

# THE CORPORATION OF THE CITY OF COURTENAY

## NOTICE OF COMMITTEE OF THE WHOLE MEETING

**DATE:** Monday, February 27, 2017  
**PLACE:** City Hall Council Chambers  
**TIME:** 4:00 p.m.

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### AGENDA

#### 1.00 STAFF REPORTS

1. GP Vanier Secondary School – Extension of Hours of Construction

#### 2.00 RESOLUTIONS OF COUNCIL

##### **1. In Camera Meeting:**

That notice is hereby given that a Special In-Camera meeting closed to the public will be held February 27, 2017 at the conclusion of the Committee of the Whole Meeting pursuant to the following sub-sections of the *Community Charter*:

- 90 (1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

#### 3.00 ADJOURNMENT





THE CORPORATION OF THE CITY OF COURTENAY

## STAFF REPORT

**To:** Council

**File No.:** 4020-20

**From:** Chief Administrative Officer

**Date:** February 27, 2017

**Subject:** GP Vanier Secondary School – Extension of Hours of Construction

### PURPOSE:

The purpose of this report is to consider an exemption to allow construction outside the designated hours established in the City's "Prevention of Public Nuisances Bylaw No. 2804, 2014."

### CAO RECOMMENDATIONS:

That based on the February 27, 2017 staff report "GP Vanier Secondary School – Extension of Hours of Construction", Council approve Option 1, to allow an extension of the hours of construction for the GP Vanier Secondary School Seismic Upgrade, subject to the contractor, Heatherbrae Builders Co. Ltd., giving notice to property owners within 100m of the work site.

Respectfully submitted,

David Allen, BES, CLGEM, SCLGM  
Chief Administrative Officer

### BACKGROUND:

The City has received a request from Heatherbrae Builders Co. Ltd in an email attachment, dated February 15, 2017 (copy attached) requesting that Council extend the hours of construction for GP Vanier to facilitate placing structural fill on school property.

The 'Preventions of Public Nuisances Bylaw' limits construction from 7:00 am to 10:00 pm Monday to Saturday and from 8:00 am to 10:00 pm Sunday or Statutory Holidays. The Bylaw also includes a provision to allow Council, upon receipt of an application, to consider approving work outside these prescribed hours.

The request is to have the hours of construction extended to allow the contractor to work between 4:00pm and 12:00am, Monday, March 6<sup>th</sup> to Friday, March 17<sup>th</sup>, 2017. The contractor anticipates that the work should not take longer than one and a half weeks.

This type of exemption has been granted in the past for construction projects, including the CVRD Curling Centre located directly across Headquarters Road from GP Vanier in 2015.

## DISCUSSION:

It is the understanding of staff that in order to responsibly satisfy the geotechnical requirements of the project, structural fill is required to be spread in an internal courtyard of the school. The contractor proposes to use a conveyor system that will run from the southeast corner of the property to GP Vanier's courtyard. Due to GP Vanier being an active school, the safest time to perform this work is when school is not in session to ensure no students are on the property. The internal location of this particular work site is situated approximately 150 metres from the nearest home which should help minimize noise impact. To date the City has not received any complaints related to construction noise from this project. As outlined in the resolution, Staff suggests Council direct Heatherbrae Builders Co. Ltd to inform the surrounding property owners to make them aware of the potential for noise and to mitigate impacts as much as possible.

## FINANCIAL IMPLICATIONS:

N/A

## ADMINISTRATIVE IMPLICATIONS:

Staff have spent approximately 1 hour preparing this request.

