



Appendix A

*Council Report Received at Regular
Council on April 26, 2021*



Corporation of the City of
NEW WESTMINSTER

REPORT

Development Services

To: Mayor Côté and Members of Council **Date:** 3/1/2021

From: Emilie K Adin, MCIP **File:** 05.1020.20
Director of Development Services **Item #:** 55/2021

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

RECOMMENDATION

***THAT** Council grant an exemption to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 from 7 AM to 9 AM on Saturdays for a four year period from March 6, 2021 to December 21, 2024 (excluding the period from December 24 to January 1 every year for the duration of the exemption) to enable 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 grant a construction noise exemption to EllisDon Design Build from *Construction Noise Bylaw No. 6063, 1992* to enable them to start construction work at the Royal Columbian Hospital Redevelopment Project two hours earlier every Saturday from March 6, 2021 to December 21, 2024.

POLICY AND REGULATIONS

Construction Noise Bylaw 6063, 1992 restricts the time period when construction work is permitted. Construction activities that may create noise and negatively impact the surrounding community are only permitted between 7:00 AM and 8:00 PM on weekdays and 9:00 AM to 6:00 PM on Saturdays. Construction noise is not permitted on Sundays or on statutory holidays. The bylaw does, however, give Council the authority to grant exemptions.

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.

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 demolition of some old buildings and 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.

ANALYSIS

EllisDon Design Build requests an exemption for a two hour period from 7 AM to 9 AM Saturday morning for four years to facilitate the completion of the redevelopment of the RCH in a timely fashion for the benefit of the community. The rationale for the request is the need for flexibility involving various aspects of the work over the course of this multi-year project. Examples are provided below.

- Concrete pours are challenging. They can be unpredictable with delays related to weather not uncommon. As a result pouring, placing and finishing of cement can run late into the evening or nighttime. Starting early for cement pours prevents the construction workers from being on site late into the day and past the construction noise bylaw permitted times.
- Excavation work requires use of dump sites. Dump sites sometimes close as early as 3 PM creating a hard stop to the end of the work day. Starting earlier in the day enables full productivity of the day and also allows wiggle room for unforeseen situations which often occur during excavation.
- COVID-19 has created labour challenges. To keep construction crews safe and comply with COVID-19 protocols it is necessary to spread out the workforce. The construction industry is currently very busy and finding skilled labour can be challenging. A 7AM start on select Saturday mornings will help make up any schedule slippage that occurred during the week. Furthermore, EllisDon reports worker absenteeism is higher if the start time is 9 AM instead of 7 AM as construction workers want to get their work done and still have some time with their families.

The noise exemption is for early Saturday start times based on the need for flexibility in this multi-year construction project schedule. When possible, the Phase Two noisy work will be conducted during regular construction hours and not on Saturday morning between 7 AM to 9 AM. Occasionally however there will be early Saturday morning work that involves noisy work associated with trucks removing concrete debris from the demolition of old buildings and trucks bringing in cement mix to the work site for cement pours for foundation/forming work for the new buildings. On those occasions notification will be sent to all affected parties.

DISCUSSION

Royal Columbian Hospital (RCH) Phase 2 is a large complex project that will provide a much needed Acute Care Hospital expansion for the community and region. The overall construction time frame is four (4) years and at peak will involve more than 1000 construction workers. Maintaining the construction schedule to avoid delays is of critical importance and benefits the community by keeping the construction duration as short as possible and avoiding unnecessary impacts. The construction activities will cause inconvenience to the community so it is important to keep the overall duration as short as possible. Granting the exemption will assist in this regard.

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 including taking the following measures:

- Minimizing of construction activities on Saturday morning shift when possible.
- Construction work will be scheduled strategically to keep noisy work as far away from the neighbours as possible for Saturday mornings.
- Construction vehicles including dump trucks will be staged on Sherbrooke St (with Street Occupancy Plan in place), and no idling will be permitted.
- Conducting of visual spot checks and pre-shift checklist/sign-off.
- Non-Road Diesel Engine Plan (NRDEP) will be created, including equipment registration. Mufflers to be used as appropriately.
- Noise levels will be considered when determining construction methods for installation (i.e.: drilling piles instead of pile-driving)
- Use of soundproof generator.
- Ensuring that all equipment is in good operating order.
- Powering off any equipment when not in use during the shift.
- Avoiding unnecessary banging of metal components.

If the exemption is granted, Fraser Health Authority will send notification to all affected businesses and residents (including Sapperton Residents Association) informing them about the exemption for Saturday morning work and providing them with contact information should they have questions or concerns. Using postal code mapping, Fraser Health Authority will notify the households and businesses in the vicinity of the work area, although not all households and businesses are expected to be directly impacted by the Saturday morning construction noise. Notification can be distributed via email, the RCH Redevelopment Website, social media, by hand, or regular mail. A copy of the notification map is attached in Appendix B. A copy of the sample notification is attached 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. During the upgrade of the storm and sewer system on East Columbia Street, affected businesses and residents have received regular notifications from Fraser Health Authority. All complaints about the street project were handled by Fraser Health Authority and the City’s Engineering Department. The majority of these complaints were from residents and businesses regarding the closure of East Columbia Street. Only two complaints were regarding construction noise from construction vehicles idling for the Royal Columbian Hospital Replacement project. Fraser Health Authority Public Affairs staff and City staff responded to the inquiries and complaints in a timely way.

