

REPORT

Climate Action, Planning and Development and Engineering Services

To: Mayor Cote and Members of Council **Date:** March 7, 2022

From: Emilie K. Adin, MCIP **File:** 05.1020.20
Director, Climate Action, Planning and
Development

Lisa Leblanc,
Director of Engineering

Item #: 2022-153

Subject: Construction Noise Bylaw Exemption Request: 81 Braid Street (Braid
SkyTrain Station)

RECOMMENDATION

THAT Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to Rissling Services Ltd. from Monday March 14th, 2022 to Thursday April 14th, 2022 from 8:00 PM to 7:00 AM Mondays to Thursdays and 8:00 PM Fridays to 9:00 AM Saturdays to enable installation of a new water main to Braid SkyTrain Station.

PURPOSE

To seek Council's approval for an exemption from Construction Noise Bylaw No. 6063, 1992 to enable Rissling Services Ltd. to install a new water main to Braid SkyTrain Station located at 81 Braid Street.

BACKGROUND

Project Description

Braid Station, on the Millennium Line of Metro Vancouver's SkyTrain rapid transit system, is located near the intersection of Braid Street and Brunette Avenue in the Sapperton neighbourhood. Positioned near the Coquitlam border, the station is a major transfer point for bus routes serving the Tri-City area and New Westminster.

Rissling Services Ltd. has been chosen by the property owner, in consultation with TransLink, to install a new water main to Braid Station. Construction work is to occur on the northwest corner of the Braid and Brunette intersection to occur sometime between Monday, March 14, 2022 and Thursday, April 14, 2022. Currently, Braid Station is being supplied water by the same water main that supplies the adjacent Amazon warehouse. The new water main is required to provide adequate fire and domestic water to Braid Station by removing the station's existing water service from the Amazon line and installing a new water main to Braid Station directly from the City's water main. This will provide a resilient water supply system that will meet code requirements. The Amazon warehouse and the Braid SkyTrain Station will each have an independent water supply connected to City's water system.

DISCUSSION

Construction Schedule

Rissling Services Ltd. has confirmed that construction will take approximately 18 days total with about 12 nights of construction. This work is proposed to be done at night to minimize impacts on the SkyTrain station and bus depot operations during daytime hours. Night work will occur from Monday to Friday 8:00 PM to 6:00 AM. Additional hours (in the form of a one month window rather than an 18 day window) are being requested to accommodate any unforeseen delays during underground water main construction. This work is not weather-dependent and will continue during seasonal rains.

Staff have carefully considered this request and how the construction objectives can be met in the manner most conducive to local residents' ability to rest. The work site is surrounded by commercial uses and major roads, including an Amazon warehouse, and should have minimal noise impact on local residents. A map showing the location of the work can be found in Appendix A.

Transportation Impacts

The installation of a new water main to Braid Station will consist of six work stages. Stage 1 of construction will require the closure of two westbound vehicle lanes of Braid Street and one southbound vehicle lane of Brunette Avenue. This closure will restrict larger commercial vehicles from making the southbound-to-westbound movement, with a detour route to East Columbia Street via Brunette Avenue to the south. Stages 2 to 6 will take place on private lands. Therefore, the discussion on transportation impacts will primarily center on Stage 1.

During Stage 1, impact to pedestrian access to and from the Braid Station is expected to be minimal and access to the station will be available at all times during construction. A closure of the north sidewalk along Braid Street and a subsequent detour to the south sidewalk is required. Transportation Control Personnel (TCPs) will be stationed at the

intersection to assist pedestrians for safety purposes. There will be no impacts to designated cycling routes. Sidewalks and the roadway will be returned to normal operation at the end of each night closure.

