



Updated Options to Address Construction Noise

July 8, 2024

Background

Council direction from May 13, 2024:

	Daily Window	Statutory Holidays	Variance Procedure
Option 1: Recommended Option	Monday-Friday: No change Saturday and Sunday: 9:00 am-8:00 pm	Prohibit	-Add unsafe heat conditions as a variance criterion -Clarify scope of required mitigations

Industry Engagement: What We Heard

- ▶ Interest in ensuring early starts are possible particularly in the warmer summer months.
- ▶ Concern about the impacts of reduced noise hours on weekends and holidays.
- ▶ Concern that the overall impact of noise restrictions will be to increase costs and time required to build housing.

Responding to Industry Feedback

- ▶ Staff are providing Council with an updated set of options for consideration, focusing on:
 - ▶ The daily construction noise window
 - ▶ The arrangement for statutory holidays
- ▶ Changes to the construction noise variance procedure are uncontroversial and will be incorporated into the amended bylaw.

Updated Options

	Daily Window	Statutory Holidays
Current Bylaw	Monday-Sunday: 7:00am-9:00pm	Allowed on all statutory holidays
Option A: Original Staff Recommendation	Monday-Friday: No change Saturday and Sunday: 9:00 am-8:00 pm	Prohibit
Option B: Modified Staff Recommendation	Monday-Friday: No change Saturday and Sunday: 8:00 am-4:00 pm	8:00 am-4:00 pm on all provincial statutory holidays
Option C: Industry Proposal	Monday-Friday: No change Saturday: 7:00am-4:00pm Sunday: 8:00am-4:00pm	7:00am-4:00pm on all provincial statutory holidays

Recommendation: Option B

- ▶ Staff are recommending that Council provide direction to proceed with **Option B**.
- ▶ Option B is intended to soften likely impacts on the development industry while still responding to resident concerns around noise.
- ▶ Option B balances an earlier weekend start time with an additional four hours of noise-free time on weekend evenings.

Conclusion

- ▶ Staff will finalize the necessary bylaw amendments to implement Council's preferred option along with clarity around issuing variances.
- ▶ Staff will continue communicating changes with the development community.



Questions?

For more information, visit kelowna.ca.