

Director	 Municipal Manager/Deputy Municipal Manager
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<u>COUNCIL AGENDA</u>	
Date: <u>March 9, 2026</u>	Item: <u>17.8.</u>



17.8. (On-Table)

DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	March 5, 2026
From:	Matthew O'Connor – Bylaw and Licensing Services Manager
Subject:	BC Hydro Request for Order of Non-Enforcement of Noise Control Bylaw No. 4404, 2005

RECOMMENDATION

THAT the request from Arctic Arrow Powerline Group on behalf of BC Hydro for an Order of Non-Enforcement of the Noise Control Bylaw No. 4404, 2005 Section 6.1.2 (a) for overnight construction noise between the hours of 5:30 p.m. to 7:00 a.m. on the dates of Thursday March 12, 2026 to Friday March 13, 2026 with the additional conditions contained in the report titled “BC Hydro Request for Order of Non-Enforcement of Noise Control Bylaw No. 4404, 2005”, dated March 5, 2026, be approved.

1.0 Purpose

The purpose of this report is to present for Council consideration a request from Arctic Arrow Powerline Group (the Applicant) on behalf of BC Hydro, for an Order of Non-Enforcement of the Noise Control Bylaw No. 4404, 2005 to allow for one night of overnight work to safely install a vista switchgear to mitigate disturbances and power outages to surrounding residents and businesses.

2.0 Legislation/Bylaw/Policy

The Noise Control Bylaw No. 4404, 2005 regulates, prohibits, and imposes requirements in relation to noise in the community. As per the Noise Control Bylaw No. 4404, 2005, “Construction Noise” means:

“any noises or sounds made on or associated with a construction site:

- a) in carrying on work in connection with the construction, demolition, reconstruction, alteration, or repair of any building or structure,*
- b) in carrying on any excavation or other operation, or*
- c) in moving or operating a machine, engine, on construction equipment.”*

The Noise Control Bylaw No. 4404, 2005 restricts construction noise to the following hours:

1. Monday through Friday from 7:30 a.m. to 5:30 p.m.;
2. Saturday from 8:00 a.m. to 5:00 p.m.; and
3. No construction noise is permitted on Sundays and holidays.

3.0 Council Strategic Objective(s)/Official Community Plan

Official Community Plan

2.5.3 Renew and upgrade deficient components in tandem with the renewal of existing services, roadwork and other infrastructure improvements.

4.0 Financial Implications

There are no financial implications associated with this report and recommendation.

5.0 Analysis

5.1 Discussion

It is important to note that this report addresses the request for exemption of the Noise Control Bylaw and does not provide any other proposed approvals or exemptions related to the nature and scope of the work.

The Applicant has submitted a request seeking an Order of Non-Enforcement of the Noise Control Bylaw No. 4404, 2005 to allow for one night of overnight work to install a new electrical vista switchgear on BC Hydro infrastructure located on a District right of way. The area of proposed overnight work is located on a dead-end roadway just south of 568 Waters Edge Crescent, in close proximity to the Capilano Pacific Trail.

The request for non-enforcement pertains to one night of overnight work on the dates of March 12, 2026, and March 13, 2026, between the hours of 5:30 p.m. and 7:00 a.m. The Applicant will require access to the area to perform a manhole safety inspection and install the new vista switchgear.

As the work deals with electrical infrastructure, the network and power must be disconnected for the safe installation of the vista switchgear. This power outage may affect upwards of 800 properties, including Park Royal North, 3 care homes, 3 traffic signals, and a veterinary clinic in the surrounding area. BC Hydro lists the following properties as being affected:

- 423, 425 6th St.;
- 525, 545, 605, 636, 650, 659, 660 Clyde Ave.;
- 707, 723, 727 Main St.;

- 100, 722 Park Royal Rd.;
- 250 - 366 Taylor Way; and
- 508, 526, 533, 540, 568 Waters Edge Cres.

The significant impact on these surrounding properties and infrastructure is the main reasoning for the work to be performed overnight, as it will mitigate impacts to operational hours, occur during lower volume hours, and ensure safer operations.

The scope of noise disturbance will be minimal, as the main reason for the work to be done overnight is the associated power outage. To perform the work, a small 3000-watt generator will be in operation, which sounds like an idling truck.

