

## Appendix A

### *Background and Discussion*

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### **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 has requested an exemption from the Construction Noise Bylaw for a four to six hour period from *8 PM to 11:59 PM from Monday to Friday and 6 PM to 11:59 PM on Saturdays starting May 30, 2022 to January 31<sup>st</sup>, 2023 (excluding Sundays, Statutory Holidays, and the period from December 24 2022 to January 1 2023)* to facilitate the completion of the redevelopment of the RCH in a timely fashion for the benefit of the community. They have proposed for a total of forty four (44) evenings for concrete slab surface finishing with the average evenings being six (6) evenings per month during the duration from May 30<sup>th</sup> 2022 to January 31<sup>st</sup> 2023.

This construction noise exemption request came in part to a construction noise complaint from a resident that a humming noise was being heard from the construction site at RCH location after 8 PM over few evenings. City staff contacted EllisDon Design Build staff and were advised that two gas powered trowel machines were being used to finish the concrete slab surface finishing at the hospital construction site during after-hours timings of 8:00 PM to 11:59 PM. City staff advised EllisDon Design Build to apply for the construction noise exemption for council's consideration for the purposes of using the two gas powered trowels during after-hours concrete slab surface finishing activities.

EllisDon Design Build has advised that all noisy concrete pour activity will continue to happen during permitted day time hours. Unforeseen conditions such as weather, procurement and delivery issues still arising from global pandemic, production rates and quality can cause construction schedule impacts, evenings concrete slab finishing times 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. Concrete surface finishing needs to be completed from the time the concrete is poured until it 'sets up' or hardens. The length of time it takes concrete to harden depends on many factors including weather, cement quality and time of pour. Due to the size of the slabs, each section pour typically takes the full regular hours of a work day to complete, then the finishing needs to be done while the concrete is still fresh and cannot wait until the following day when the concrete has hardened. Hospital floor slabs need to be precisely finished to later accept flooring and equipment. Also, the work is partially weather dependent. EllisDon Design Build sometimes has to move concrete pour dates due to rain, when it is forecasted a week in

advance, but sometimes EllisDon Design Build has done concrete pour in the rain occasionally. EllisDon Design Build would notify the City staff and local residents when concrete slab pour dates are changed due to rain or other weather events.

### **ANALYSIS**

As EllisDon Design Build have multi-storey buildings to build for the hospital project, there are a number of concrete surface slabs that need to be finished using two gas powered trowels. 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) and local residents to discuss the request for a construction noise exemption.

Previously, Council has granted EllisDon Design Build an exemption from the construction noise bylaw for a period of one year with opportunity for annual renewals for Saturday morning 7 AM to 9 AM construction activity. The current Saturday morning construction noise exemption ends on Saturday 29<sup>th</sup> April 2023.