

REPORT

Planning and Development

To: Mayor Johnstone and Members of Council
Date: January 13, 2025

From: Jackie Teed,
Director, Planning and Development
File: 05.1020.20
#2630664

Item #: 2025-6

Subject: **Construction Noise Bylaw Exemption Request: 1031 Quebec Street, New Westminister – Metro Vancouver Annacis Water Supply Tunnel, Fraser River Crossing (the “Project”)**

RECOMMENDATION

THAT an exemption be granted to Metro Vancouver contractor Traylor Aecon General Partnership (TAGP) from Construction Noise Bylaw No. 6063, 1992, from Friday January 31, 2025 to Saturday May 10, 2025 on week days from 8:00 PM to 3:00 AM and Saturdays from 6:00 PM to 12:00 AM, excluding Sundays and Statutory Holidays, to construct the Annacis Water Supply Tunnel, Fraser River Crossing (the “Project”).

PURPOSE

To request an exemption be granted from the Construction Noise Bylaw No. 6063, 1992 to Metro Vancouver’s contractor Traylor Aecon General Partnership (TAGP) to install a new water main, resulting in an increase in the reliability of clean water supply to Surrey and other municipalities in the Lower Mainland.

BACKGROUND

On March 27, 2023 Council passed the following resolution:

THAT Council grant an exemption to Metro Vancouver contractor Traylor Aecon General Partnership (TAGP) from Construction Noise Bylaw No. 6063, 1992, from May 01, 2023 to September 30, 2023, and from January 01, 2024 to February 28, 2024 on weekdays from 8:00 p.m. to 11:00 p.m. and Saturdays from 7:00 a.m. to 9:00 a.m. and 6:00 p.m. to 9:00 p.m., excluding Sundays and Statutory Holidays, to construct the Annacis Water Supply Tunnel, Fraser River Crossing (the “Project”).

On October 16, 2023 Council passed the following resolution:

THAT Council hereby grants an exemption to Metro Vancouver contractor Traylor Aecon General Partnership (TAGP) from Construction Noise Bylaw No. 6063, 1992, from October 16, 2023 to December 21, 2023 and from March 1, 2024 to May 31, 2024 on week days from 8 PM to 11 PM and Saturdays from 7 AM to 9 AM and 6 PM to 9 PM, excluding Sundays and Statutory Holidays to construct the Annacis Water Supply Tunnel, Fraser River Crossing (the ‘Project’).

The exemption request was to enable Metro Vancouver’s contractor to install a new water main for the purpose of increasing the reliability of the clean water supply to Surrey and other municipalities in the Lower Mainland.

Unanticipated complications (e.g. required equipment not arriving in a timely manner and staffing issues) has resulted in a number of delays and therefore the project is taking longer than expected.

DISCUSSION

The Project consists of two 60 meter vertical shafts located on the North and South sides of the Fraser River connected by a 2.4 kilometer tunnel approximately 30 meters below the river-bed. The tunnel will be lined with pre-cast concrete tunnel liners and the final installation will be a steel water conveyance pipe. At the surface, valve chambers will be constructed at the top of each shaft to connect the project to existing infrastructure. The North Site is located at 1031 Quebec Street and will serve as the receiving shaft for the Tunnel Boring Machine (TBM).

The TBM retrieval will commence with the machine breaking into the North Shaft (through the concrete slurry wall). Once started, the construction needs to continue to mitigate potential of shaft flooding which could cause damage to equipment. This will take approximately three weeks between Friday, January 31, 2025 and Saturday, May 10, 2025. Operations visible and audible to nearby residents will be limited to a crane operating supporting the crew in the underground. There will be no truck traffic entering/leaving the site nor other surface work conducted that would generate noise. Once complete, residents will benefit from these essential infrastructure upgrades that are necessary to supply the region with high quality, potable water.

Metro Vancouver and its Contractor, Traylor Aecon General Partnership (TAGP) have committed to implement the following to mitigate noise while doing construction:

- Ensure all equipment is in good operating order
- Operate equipment at minimum engine speeds consistent with effective operation
- Educate and supervise construction personnel to ensure potential noises are minimized
- Turn off equipment when not in use

- Have a night time contact person available to respond to any calls from affected residents
- Deliver notice to affected residents in advance to explain the need to conduct the work at night and to provide contact phone numbers

To ensure the work is completed within the new amended timelines, the contractor is requesting an extension. The new extension will cover the period of Friday January 31, 2025 to Saturday May 10, 2025. If this extension is granted, Metro Vancouver will send notification to neighbouring residents. See Appendix A and 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.

OPTIONS

There are two options to consider:

1. That an exemption be granted to Metro Vancouver contractor Traylor Aecon General Partnership (TAGP from Construction Noise Bylaw No. 6063, 1992, from Friday, January 31, 2025 to Saturday, May 10, 2025 on week days from 8:00 PM to 3:00 AM and Saturdays from 6:00 PM to 12:00 AM, excluding Sundays and Statutory Holidays, to construct the Annacis Water Supply Tunnel, Fraser River Crossing (the “Project”).
2. That Council provide staff with alternative direction.

Staff recommend Option 1.

ATTACHMENTS

- Appendix A: Map of Construction Area and Notification Area
- Appendix B: Copy of Sample of Notification to Neighbourhood

APPROVALS

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

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

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