Staff have reviewed the application, and believe it is reasonable given the circumstances and impact of the proposed work. Staff recommend that Council approves the Order of Non-Enforcement of the Noise Control Bylaw No. 4404, 2005, on the following conditions:

1. Extended hours permitted overnight for one night between March 12, 2026, and March 13, 2026;
2. Extended hours permitted between 5:30 p.m. to 11:59 p.m. on March 12, 2026, and 12:00 a.m. to 7:00 a.m. on March 13, 2026;
3. The Applicant must provide a representative onsite during the extended hours to ensure the contractor is adhering to the above conditions and will be the primary contact with District staff and members of the public;
4. The Applicant will notify the District if the proposed work must be postponed and another date must be selected;
5. If the proposed work is postponed, Staff will engage with the Applicant to notify affected residents and approve another date for the overnight work;
6. The Applicant will distribute an additional notice, as approved by District staff, to all parcels within at least a 100-meter radius of the site as well as any other affected parcels at least 2 days before the commencement of the overnight work; and
7. The Applicant obtains the relevant street occupancy permits from the District for any work where a permit is not already active.

Authority to Consider a Request for an Order of Non-Enforcement

The Director of Planning and Development Services is authorized to consider applications for exemptions from the restrictions related to Construction Noise contained in subsection 6.1.2(a) of the bylaw for extended concrete pours only. The proposed work does not fall within that scope of work.

5.2 Climate Change & Sustainability

The proposed work to install a new vista switchgear will upgrade current BC Hydro infrastructure to provide more sustainable, resilient, and efficient energy to properties in the area.

5.3 Public Engagement and Outreach

The Applicant has provided a letter template, attached to this report as **Appendix A**, to be sent out to surrounding properties to inform them of the required overnight work and power outage. The outage is also identified by BC Hydro on their website <https://www.bchydro.com/power-outages/app/outage-list-planned.html#planned-521980323>

Staff contacted BC Hydro and received the following message:

“The overnight planned outage for West Vancouver March 12th to 13th had both email and phone notifications sent out to the contact information on file for expected effected customers.”

Staff were notified of the outage by email from BC Hydro on March 3, 2026, attached to this report as **Appendix B**.

5.4 Other Communication, Consultation, and Research

The Bylaw and Licensing Services Department received this request through the Engineering Department after they had reviewed the traffic control plan and street occupancy permit application from the Applicant. Their determinations on approval are subject to the approval of the Order of Non-Enforcement.

6.0 Options

6.1 Recommended Option

THAT the request from Arctic Arrow Powerline Group on behalf of BC Hydro for an Order of Non-Enforcement of the Noise Control Bylaw No. 4404, 2005 Section 6.1.2 (a) for overnight construction noise between the hours of 5:30 p.m. to 7:00 a.m. on the dates of Thursday March 12, 2026 to Friday March 13, 2026 with the additional conditions contained in the report titled “BC Hydro Request for Order of Non-Enforcement of Noise Control Bylaw No. 4404, 2005”, dated March 5, 2026, be approved.

6.2 Considered Options

Council may:

- Approve the Order of Non-Enforcement on other or additional terms; or,
- Not approve the Order of Non-Enforcement.

7.0 Conclusion

Staff believe that the application is reasonable given the circumstances and reduces the severity of impact to surrounding properties, businesses, and infrastructure and risk factors associated with the proposed work and power outage. Accordingly, staff recommend approving the application as recommended in this report. Staff will maintain communications with the Applicant to ensure compliance.

Author:



Matthew O'Connor – Bylaw and Licensing Services Manager

Appendices:

- Appendix A: Applicant Notification Letter
- Appendix B: BC Hydro Update Email to District

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Mar 5, 2026

Notice of Work

Dear Residents,

Please be advised that Arctic Arrow Powerline Group on behalf of BC Hydro will be performing some infrastructure upgrades to an existing electrical switchgear, located at 6th Street and Capilano Pacific Trail. Work will take place overnight from **5:00pm to 7:00am** on **March 12th, 2026**, until the morning of **March 13th, 2026**. Work consists of removing SWG 34107 and installing a manual switchgear VSWA 74382. This work is being performed overnight to mitigate potential disturbances to surrounding properties, residents, and businesses, as there will be an associated power outage while the upgrades are installed.

We apologize for any inconvenience. Should you have any questions or concerns please contact our Project Administrator at 778-222-7937 or Foreman at 604-880-2180.

Thanks for your cooperation,

Arctic Arrow Powerline Group

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APPENDIX B

From: Commercial_PON
To: John T. Wong; John T. Wong; Ian Haras; Norman Vito; Tiffany Bentley; Sean O'Sullivan; Andy Kwan; Dan Henegar; Mercedes Suarez; Don Kristensen; Kevin Woodhouse; Dispatch; Nigel Tridico
Cc: Commercial_PON; Toma, Andrea
Subject: BC Hydro Planned Outage * Traffic/Pedestrian Signal * Mar 12, 2026 to Mar 13, 2026 - PON ID 51258 - West Vancouver - W02573694-01
Date: Monday, March 2, 2026 3:18:43 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside the organization from email address prvs=514e3d0cc=Commercial.PON@bchydro.com. Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hello,

This is to notify you of an outage that will potentially impact Traffic/Pedestrian signals.

