

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** March 28, 2022

From: Jackie Teed, Acting Director,
Climate Action, Planning and
Development **File:** 05.1020.20

Item #: 2022-207

Subject: Construction Noise Bylaw Exemption Request: 330 E. Columbia Street
(Royal Columbian Hospital Development)

RECOMMENDATION

THAT Council grant an exemption to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 on Friday April 22, 2022 from 6:00 AM to 11:00 PM to enable a concrete pour for a building construction; and

THAT Council grant an exemption to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 for one day from 6:00 AM to 11:00 PM, within an eight (8) day period until Saturday April 30th 2022 excluding Sunday, to enable a concrete pour for a building construction if unfavorable weather conditions or construction delays prohibit the work from occurring on the Friday April 22, 2022.

PURPOSE

To seek Council's approval for an exemption from Construction Noise Bylaw No. 6063, 1992 to enable EllisDon Design Build to conduct a concrete pour for a building construction at Royal Columbian Hospital located at 330 E. Columbia Street.

BACKGROUND

The redevelopment of the Royal Columbian Hospital (RCH) is one of the largest provincial government funded capital health care projects in the history of British Columbia. The project has an estimated \$1.35 billion contribution from the Province and a substantial multi-million dollar commitment from the Royal Columbian Hospital Foundation.

Milestone events include:

- 2012 - Provincial Government approval was given for Phase One.
- 2016 - Construction of Phase One began.
- 2017 - Phases Two and Three received government approval.
- 2020 - The new Mental Health and Substance Use Centre opened.
- 2021 - Phase Two construction began. Completion estimated in 2025.
- 2023 - Phase Three projected to start. Completion estimated in 2026.

The project is currently in Phase Two which involves construction of a new tower with a new main hospital entrance and a rooftop. The result will include:

- A new acute care tower with more beds for intensive care, cardiac intensive care, medicine and surgical patients, all in single-patient private rooms;
- A new, larger Emergency with a satellite medical imaging unit;
- A large interventional and surgical “super floor” in the existing Health Care Centre that has three more operating rooms, three more interventional suites for cardiology, two more interventional suites for diagnostic radiology, and one more MRI;
- More maternity beds and a maternity operating room;
- A 350+ stall underground parkade, a new main entrance and a new rooftop helipad;
- New advanced medical equipment and technologies, building services (e.g mechanical and electrical) and energy centre equipment; and
- Replacement of the aging Sherbrooke Centre, old power plant, main entrance and laundry/maintenance buildings with site enhancements.

A map of the redevelopment project is attached as Appendix A.

DISCUSSION

EllisDon Design Build requests an exemption for a four hour period from 6 AM to 11:00 PM on Friday 22nd April 2022 to facilitate a concrete pour for a building construction. The pour would facilitate construction of the Acute Care Tower third level elevator core, supporting completion of the RCH redevelopment in a timely fashion for the benefit of the community.

During the pour there will be a concrete pump truck located near the Acute Care Tower of the work site. Concrete will be supplied by approximately 7 concrete trucks per hour for a total load of 56 trucks during the duration of the entire concrete pour. Estimated concrete load is 500 cubic meters for this concrete pour.

EllisDon Design Build would like to begin the pour on Friday April 22, 2022 starting at 6:00 AM (one hour earlier than permitted hours) and continue around the clock to 11:00 PM on the same day (three hours past the end of permitted hours). The length of the

proposed pour will allow one continuous pour and will provide a buffer for any unforeseen delays such as weather conditions, supply of concrete materials, and settling of concrete poured at site.

If the concrete pour is delayed from Friday April 22, 2022 EllisDon Design Build requests an exemption to enable them to pour for a similar extended period at some point over the next subsequent eight (8) day period ending Saturday April 30th, 2022. If the concrete pour happens on a Saturday from 6:00 AM to 11:00 PM, the noise exemption will be for eight hours with three hours (6:00AM to 9:00 AM) in the morning and five hours (6:00 PM to 11:00 PM) in the evening. No construction work will occur on Sunday.

EllisDon Design Build has given assurances that they understand the potential impact an exemption to the bylaw would have on nearby residents. They have stated they are committed to following “good neighbour” protocol. EllisDon representatives have discussed the request for construction noise exemption with the representatives of the Sapperton Residents Association (SRA).

Transportation Impact

Although the variance to extend the available hours for the concrete pour may increase the possibility of noise in the early morning and late evening, the need for a continuous concrete pour is critical. Given the scope and duration of work, the ability to maintain walking and biking connections, limited impacts to transit, and vehicle volumes during the exemption periods being similar or lower than normal construction hours, City staff consider the requested exemption to be reasonable. EllisDon Design Build has a valid Street and Occupancy permit until June 13, 2022.

Noise and Light Impact

Pump truck set up and concrete supply trucks arriving on site will create construction noise. The work will include coordination between a pump truck and approximately 7 concrete supply trucks per hour bringing concrete supplies to the site. Noise will also occur from back-up beepers as vehicles position themselves on site for the duration of the pour. Noise may also result from the use of hand tools by construction workers.

EllisDon Design Build has 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; and
- having a contact person available to respond to any calls from affected residents and businesses.

During the evening time of the concrete pour the RCH 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 concrete pour. While a direct intrusive light into neighbouring residences and businesses is not anticipated, there may be some reflections of light towards the nearby properties. EllisDon Design Build will do their best to keep any light reflection to a minimum.

Notification

If the exemption is granted, Fraser Health Authority will send notification to all affected businesses and residents (including the SRA) informing them about the exemption for the Friday concrete pour work and providing them with contact information should they have questions or concerns. A notification map can be found in Appendix B and a sample notification letter can be found in Appendix C.

Residents living in the vicinity of the Royal Columbian Hospital have been aware of the construction project at the hospital since it was announced by the Provincial government a few years ago. Fraser Health Authority Public Affairs staff have responded to fourteen inquiries and/or some complaints about construction in a timely way in the past year ranging from crane noise to dump trucks idling.

City 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, reviewed the traffic impact study, and present to Council the following options with their recommendation.

OPTIONS

The following options are presented for Council's consideration:

- 1. That Council grant an exemption to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 on Friday April 22, 2022 from 6:00 AM to 11:00 PM to enable a concrete pour for a building construction; and

That Council grant an exemption to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 for one day from 6:00 AM to 11:00 PM, within an eight (8) days period until Saturday April 30th 2022 excluding Sunday, to enable a concrete pour for a building construction if unfavorable weather conditions or construction delays prohibit the work from occurring on the Friday April 22, 2022.

- 2. That Council provide different direction to staff.

Staff recommends Option 1.

ATTACHMENTS

Appendix A: Map of the Royal Columbian Hospital redevelopment project

Appendix B: Map of Construction Notification

Appendix C: Sample of Notification Letter

APPROVALS

This report was prepared by:

Nav Dhanoya, Construction Impacts Coordinator

This report was reviewed by:

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This report was approved by:

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