

REPORT

Planning and Development

To: Mayor Johnstone and Members of Council
Date: June 9, 2025

From: Jackie Teed,
Director, Planning and Development
File: #2704705

Item #: 2025-166

Subject: **Construction Noise Bylaw Exemption Request: 2126 Seventh Avenue (22nd Street SkyTrain Station)**

RECOMMENDATION

THAT an exemption be granted from Construction Noise Bylaw No. 6063, 1992 to TransLink from 11:00 PM to 6:00 AM on Fridays, Saturdays and Sundays, from Friday June 13, 2025 to Sunday July 20, 2025 to complete re-installation of wind screens, completion of deficiency work, and removal of crew and storage trailers from the 22nd Street Skytrain Station located at 2126 Seventh Avenue.

PURPOSE

To request an exemption from the Construction Noise Bylaw No. 6063, 1992 to TransLink to complete re-installation of wind screens located at the station entrance, completion of deficiency work, and removal of crew and storage trailers from the 22nd Street Skytrain Station located at 2126 Seventh Avenue.

BACKGROUND

On January 27, 2025, New Westminster City Council passed the following resolution:

THAT an exemption be granted from Construction Noise Bylaw No. 6063, 1992 to TransLink from 8:00 PM to 7:00 AM six days per week, not including Thursdays and Statutory Holidays from Friday, January 31, 2025 to Wednesday, April 30, 2025 to complete recoat painting and make operational equipment modifications to the 22nd Street SkyTrain Station located at 2126 Seventh Avenue.

Translink advises the recoat painting has been completed, however, work has not proceeded as scheduled due to significant delays including: lack of overnight track time, discovery of additional work, and staffing challenges due to the requirement of specialized personnel to work on the energized rail. The reinstallation of wind screens, minor repairs and removal of site equipment remains incomplete and has necessitated this exemption request.

DISCUSSION

Due to operational constraints, the majority of work on this project must be completed during non-revenue hours when train services are inactive. A significant portion of this time is allocated to preparing the worksite after the last train departs and packing up equipment and cleaning the area in advance of the next day's service. This results in a limited two-hour construction window.

The remaining work at the site includes the removal and re-installation of the remaining wind screens located at the station entrance, completion of deficiency work, and the final demobilization of the crew and storage trailers from the site. The wind screen work involves high-risk activities due to the size and weight of the screens, each weighing several hundred pounds. This task requires the use of a Hiab truck (truck-mounted crane) and an aerial lift to safely move the screens in and out of position. Given the proximity of a busy bus loop around the station, these operations must be carefully scheduled around both train and bus service hours to ensure safety and minimize service disruptions.

Noise disruption is expected, however, TransLink has 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.
- Turning off equipment when not in use.
- Locating stationary noise generating equipment as far away as possible from noise sensitive receivers.
- Scheduling construction related activities and limit equipment usage to minimize noise, especially during nighttime hours.
- Providing a night time contact person and respond to any calls from affected residents.

Since the project began in 2023, Integrated Services has not received any noise complaints related to the construction activities at 22nd Street SkyTrain Station.

To ensure the work is completed within the new amended project timelines and to avoid service disruptions to New Westminster residents, TransLink is requesting another exemption to cover the period of Friday June 13, 2025 to Sunday July 20, 2025. If granted, TransLink will send notification to neighbouring residents in the 2100 block of Seventh Avenue; 2100 block of Marine Way; and 2000 block Mead Street as per details found in 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 further delayed which may result in financial impacts for the applicant.

OPTIONS

There are two options to consider:

1. That an exemption be granted from Construction Noise Bylaw No. 6063, 1992 to TransLink from 11:00 PM to 6:00 AM on Fridays, Saturdays and Sundays, from Friday June 13, 2025 to Sunday July 20, 2025 to complete re-installation of wind screens, completion of deficiency work, and removal of crew and storage trailers from the 22nd Street Skytrain Station located at 2126 Seventh Avenue.
2. That Council provide staff with alternative direction.

Staff recommends Option 1.

ATTACHMENTS

Appendix A: Map of Construction Work Area
Appendix B: Notification to Immediate Neighbourhood

APPROVALS

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

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

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