OPTIONS

There are two options to consider.

1. That Council grant an exemption to EllisDon Design Build from Construction Noise Bylaw No. 6063, 1992 from 7 AM to 9 AM on Saturdays for a four year period from March 6, 2021 to December 21, 2024 (excluding the period from December 24 to January 1 every year for the duration of the exemption) to enable construction of the Royal Columbian Hospital Redevelopment Project at 330 East Columbia Street, New Westminster.
2. That Council provide staff with alternative direction.

Staff recommends option 1.

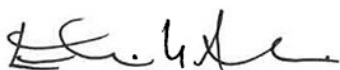
ATTACHMENTS

- Appendix A: Map of the Royal Columbian Hospital Redevelopment Project
- Appendix B: Notification Map of the Area by Royal Columbian Hospital
- Appendix C: Sample Notification by Fraser Health Authority to the Neighbourhood

This report has been prepared by:
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This report was reviewed by:
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Approved for Presentation to Council



Emilie K Adin, MCIP
Director of Development Services



Lisa Spitale
Chief Administrative Officer

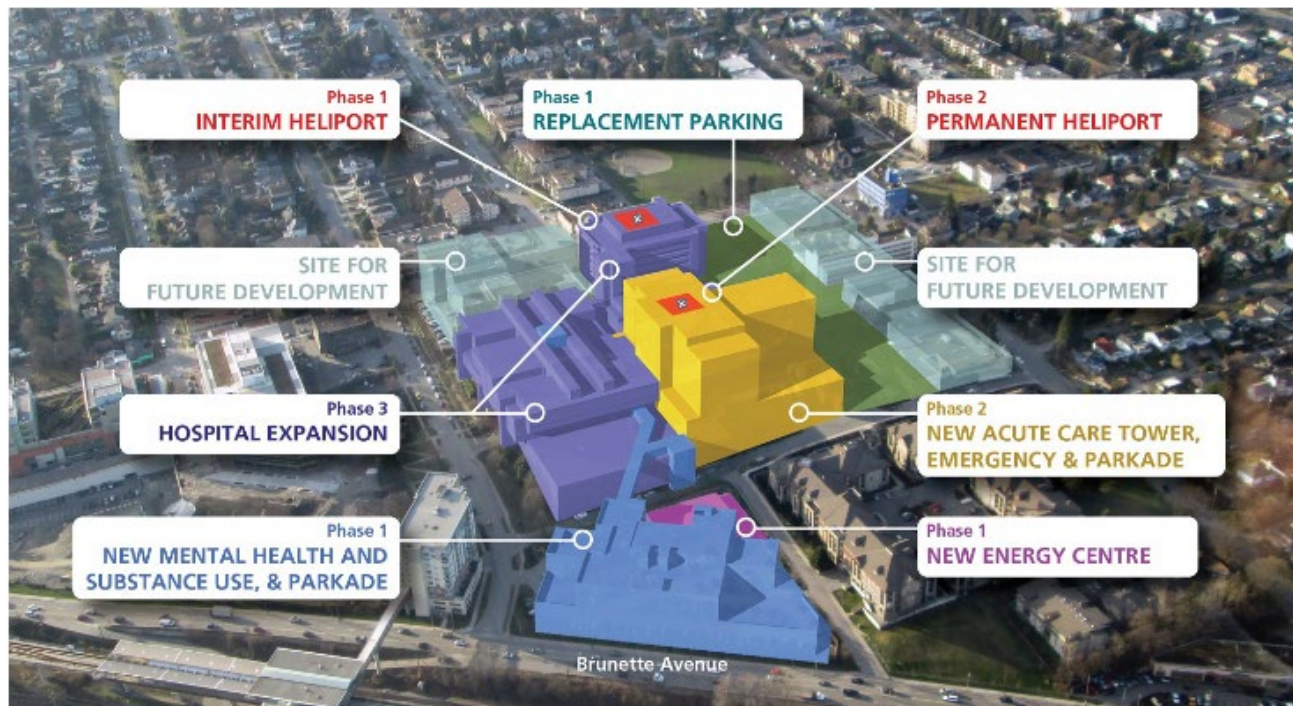


Appendix A

Map of the Royal Columbia Hospital Redevelopment Project

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Map of the Royal Columbian Hospital redevelopment project





Appendix B

Notification Map of the Area by Royal Columbian Hospital

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Notification map of the area near Royal Columbian Hospital (RCH) marked in red.





Appendix C

Sample Notification by Fraser Health Authority to the Neighbourhood

Appendix C

Sample Notification by Fraser Health Authority to the neighbourhood.



Royal Columbian Hospital Redevelopment



Construction Notice for Neighbours

February 17, 2021

Noise Bylaw Exemption

Dear Neighbours,

We have received approval from the City of New Westminster for a Noise By-Law Exemption to extend our hours of construction activities on Saturdays. With this approval from the City, we will start our construction activities on Saturdays at 7am.

We apologize for any inconvenience this may cause. We will endeavor to schedule noisy work after 9am on Saturdays whenever feasible. We will arrange to have noisy work done as far away from the neighbours as possible.

Thank you for your patience and understanding as we work on this important hospital redevelopment.

EllisDon & Royal Columbian Hospital Redevelopment

Questions? Contact us at RCHRedevelopment@FraserHealth.ca or 604 418-5326. Visit www.fraserhealth.ca/royalcolumbian to learn more.