

REPORT

Planning and Development

To: Mayor Johnstone and Members of Council
Date: September 23, 2024

From: Jackie Teed, Director,
Planning and Development
File: #2536077
Item #: 2024-516

Subject: **Construction Noise Bylaw Exemption Request: New Westminster
Interceptor - Columbia Street Sewer Maintenance Project**

RECOMMENDATION

THAT an exemption to Metro Vancouver contractor Ram Consulting from *Construction Noise Bylaw No. 6063, 1992* from 9:00 PM to 7:00 AM for three consecutive nights between and including Tuesday, October 1, 2024 to Thursday, October 10, 2024 excluding Saturdays, Sundays and statutory holidays, to conduct CCTV inspection of New Westminster Interceptor sewer along the 100 Block to 800 Block of Columbia Street be granted.

PURPOSE

The purpose of this report is to request an exemption from Construction Noise Bylaw No. 6063,1992 to Metro Vancouver contractor Ram Consulting to perform a preventative inspection of the sewer lines along 100 Block to 800 Block of Columbia Street.

BACKGROUND

The New Westminster Interceptor sewer moves wastewater from Burnaby and New Westminster to the Annacis Island Wastewater Treatment Plant. Preventative work of the nature described in this report supports ongoing maintenance of the sewer lines with the goal of avoiding future failures for nearby residents and businesses.

ANALYSIS

The proposed work includes crews temporarily lifting maintenance hole lids along Columbia Street to facilitate access to inspect recently completed sewer upgrades. A

camera will then be inserted and remotely operated and record the current state of the sewer line.

The Columbia Street sewer carries extremely high sewage flows during daytime hours. To properly inspect the sewer pipe's interior, maintenance work must be performed during low flow levels, i.e. between midnight and 6:00 AM.

The work also requires dry weather as rain will cause high flow levels. To accommodate the possibility of inclement weather, Ram Consulting is requesting more days than necessary for the work to accommodate possible unforeseeable weather delays. Any delays to the start of the work may cause the maintenance project to be pushed to next year as fall months on average have too large amount of precipitation to conduct this work.

DISCUSSION

Some noise is expected to be generated from lifting and moving maintenance hole lids, and from the operation of one small generator, however, noise disruptions are expected to be minimal.

To ensure the least impact possible to the local residents and businesses, Ram Consulting is 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 minimized.
- Avoiding unnecessary idling, revving, use of airbrakes and banging of tail gates.
- Turning off equipment when not in use.
- Ensuring crew members keep conversation levels to a minimum.
- Providing a night time contact person and respond to any calls from affected residents. Contact information will be included in the Notification to Residents.

Notices will be sent to area residents in a one block radius via hand by field crews 48 hours prior to the commencement of work. Notices will also be posted to all front door lobby entrances of multi-dwelling buildings. Appendix A provides an aerial view of the inspection area along 100 block of Columbia through to the 800 block of Columbia Street. Appendix B provides a sample notification to residents.

The project will involve the following minor traffic impacts:

- An eastbound lane closure of Columbia Street between Church Street and Fourth Street.
- A northbound lane closure of McKenzie Street between Columbia Street and Front Street Mews.

- A southbound lane closure of Sixth Street between Columbia Street and Front Street Mews.
- The westbound Front Street channelized right turn onto Columbia Street.
- Temporary eastbound parking lane closures of Columbia Street between Sixth Street and Elliot Street.
- The eastbound bicycle lane between Church Street and Fourth Street will be closed and cyclist will be required to take the lane for approximately 75 meters.

In addition to the lane closures, there will be Columbia Street crosswalk closures at Begbie Street, McKenzie Street, Sixth Street and Fourth Street with pedestrians being detoured to the opposite crosswalk. It should be noted that most vehicle, cyclist, transit and pedestrian movement will be maintained during this project. A final review of the traffic management plan will be performed by Transportation staff at the Street Occupancy Permit application stage.

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.

CONCLUSION

City staff consider an exemption of the Construction Noise Bylaw to be reasonable as:

1. the sewer serves the entire Metro Vancouver community and must be proactively maintained;
2. the requirement for low flow to complete the inspection work; and
3. the anticipated low noise impacts.

OPTIONS

There are two options to consider:

1. THAT an exemption to Metro Vancouver contractor Ram Consulting from Construction Noise Bylaw No. 6063, 1992 from 9:00 PM to 7:00 AM for three consecutive nights between and including Tuesday, October 1, 2024 to Thursday, October 10, 2024 excluding Saturdays, Sundays and statutory holidays, to conduct CCTV inspection of New Westminster Interceptor sewer along the 100 Block to 800 Block of Columbia Street be granted.
2. THAT Council provide staff with alternative direction.

Staff recommend Option 1.

ATTACHMENTS

Appendix A: Area of Construction Work

Appendix B: Notification to Neighbourhood

APPROVALS

This report was prepared by:

Jason Khuu, Property Use Coordinator

This report has been reviewed by:

Kim Deighton, Manager, Integrated Services

This report was approved by:

Jackie Teed, Director, Planning and Development

Lisa Spitale, Chief Administration Officer