

REPORT

Planning and Development

To: Mayor Johnstone and Members of Council
Date: May 26, 2025

From: Jackie Teed,
Director, Planning and Development
File: 05.1020.20
#2681291
Item #: 2025-147

Subject: **Construction Noise Bylaw Exemption Request: 330 Columbia Street - Royal Columbian Hospital Redevelopment Project**

RECOMMENDATION

THAT Council grant a noise exemption to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 from 7:00 AM to 9:00 AM on Saturdays starting Saturday June 7, 2025 through to Saturday September 27, 2025 (excluding Saturdays that occur during statutory long weekends) to complete exterior cladding work at Royal Columbian Hospital site at 330 East Columbia Street, New Westminster.

PURPOSE

The purpose of this report is to request that Council grant an noise exemption from the Construction Noise Bylaw to EllisDon Design Build, allowing them to complete the exterior cladding work that commenced on June 1, 2024, at the Royal Columbian Hospital site located at 330 East Columbia Street, New Westminster.

BACKGROUND

On May 27, 2024 Council passed the following resolution:

THAT Council grant a noise exemption to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 from 7:00 AM to 9:00 AM on Saturdays starting June 1, 2024 through to May 31, 2025, excluding statutory holidays and Saturday December 28, 2025 to enable work on exterior cladding at Royal Columbian Hospital site at 330 East Columbia Street, New Westminster.

The above-noted work was not completed and another exemption is required due to:

- challenges associated with sourcing appropriate materials;
- the remaining sections require a phased and reactive approach;
- significant delays in receiving materials are expected due to newly imposed tariffs, supply chain disruptions, and raw material shortages.

ANALYSIS

EllisDon Design Build has successfully completed approximately 90% of the exterior cladding on the newly constructed Jim Pattison Acute Care Tower. The final phase involves removing the remaining cladding from the original structure. However, due to the age of the existing materials and their non-compliance with current building code standards, new materials must be ordered. Since the condition beneath the old cladding cannot be accurately assessed until removal, materials are being ordered in stages as each section is exposed causing a phased and reactive approach to the final cladding work.

Significant delays to new materials are expected due to tariffs, supply chain disruptions, and raw material shortages. The newly imposed tariffs between the U.S. and Canada have increased the cost and complexity of importing essential materials like steel, aluminum, and lumber, prompting sourcing shifts and budget reevaluations. These combined factors have resulted in postponed timelines, higher costs, and seeking alternative distributors, ultimately delaying the Royal Columbian Hospital Project.

Granting an extension of permitted hours will allow EllisDon to complete outstanding tasks over the weekend, making up for lost time. Without this exemption, the project risks falling behind schedule, leading to cost overruns, further delays, and an unnecessary prolongation of construction activity in the Sapperton community. Approving this request supports the timely completion of a critical healthcare facility while minimizing long-term disruption to the surrounding area.

Since 2022 only two noise-related complaints have been received by Integrated Services and both were quickly resolved.

DISCUSSION

The request for early Saturday start times is based on the continued need for flexibility in this multi-year, multi-phase project schedule. Unforeseen conditions such as inclement weather, procurement issues, and delivery delays has resulted in delays. However, starting earlier on Saturdays has provided an opportunity to make up for any lost time that may have occurred during the week.

When possible, the work will be conducted during regular construction hours and not on Saturday mornings between 7:00 AM to 9:00 AM. EllisDon Design Build has given assurances that 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.
- Avoiding unnecessary idling, revving, use of airbrakes and banging of tail gates.
- Turning off equipment when not in use.
- Ensuring all equipment is in good operating order.
- Ensuring a contact person is available to respond to any calls from affected residents.

If granted, EllisDon Design Build is committed to notifying local residents of the early Saturday morning start times. A copy of the Notification to Residents is attached Appendix A. If approved, notifications will be hand-delivered, as well as digitally available from Fraser Health Authority website and posted to a local community Facebook page. The area map of where the notifications will be sent is in Appendix B.

Transportation Impact

No vehicle transportation traffic will be impacted as all work will continue to be completed on Fraser Health Property. EllisDon Design Build has maintained and ensured walking and biking connections are accessible throughout the project.

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 from Construction Noise Bylaw No. 6063, 1992 from 7:00 AM to 9:00 AM on Saturdays starting Saturday June 7, 2025 through to Saturday September 27, 2025 (excluding Saturdays that occur during statutory long weekends) to complete exterior cladding work at Royal Columbian Hospital site at 330 East Columbia Street, New Westminster.
2. That Council provide staff with alternative direction.

Staff recommend Option 1.

ATTACHMENTS

Appendix A: Notification to Neighbourhood

Appendix B: Area of Notification to Residents

APPROVALS

This report was prepared by:
Jason Khuu, Property Use Coordinator

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

This report was approved by:
Jackie Teed, Director, Planning and Development
Lisa Spitale, Chief Administration Officer