## ASSET MANAGEMENT IMPLICATIONS:

N/A

## STRATEGIC PRIORITIES REFERENCE:

N/A

## OFFICIAL COMMUNITY PLAN REFERENCE:

N/A

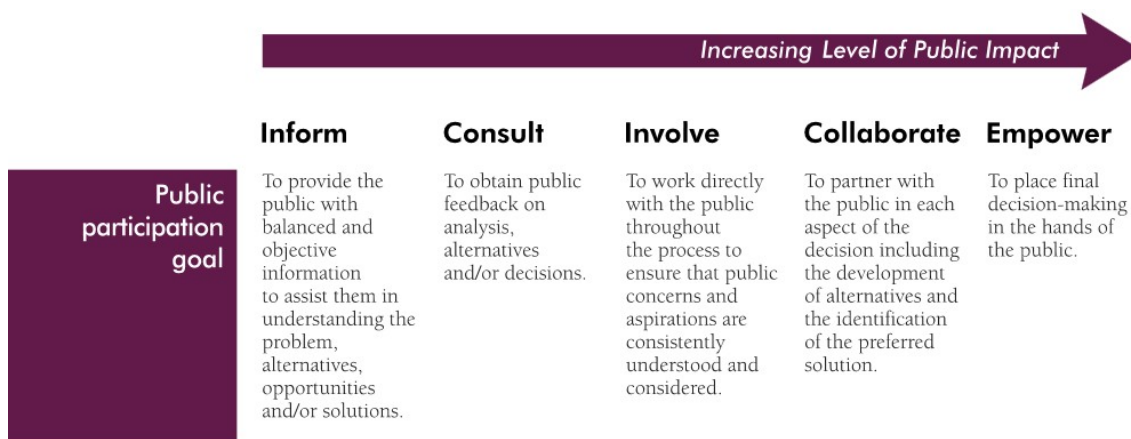
## REGIONAL GROWTH STRATEGY REFERENCE:

N/A

## CITIZEN/PUBLIC ENGAGEMENT:

Staff suggest that Council direct the applicant to inform the immediate neighbours based on the IAP2 Spectrum of Public Participation:

[http://c.ymcdn.com/sites/www.iap2.org/resource/resmgr/imported/IAP2%20Spectrum\\_vertical.pdf](http://c.ymcdn.com/sites/www.iap2.org/resource/resmgr/imported/IAP2%20Spectrum_vertical.pdf)



**OPTIONS:**

- OPTION 1: That Council approve an extension of the construction hours beyond the hours of construction normally prohibited under Section 5 (b) of the Prevention of “Public Nuisance Bylaw No. 2804, 2014” for the GP Vanier Secondary School Seismic Upgrade, subject to the contractor, Heatherbrae Builders Co. Ltd. consulting with property owners within 100m of GP Vanier Secondary School. Heatherbrae Builders Co. Ltd. has requested that they be permitted to work from 4:00pm to 12:00am, Monday, March 6<sup>th</sup> to Friday, March 17<sup>th</sup>, 2017 (recommended).
- OPTION 2: That Council not approve this request.
- OPTION 3: That Council directs staff to provide addition information.

Prepared by:



Karl Neufeld, RBO  
Building Inspector

Reviewed by:



Ian Buck, MCIP, RPP  
Director of Development Services

*Attachments:*

1. *Attachment No. 1 : E-mail request.*



**HEATHERBRAE BUILDERS CO. LTD.**

#100 – 5275 Rutherford Road, Nanaimo, BC V9T 5N9  
T: 250.585.0117 • F: 250.585.0121

#210 – 967 Langford Parkway, Victoria, BC V9B 0A8  
T: 778.265.4931 • www.heatherbrae.com

February 15, 2017

City of Courtenay  
830 Cliffe Avenue  
Courtenay, BC  
V9N 2J7

Attention: Director

**Re: Noise By-Law Variance – GP Vanier Secondary School Seismic Upgrade**

We are currently working on the seismic upgrade project at GP Vanier and I am writing this letter as a request for a noise by-law variance.

We are required to supply and install structural fill with-in an internal courtyard of the school for a super science lab in Phase 2 of our construction.

This scope of work requires the structural fill to enter into the school by way of conveyor system which will begin on the SE corner and enter below the suspended slab into the internal courtyard. The fill will be installed in 12" lifts being compacted as the installation progresses. WSP will be onsite as the geotechnical consultant to review progress and ensure required compaction is gained. See attached plan which shows the equipment locations, truck routes onto school property and science lab location.

Due to GP Vanier being an active school, we are requesting to perform this scope after school hours which would run from 4:00pm to 12:00am Monday to Friday. This work should begin the week of March 6<sup>th</sup> and should not take longer than 1.5 weeks.

The work will be completed by JR Edgett and will utilize an excavator, trucks which will be providing the structural fill and the previously mentioned conveyors.

Please review this request and advise if you require any further information.

Sincerely,

Alan Banks.  
Site Superintendent  
Heatherbrae Builders Co. Ltd.