan has been approved and issued by the Engineering Department.

INTERDEPARTMENTAL LIAISON

Staff from the Engineering Department were consulted in preparation of this report.

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 Metro Vancouver between the hours of 8:00 PM to 7:00 AM for any two consecutive nights between Monday September 16, 2024 and Monday October 7, 2024 excluding Saturdays, Sundays and statutory holidays to permit work related to the maintenance, modification, installation and upgrade of sewer pipes and valve chamber at the Metro Vancouver Queensborough Pump Station.
2. That Council provide staff with alternative direction.

Staff recommend Option 1.

ATTACHMENTS

Appendix A: Map of Work Location and Notification Area

Appendix B: Sample Notification to Neighbourhood

APPROVALS

This report has been prepared by:

Bal Varn, Senior Property Use Coordinator, Integrated Services

This report was reviewed by:

Kim Deighton, Manager, Integrated Services

This report was approved by:

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Lisa Leblanc, Acting Chief Administrative Officer