Traffic assessments at the intersection of Braid Street and Brunette Avenue indicate that this intersection is functioning at or near operational capacity through many time periods. Moreover, construction is on-going nearby at the development at 100 Braid Street which requires the closure of one eastbound travel lane of Braid Street between Rousseau Street and Brunette Avenue during daytime hours. This is in addition to several current projects along and near East Columbia Street: the Royal Columbian Hospital Redevelopment project, the development at 408 East Columbia Street and the Sapperton Sewer Separation and Waterworks Program occurring on nearby local streets. As such, daytime closures for the water main project in combination with these other construction projects in the area are expected to have the following challenging impacts:

- *Emergency vehicle access* – Emergency services needing to access Royal Columbian Hospital from Highway 1 and areas to the northeast via the Braid Street and Brunette Avenue intersection are expected to encounter further delays with daytime water main work and this would exacerbate on-going accessibility concerns from various construction projects in the area.
- *Transit reliability* – Key bus routes through the area, especially those needing to access Braid Station (Routes 128, 153, 155, 156, 159, 169 and 791) are expected to encounter significant vehicle queuing along Brunette Avenue and Braid Street.
- *Additional commercial vehicle traffic along East Columbia Street* – Commercial vehicles destined for areas of south Burnaby, north New Westminster or to the Patullo Bridge via East Eighth Avenue will encounter southbound right turn restrictions at the Braid Street and Brunette Avenue intersection. The restrictions for these larger commercial vehicles at the intersection is expected to undesirably result in these trucks diverting to East Columbia Street via Brunette Avenue. This will further impact the livability and quality of life for the health services, businesses and local residents along this portion of East Columbia Street and in the surrounding neighborhood.

In addition to the impacts to emergency vehicle accessibility, transit operations and commercial vehicle diversion, there are other potential transportation-related difficulties associated with a daytime closure. This includes protecting the safety of worker and traffic control personnel that would be negatively impacted where they to perform the work during daytime peak vehicle periods.

Given these compounding factors, City staff anticipates significant issues would occur with water main work during the day. With relatively few impacts to vulnerable road users, staff considers the requested bylaw exemption to enable overnight work to be preferable and reasonable under these circumstances.

Transportation staff will perform a final review of the traffic management plan at the Street Occupancy Permit application stage.

Noise and Light Impact

Noise will occur from back-up beepers as vehicles including a small excavator, a backhoe, and gravel trucks position themselves on site for construction activities. Some noise may also result from the use of hand tools by construction workers.

Given that the work site is surrounded by commercial uses, the noise impact on local residents is expected to be small. Nevertheless, Rissling Services Ltd. is still committed to 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;
- avoiding unnecessary idling, revving, use of airbrakes and banging of tail gates;
- turning off equipment when not in use;
- consider use of alternative back-up warning systems such as white noise reversing alarms instead of tonal beepers; and
- having a contact person available to respond to any calls from affected residents and businesses.

During the overnight time of the construction activity, the site will be lit with flood lights for construction workers' safety and for crews to be able to perform their tasks in relation to the water main construction. While a direct intrusive light into neighbouring residences or businesses is not anticipated, there may be some reflections of light towards the nearby properties. Rissling Services Ltd. will do their best to keep any light reflection to a minimum.

Notification

Advance notification will be provided to nearby residents and businesses by Rissling Services Ltd. This will include conducting a mail drop to residents and businesses in the following locations:

- 400 to 500 Block of Wilson Street
- 400 Block of Rousseau Street
- 80 to 100 Block of Braid Street
- 400 to 500 Block of Brunette Ave

A notification map can be found in Appendix B and a sample of notification letter can be found in Appendix C.

Staff have carefully considered Rissling Services Ltd.'s request for overnight construction work, and recommend the approval of this request.

OPTIONS

The following options are presented for Council's consideration:

1. That Council grant an exemption from Construction Noise Bylaw No. 6063, 1992 to Rissling Services Ltd. from Monday March 14th, 2022 to Thursday April 14th, 2022 from 8:00 PM to 7:00 AM Mondays to Thursdays and 8:00 PM Fridays to 9:00 AM Saturdays to enable installation of a new water main to Braid SkyTrain Station.
2. That Council provide different direction to staff.

Staff recommends Option 1.

ATTACHMENTS

Appendix A: Area of Proposed Work
Appendix B: Map of Construction Notification
Appendix C: Sample of Notification letter

APPROVALS

This report was prepared by:
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