

REPORT

Development Services

To: Mayor Cote and Members of Council **Date:** September 13, 2021

From: Emilie K. Adin, MCIP **File:** 05.1020.20
Director of Development Services

Item #: 2021-334

Subject: Construction Noise Bylaw Exemption Request: 680 Clarkson Street Roofing Project

RECOMMENDATION

THAT Council grant an exemption to Flynn Canada Ltd. from Construction Noise Bylaw No. 6063, 1992 for four Saturdays to occur from Saturday September 25, 2021 to Saturday January 15, 2022 from 7:00 AM to 9:00 AM for a crane installation and to supply roofing materials and construction equipment to the top of 680 Clarkson Street.

PURPOSE

The purpose of this report is to request an exemption from the Construction Noise Bylaw to permit a crane installation and to supply roofing materials and construction equipment to the top of 680 Clarkson Street.

BACKGROUND

Project Description

Flynn Canada Ltd. has been chosen as a contractor for a roofing project at 680 Clarkson Street. From September 2021 to January 2022 they will need to crane roofing materials and construction equipment to the various areas of the roof and to download garbage and debris off the roof via a waste disposal chute. To facilitate the movement of goods and debris, installation of a sixty (60) ton crane is required. They propose setting up and dismantling the crane for each supply run, occurring on four Saturdays occurring over several months.

DISCUSSION

The project work would involve setting up and taking down a sixty (60) ton crane on each of the four Saturday so that the roofing supplies, construction equipment, and refuse can be delivered to and from the building roof. Due to traffic implications and for efficiency purposes, Flynn Canada Ltd is requesting a construction noise exemption from 7:00 AM to 9:00 AM on four Saturdays during the four month duration of the roofing project. If crane installation were to occur during permitted hours, it would overlap with the Metro Vancouver Sewer Rehabilitation Project work that takes place on Columbia Street during permitted hours. For that reason, Engineering-Transportation has directed Flynn Canada Ltd to conduct the crane setup and roofing supply work on Saturdays to avoid the negative traffic implications of the two projects occurring in the same vicinity at the same time. No crane setup will occur during Saturday mornings from 7:00 AM to 9:00 AM during Christmas Holidays from December 24, 2021 to January 1, 2022.

The crane setup and dismantling work is not weather dependent and therefore can be performed regardless of weather conditions during the fall and winter months. A map of the work zone is attached in Appendix A.

Flynn Canada Ltd. has submitted a traffic management plan to Engineering – Transportation for approval. Flynn Canada Ltd. crews will cone the area around the work zone and place advanced warning signs for two way traffic management on Columbia Street, which will be maintained during this activity.

Some noise will be generated from the operation of setting up the crane, work vehicle noise, and hand tools used by construction workers at site in the Saturday morning hours. Flynn Canada Ltd. is committed to taking the following measures to minimize the noise created during non-permitted hours:

- Ensure all equipment is in good operating order.
- Lay rubber matting on dump truck beds to minimize impact noise when loading rubble.
- Operate equipment at minimum engine speeds consistent with effective operation.
- Educate and supervise construction personnel to ensure potential noises are minimized.
- Avoid unnecessary idling, revving, use of airbrakes and banging of tail gates.
- Turn off equipment when not in use.
- Consider use of alternative back-up warning systems such as white noise reversing alarms instead of tonal beepers.
- Schedule construction activities and limit equipment usage times to minimize noise.
- Have a contact person available to respond to any calls from affected residents.
- Deliver notice to affected residents in advance to explain the need to conduct the work and to provide contact phone numbers.

Business and area residents potentially impacted by the noise will be notified a week prior to the work. Field crews will deliver hard-copy notices to individual properties and businesses and post a notice at the front door lobby entrance of multi-dwelling units. The notification area will include the following as shown in attached map in Appendix B:

- 600 and 700 Block Front Street
- 600 and 700 Block Clarkson Street
- 600 and 700 Block Columbia Street
- 600 and 700 Block Carnarvon Street
- 10 to 60 Block Sixth Street
- 10 to 50 Block Begbie Street
- 30 to 50 Block Alexander Street
- 600 Block Victoria Street

OPTIONS

There are two options to consider:

1. That Council grant an exemption to Flynn Canada Ltd. from Construction Noise Bylaw No. 6063, 1992 for four Saturdays to occur from Saturday September 25, 2021 to Saturday January 15, 2022 from 7:00 AM to 9:00 AM for a crane installation and to supply roofing materials and construction equipment to the top of 680 Clarkson Street.
2. That Council provide staff with alternative direction.

Staff recommends option 1.

ATTACHMENTS

Appendix A: Map of the Work Zone.
Appendix B: Map of the notification area.

APPROVALS

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

This report was reviewed by:
Kim Deighton, Manager of Licensing and Integrated Services

This report was approved by:
Emilie Adin, Director of Development Services
Lisa Spitale, Chief Administrative Officer