

Construction Best Practices Policy

Date:	May 9, 2022
Department, GM:	Community Development, Kate Zanon
Project Manager:	TBD
Staff Lead:	Robyn MacLeod and Stephen Judd
Project Origin:	<input checked="" type="checkbox"/> Council Motion #RC21/278 <input type="checkbox"/> Staff Initiated <input type="checkbox"/> Other: [Other]
Priority Area:	<input type="checkbox"/> Exceptional Service <input type="checkbox"/> Environmental Leadership <input type="checkbox"/> Healthy City <input type="checkbox"/> Economic Prosperity <input checked="" type="checkbox"/> Community Evolution
Strategic Alignment	Objective & Action 5.1 - Ensure future community growth is carefully considered and strategically managed consistent with the targets approved in our Official Community Plan.
Proposed Priority	<input type="checkbox"/> Priority Level 1 <input checked="" type="checkbox"/> Priority Level 2 <input type="checkbox"/> Priority Level 3

Project Description

This project will seek to outline construction best practices, determine prescriptive construction expectations, identify updates to applicable bylaws including monitoring and enforcement procedures, develop procedures to forecast construction (private and City works), and establish a construction impacts fee and eligibility requirements for a refund of the refundable portion of the fee.

Relevant Background

RC21/278 6. Affirm in principle that livability and overall quality-of-life for residents takes precedence when deciding whether or not to support specific requests for land use changes.

b) Development will be managed to minimize extended construction-nuisance impacts. Staff to draft for Council consideration, a Downtown Construction Management Strategy under various construction project scenarios.

The Moody Centre neighbourhood is envisioned to substantially change over the next 30 years. Construction is anticipated to impact existing residents in the Moody Centre neighbourhoods, including the impacts on traffic, pedestrian movements, and noise.

Project Objectives

- Manage the impacts of construction within Moody Centre and the surrounding neighbourhoods
- Manage traffic movement and trade parking during construction
- Maintain pedestrian and other non-vehicular movements during construction

- Determine construction best practices and management tools
- Establish a construction policy for Port Moody
- Improve the City's ability to manage, monitor and enforce requirements
- Identify staffing requirements to implement, monitor and enforce the policy

Scope	
In Scope	<ul style="list-style-type: none"> - Identify the most significant construction challenges for Moody Centre - Review construction best practices in other communities; make recommendations on best practices - Make recommendations on current Bylaws that can be updated and propose language for these updates - Draft a Construction Best Practices Policy for Port Moody to include coordination of projects in close proximity to each other and expand existing requirements for BP applications with respect to construction management, truck routes, trade parking - Confirm that a deposit or letter of credit can be used as an enforcement tool - Review staff requirements to implement and monitor the policy - Prepare tools for staff to forecast private and public works, mitigate, monitor, and enforce the policy - Include consideration of City projects - Update applicable Bylaws
Out of Scope	<ul style="list-style-type: none"> - Implementation of the tools and policy

Work Plan Overview	
Project start date: Q4 2022	Project end date: Q3 2023
<i>Deliverable/Milestone:</i>	<i>Date:</i>
Retain Consultant to coordinate project	Q4 2022
Stakeholder meetings with Engineering, Building, Bylaw,	Q1 2023
Review existing bylaws and create a comprehensive list of gaps	Q1 2023
Draft Downtown Construction Management Report and Policy	Q1/Q2 2023
Staff review Draft Downtown Construction Management Report and Policy	Q2 2023

Report back to Council for feedback on Construction Management Policy	Q2 2023
Staff prepare bylaw amendments	Q2/Q3 2023

Budget	
Budget Source: Development Reserve	
Consultant fee	\$20,000
<input type="checkbox"/> Request Referral to Finance Committee	

Decision Notes (Corporate Planning Advisor use only)		
Date	Meeting	Decision