For further information regarding our Planned Outage process and how to prepare for an outage, please visit our [website](#).

Outage Details:

Planned Outage ID: 51258

Charge Number: W02573694-01

Outage Start Time: Mar 12 2026 7:00PM PST

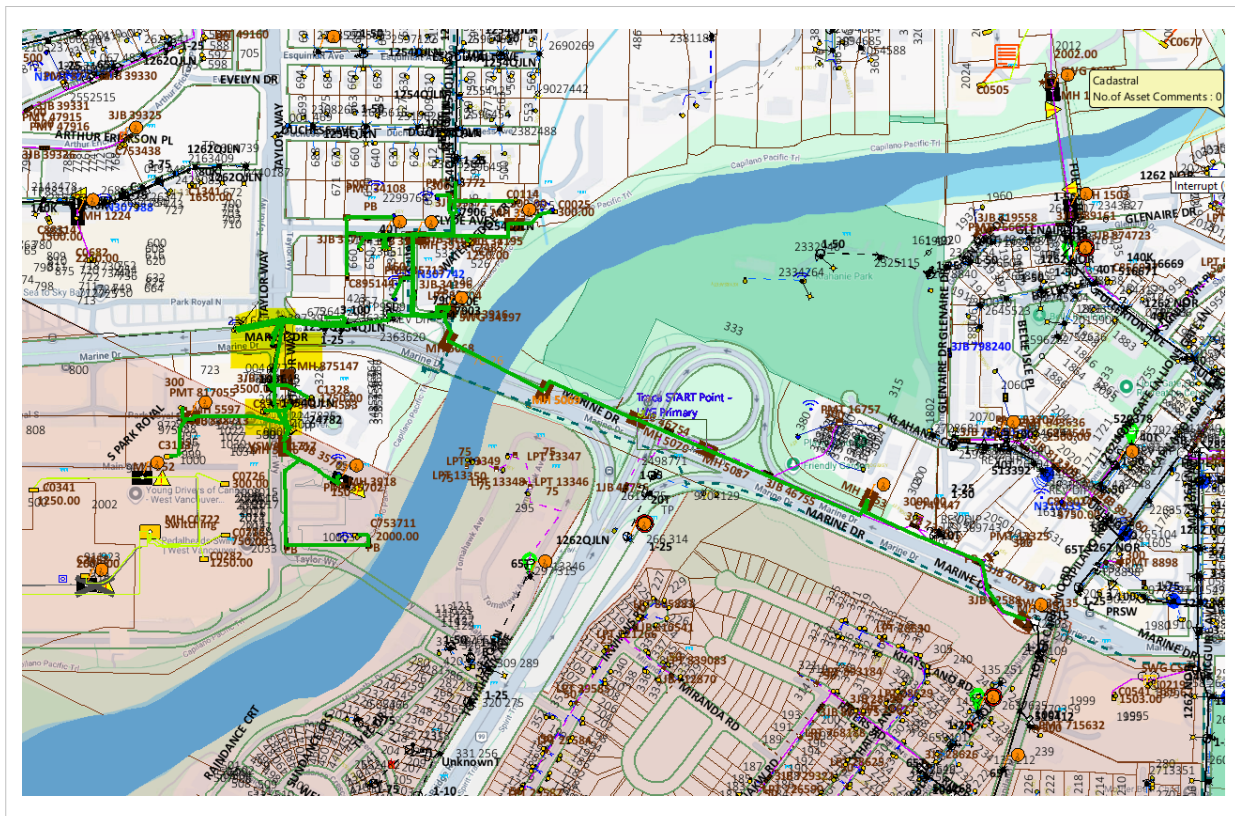
Estimated Restore Time: Mar 13 2026 9:00AM PST

Reason for Outage: System Upgrade – Complex job for new Vista Switch

Work location: West Vancouver

Traffic/Pedestrian Lights Impacted: There are traffic signals impacted at the intersection of Taylor Way & Marine Dr; Park Royal & Marine Dr. and at the vicinity at Taylor Way & Main St (City of West Vancouver) and there is no indication from where they are fed.

Company Name	Street Name	City/Town	Account Number
District Of West Vancouver	Marine Dr/park Royal	West Vancouver	15713000021



Regards,

Shelley | Planned Outage Coordinator, CFO

BC Hydro
[bchydro.com](#)

Smart about power in all we do.

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