

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** April 25, 2022

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

Item #: 2022-281

Subject: **Construction Noise Bylaw Exemption Extension Request: 330 East
Columbia Street (Royal Columbian Hospital Redevelopment Project)**

RECOMMENDATION

THAT Council grant an exemption extension to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 from 7 AM to 9 AM on Saturdays for another year from May 7, 2022 to April 29, 2023 (excluding the period from December 24 2022 to January 1 2023) to enable ongoing construction of the Royal Columbian Hospital Redevelopment Project at 330 East Columbia Street, New Westminster.

PURPOSE

The purpose of this report is to request Council to grant a construction noise exemption extension to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 to enable ongoing construction work at the Royal Columbian Hospital Redevelopment Project two hours earlier every Saturday from 7 AM to 9 AM as needed from May 7, 2022 to April 29, 2023.

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 capital health care project has an estimated \$1.35 billion contribution from the Province and a substantial multi-million dollar commitment from the Royal Columbian Hospital Foundation.

DISCUSSION

EllisDon Design Build requested an exemption for a two hour period from 7 AM to 9 AM Saturday morning for three and half years to facilitate the completion of the redevelopment of the RCH in a timely fashion for the benefit of the community in April 2021. Council granted EllisDon Design Build an exemption from the construction noise bylaw for a period of one year with opportunity for annual renewals. The current exemption ends on Saturday 30th April 2022 and EllisDon is requesting an extension to the construction noise exemption for another year.

The request for early Saturday start times is based on the need for flexibility in this multi-year construction project schedule. Unforeseen conditions such as weather, procurement and delivery issues still arising from global pandemic, production rates and quality can cause construction schedule impacts, Saturdays are then used to make up for lost time so that the sequence of work on the critical path of the schedule is not majorly affected. When possible, the Phase Two noisy work will be conducted during regular construction hours and not on Saturday mornings between 7 AM to 9 AM. 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. Fraser Health representatives on behalf of EllisDon Design Build have communicated with representatives of the Sapperton Residents Association (SRA) to discuss the request for a construction noise exemption.

If the exemption extension is granted, Fraser Health Authority will send notification to all affected businesses and residents (including the SRA) informing them about the exemption extension for Saturday morning work and providing them with contact information should they have questions or concerns.

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. All complaints about the construction noise were handled by Fraser Health Authority and the City’s Integrated Services team. A total of twelve construction noise inquiries and/or complaints ranging from after-hours refueling truck noise to noise from anti-collision alarms for cranes were received by Fraser Health Authority staff and two complaints were received by the City’s Integrated Services team after the initial construction noise exemption was approved by city council. Fraser Health Authority Public Affairs staff have responded to the inquiries and all construction related complaints in a timely way.

CONCLUSION

Given that this is the second phase of the project, the noise impacts are being managed reasonably well and there have been minimal impacts to Sapperton businesses along E. Columbia Street, City staff consider an exemption extension of the Construction Noise Bylaw to be reasonable.

OPTIONS

There are two options to consider.

1. That Council grant an exemption extension to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 from 7 AM to 9 AM on Saturdays for another year from May 7, 2022 to April 29, 2023 (excluding the period from December 24, 2022 to January 1, 2023) to enable ongoing construction of the Royal Columbian Hospital Redevelopment Project at 330 East Columbia Street, New Westminster.
2. That Council provide staff with alternative direction.

ATTACHMENTS

Appendix A: Council Report Received on April 26, 2021.

APPROVALS

This report was prepared by:
Nav Dhanoya, Construction Impacts Coordinator

This report was reviewed by:
Serena Trachta, Acting Manager of Integrated Services

This report was approved by:
Emilie K. Adin, Director, Climate Action, Planning and Development
Lisa Spitale, Chief Administrative Officer