



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Michael Cappucci P.Eng

Department: Public Works

Date of Report: December 23, 2024

Report Number: PW-02-2025

Subject: Noise By-Law exemption for Laurier Horizons building C (4300 Laurier Pkwy)

Recommendation

That the report of the Manager of Engineering dated December 23, 2024 (PW-02-2025) regarding a Noise By-Law exemption for Laurier Horizons building C (4300 Laurier Pkwy) be received;

And that, the request for a Noise By-Law Exemption to permit overnight work as required to support the completion of the project be approved.

Report

Laurier Horizons Building C is a multi-residential condo with 139 units and requires a large-scale concrete pour as part of its construction process. This work involves daytime pouring of concrete, followed by overnight concrete finishing using power trowels. Due to time of year this work takes longer than usual. As per by-law 8706 all construction noise must stop by 8pm, and as such the Horizons Group is applying for noise exemption. The exemption is necessary to ensure the quality of the finished concrete and adherence to their project timeline.

This request involves 2 concrete pours, one roughly 560sq.m and another roughly 870sq.m.

The exact date of the proposed work is unknown at the moment. However the contractor has assured us that it will occur within the window of January 20th and ending February 3rd. When the pour date is finalized, the applicant will send confirmation letters to the Council Services as well as local residents 48 hours before the scheduled pour.

The pour itself will be completed during the day, with finishing activities continuing into the early morning hours.

The primary source of noise will be power trowels used for concrete finishing. There is an estimated 4 power trowel, which emit roughly 95 dBs of noise (based off of their submissions). The volume of noise emitted from these machines are standard, and are similar to a motorcycle, this equipment does not cause any vibratory effects.

Notifications

To minimize disruption and keep residents informed, notification letters will be distributed to affected residences. The notification area and letter content will be determined and reviewed with the Town prior to the Contractor distributing them. Notifications will be delivered at least 48 hours before the scheduled pour.

Granting this noise by-law exemption is essential for the timely and quality completion of Laurier Horizons Building C. Staff will ensure that all necessary notifications are delivered to residents and that efforts are made to minimize noise disruptions during the process.

Based on the type of work and impacted area, administration recommends allowing the noise exemption to facilitate this construction.

Consultations

Council services, Building, By-Law, Police

Financial Implications

None

Prepared By:

A handwritten signature in black ink, appearing to read 'M. Cappucci', with a long horizontal flourish extending to the right.

Michael Cappucci P.Eng

Link to Strategic Goals

1. Enhancing organizational excellence - No
2. Strengthen the community's engagement with the Town - No
3. Grow and diversify the local economy - No
4. Build on our high-quality of life - Yes
5. Sustaining strong public services and infrastructure - No

Communications

N/A

Report Approval Details

Document Title:	Noise By-Law exemption for Laurier Horizons building C (4300 Laurier Pkwy).docx
Attachments:	
Final Approval Date:	Jan 6, 2025

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Jennifer Astrologo was completed by assistant Linda Jean

Jennifer Astrologo



Jonathan Osborne
Director, Public Works

Jonathan Osborne



Deputy Chief Administrative Officer

Peter Marra



Chief Administrative Officer

Joe Milicia