

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#2536649
Item #: 2024-469

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 and sub-contractor Houle Electric from Construction Noise Bylaw No. 6063, 1992 from 8:00 PM to 7:00 AM for one night between Wednesday, September 4, 2024 and Tuesday, September 17, 2024 excluding Saturdays, Sundays and statutory holidays to enable the installation of conduit wires at the Royal Columbian Hospital at 330 East Columbia Street.

PURPOSE

The purpose of this report is to request Council grant an exemption from the Construction Noise Bylaw to EllisDon Design Build and subcontractor, Houle Electric to enable them to complete the electrical wiring 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 for Phases Two and Three 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. Since 2023, City records indicate no noise-related complaints have been received.

ANALYSIS

EllisDon Design Build and it’s sub-contractor, Houle Electric are planning to lay the conduit of wiring around the perimeter of the hospital site in two shifts occurring in one continuous 24 hour period. One shift would occur within the hours permitted by the Construction Noise Bylaw and one shift would occur outside of permitted hours (8 pm to 7am), thus requiring this exemption. The conduit wire is required to be pulled by several “tuggers” continuously without stoppage. Very high tension is required to get the cables from one utility hole vault into the next. The work, if interrupted, has the potential to be a safety hazard. The generators powering the tuggers are the size of a small mini-fridge and sound barriers will be installed around the generators to minimize the noise. The small generators will be stationary and placed with the tuggers which will be located on the 300 block of East Columbia Street along the east sidewalk and also along the 200 block of Keary Street, placed next to the hospital’s exterior wall.

DISCUSSION

EllisDon Design Build have given assurances 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.
- Turning off equipment when not in use.
- Ensuring all equipment is in good operating order.
- Ensuring the generator is enclosed within a sound barrier to minimize noise.
- 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 this exemption request. If approved, notifications will be hand-delivered, digitally available from Fraser Health Authority website, and posted to a local community Facebook page. A map showing the Area of Work and Notification Delivery can be found in Appendix A. A copy of the Notification to Residents is in Appendix B.

Transportation Impacts

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 period of 8:00 PM and 7:00 AM. 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 and sub-contractor Houle Electric from Construction Noise Bylaw No. 6063, 1992 from 8:00 PM to 7:00 AM for one night between Wednesday, September 4, 2024 and Tuesday, September 17, 2024 excluding Saturdays, Sundays and statutory holidays to enable the installation of conduit wires at the Royal Columbian Hospital at 330 East Columbia Street.
- 2. That Council provide staff with alternative direction.

Staff recommend Option 1.

ATTACHMENTS

- Appendix A: Area of Work and Notification Delivery
- Appendix B: Notification to Residents

APPROVALS

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

This report has been reviewed by:
Kim Deighton, Manager, Integrated Services

This report was approved by:
Rupinder Basi, Acting Director, Planning and Development
Lisa Leblanc, Acting Chief Administration Officer