

REPORT

Planning and Development and Engineering Services

To: Mayor Johnstone and Members of Council
Date: October 7, 2024

From: Jackie Teed, Director,
Planning and Development
Lisa Leblanc, Director,
Engineering Services
File: Doc#2568045
Item #: 2024-552

Subject: **Construction Noise Bylaw Exemption Extension Request: 330 East Columbia Street (Royal Columbian Hospital Redevelopment Project)**

RECOMMENDATION

THAT an exemption to All Roads Construction Ltd. from *Construction Noise Bylaw No. 6063, 1992* from 8:00 PM to 7:00 AM for three nights between Wednesday, October 9, 2024 and Wednesday, October 30, 2024 excluding Saturdays, Sundays and Statutory holidays to complete surface lift paving at the Royal Columbian Hospital on 330 East Columbia Street, be granted.

PURPOSE

The purpose of this report is to request Council grant an exemption to Construction Noise Bylaw No. 6063, 1992 to All Roads Construction Ltd to enable surface lift paving along the 300 block of East Columbia Street between Keary Street and Sherbrooke 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.

- 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 as well as completing the paving on the surrounding streets of the hospital. Completion is expected to be December 2025.

ANALYSIS

Project lead, EllisDon Design Build have contracted the paving to All Roads Construction Ltd. All Roads Construction Ltd are planning to conduct surface lift paving along the 300 block of East Columbia Street, between Keary Street and Sherbrooke Street for three nights from 8:00 PM to 7:00 AM. The work will include laying of fresh pavement along the northbound and southbound traffic lanes. Due to the daytime traffic flows in and around the Royal Columbian Hospital, night time paving work would greatly minimize the impact to hospital operations, such as ambulance access to the Emergency Unit. Conducting the paving during the overnight hours would reduce the work required from six-days to three-nights, significantly reducing disruptions to ambulance and public access. East Columbia Street is classified as a local road with one motor vehicle travel lane plus one parking lane in both northbound and southbound directions. Traffic Control Personnel will be on site to allow the trucks to back into the work area from East Columbia Street.

This work is weather dependent and must be completed during dry weather to allow the concrete to settle. For this reason, additional days have been included in the exemption request in case of delays from rain or extreme weather.

DISCUSSION

Traffic

The work zone involves a section of East Columbia Street between Sherbrooke Street and Keary Street. East Columbia Street is classified as a collector road with one travel lane in both northbound and southbound directions. In addition, the section of East Columbia Street between Brunette Avenue and Braid Street is designated as a limited hour truck route between the hours of 7:00 am and 9:00 pm. Moreover, it is an important route for emergency vehicles going to Royal Columbian Hospital. Based on the latest traffic count data from 2011, vehicle volume along East Columbia Street is considered high during the day with average peak volumes of about 940 vehicles per hour. After 6:00 pm, traffic volume decreases to almost 50% with average peak volumes of 540 vehicles per hour. This section of East Columbia Street is also a designated transit route for buses # 109 and 155. Both bus routes connect commuters from the west side of New Westminster to the east side.

To maintain access for emergency vehicles to the hospital, single lane alternating traffic (SLAT) pattern on East Columbia Street is required to complete the surface lift paving. However, due to higher vehicle volumes during the day, implementing SLAT would result in longer queues for transit and vehicle traffic, which, more importantly, would add to emergency vehicle response times.

Staff have identified the following transportation-related impacts through the review of proposed traffic management plans:

- Road Closures - Paving will begin with the closure of the southbound travel lane starting from Sherbrooke Street to Keary Street. Once complete, the closure will switch to the northbound travel lane from Keary Street and proceed north to Sherbrooke Street. Traffic Control Personnel will be on-site to control the flow of traffic.
- Walking & Cycling Impacts - All sidewalks will be maintained during paving; however, there will be intermittent closures of crosswalks at intersections where paving is occurring. Pedestrians and cyclists will be safely detoured around the work zone with the assistance of traffic control personnel in these instances. Cyclists will be required to take the lane and share the road with vehicles for brief periods while travelling through the work zone.
- Access to Local Businesses –Sidewalk access to businesses along this section of East Columbia Street will not be affected but access to parking may be affected which may lead to additional delays for services
- Bus Stop Closures – Bus route # 109 (Lougheed Station to New Westminster Station) that runs from 5:00 AM to 2:00 AM and bus route # 155 (Braid Station to 22nd Street Station) that runs from 5:00 AM to 12:30 AM will both have bus stop closures along the section of East Columbia Street. Road closures will determine which bus stops will be temporarily closed. The buses will not be detoured as they may only experience minor delays due to the single lane alternating traffic.

Transportation staff have considered the benefits to completing this work at night when traffic volumes are low and least impactful to transit and emergency vehicle access response times. Performing this work at night will also decrease the number of days that the contractor needs to occupy the road. Transportation staff will perform a final review of the traffic management plans at the Street Occupancy Permit application stage. Given the scope and duration of the work, and vehicle volumes during the exemption periods being significantly lower compared to normal daytime construction hours, City staff consider the requested exemption to be reasonable under these circumstances.

Noise

Noise from trucks, such as back up beepers and paving equipment will occur during the repaving surface lift along 300 block East Columbia Street. All Roads Construction Ltd. will keep the noise to a minimum when possible and implement 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 and limit equipment usage to minimize noise; and,
- Providing a contact person and respond to any calls from affected residents.

Information notices will be sent via Canada Post to the area residents and businesses located in the following areas:

- 200, 300 & 400 block East Columbia Street;
- 200 & 300 block Keary Street;
- 200 & 300 block Sherbrooke Street;
- 300 block Hospital Street;
- 300 block Buchanan Avenue; and,
- 300 block Knox Street.

A map showing the Area of Work and Notification Delivery can be found in Appendix A. A sample of the Notification to Residents is in Appendix B.

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 the engineering transportation department were consulted in preparation of this report.

OPTIONS

The following options are presented for Council's consideration:

1. That a noise exemption to All Roads Construction Ltd. from Construction Noise Bylaw No. 6063, 1992 from 8:00 PM to 7:00 AM for three nights between Wednesday, October 9, 2024 and Wednesday, October 30, 2024 excluding Saturdays, Sundays and Statutory holidays to complete surface lift paving at the Royal Columbian Hospital on 330 East Columbia Street, be granted;
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:

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