



REPORT

Planning and Development

To: Mayor Johnstone and Members of Council
Date: August 25, 2025

From: Serena Trachta, Acting Director,
Planning and Development
File: #2739302
Item #: 2025-229

Subject: **Construction Noise Bylaw Variance Request: 252 Brunette Avenue
(Sapperton SkyTrain Station)**

RECOMMENDATION

THAT a variance from Construction Noise Bylaw No. 6063, 1992 to TransLink from 10:00 PM to 6:00 AM on weekdays and weekends for a maximum of five days per week Tuesday September 2, 2025 to Saturday February 28, 2026, (excluding all Statutory Holidays and Wednesday, December 24, 2025 to Thursday, January 1, 2026) be granted to install new maintenance walkways, demolish and restore original maintenance walkways and make operational equipment modifications to the Sapperton SkyTrain Station at 252 Brunette Avenue.

PURPOSE

The purpose of this report is to request Council grant a variance from Construction Noise Bylaw No. 6063, 1992 to TransLink to enable maintenance, modifications, and reinstallation of extended walkways in preparation for the activation of longer trains to accommodate increased ridership on SkyTrain.

BACKGROUND

On July 8, 2024 City Council approved the following motion:

THAT Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to TransLink for the period of Monday July 15, 2024 to Saturday August 31, 2025 from 12:00 AM to 6:00 AM, weekdays and including weekends for a maximum of five days per week, including some Sundays and excluding all

Statutory Holidays, to install new maintenance walkways, demolish and restore original maintenance walkways and make operational equipment modifications to the Sapperton SkyTrain Station at 252 Brunette Avenue.

TransLink has advised that work has not progressed as originally scheduled due to several significant delays. These delays include resource constraints, the discovery of additional work, staffing challenges, and limited rail access resulting from scheduling conflicts with Burlington Northern Santa Fe (BNSF) and Canadian National (CN) Rail.

TransLink has actively been upgrading all SkyTrain stations to support increased ridership. Council approved similar requests for work related to this project for the period between June 2024 and August 2025 at 22nd Street Skytrain Station and for the period between May 2024 and August 2025 at the Braid SkyTrain Station.

Integrated Services received zero complaints from the previously approved noise variance.

ANALYSIS and DISCUSSION

All details regarding the work can be found in the July 8, 2024. Council report attached as Appendix A. The proposed work, the tools, equipment, methodology, impact to the neighborhood, and notification information are the same. The only changes are the dates requested for the exemption and an earlier start time of 10:00 PM. An updated sample of notification to the neighborhood can be found in Appendix B.

CONCLUSION

City staff consider a variance to the Construction Noise Bylaw to be reasonable for the following reasons:

1. increased ridership demands larger trains requiring modified infrastructure;
2. SkyTrain operational constraints dictate construction must occur during nighttime hours;
3. the short window of opportunity for construction to occur during non-revenue hours and plan for inclement weather require the length of the variance requested; and
4. no noise complaints have been received during the previous granted variance period at this location.

FINANCIAL IMPLICATIONS

No financial impact to the City is anticipated by granting the exemption. If the variance 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 variance from Construction Noise Bylaw No. 6063, 1992 to TransLink from 10:00 PM to 6:00 AM on weekdays and weekends for a maximum of five days per week Tuesday September 2, 2025 to Saturday February 28, 2026, (excluding all Statutory Holidays and Wednesday December 24 to Thursday January 1) to install new maintenance walkways, demolish and restore original maintenance walkways and make operational equipment modifications to the Sapperton SkyTrain Station at 252 Brunette Avenue.
2. That Council provide staff with alternative direction.

Staff recommend Option 1.

ATTACHMENTS

Appendix A: Report to Council Dated July 8, 2024

Appendix B: Sample of Notification to Area Residents

APPROVALS

This report was prepared by:

Jason Khuu, Property Use Coordinator, Integrated Services

This report was reviewed by:

Kim Deighton, Manager, Integrated Services

This report was approved by:

Serena Trachta, Acting Director, Planning and Development

Lisa Spitale, Chief Administration Officer