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DEVELOPMENT
INSTITUTE
OKANAGAN

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June 7, 2024

To: City of Kelowna
1435 Water Street
Kelowna, BC, V1Y 1J4

Attention: Nelson Chapman, Ryan Smith, Doug Gilchrist, Mayor and Council
RE: Good Neighbour Bylaw Amendments – Construction Noise

On behalf of UDI Okanagan, representing over 200 Developers and thousands of individuals and business owners whose livelihoods depend on the building and real estate industry, this letter is an appeal to Mayor and Council to rebuke the proposed amendments to the Good Neighbor Bylaw.

The result of a survey to our members who would be directly impacted by restrictive amendments was a collective voice of alarm on several levels. The unintended negative consequences of implementing the shortened hours on weekends, along with no opportunity for construction work on statutory holidays, would be dire.

We share the opinion of CHBA that a delayed start on weekends and an outright ban on statutory holidays will have an adverse effect on new construction projects in terms of larger costs and longer timelines.

As an industry that is focused on providing housing for our community, we ask Council to approach the decision with a full understanding that the proposed revisions would ultimately slow down housing projects and substantially increase costs.

The most impactful hardship to our industry would be the late start on weekends. Construction projects are created to include 7 day- a -week schedules to complete the projects as quickly and cost effectively as possible.

It will be a challenge to get trades to work on weekends, especially in the summer months, if the workday doesn't start until 9:00 am. There is a resistance on behalf of trades to start late and the likelihood of workers showing up at all is diminished.

Further, during this complicated time of a critical labour shortage and a housing crisis, restricting the working hours will make Kelowna a less attractive option, resulting in our developers struggling to keep workers.

The other contributing factor our developers deal with is that many trades come in from out of town and the crews on a 'living out allowance' (LOA) prefer to work 7 days a week to minimize their live- out costs.

It is paramount to consider the dramatic downside of the proposed amendments to construction timeline and costs. At first blush, it would appear the restricted hours would have minimal consequences, however, a small microcosm example of the costs incurred for a large-scale construction project illustrates the exponential financial liability:

- If the project loses 50% of Saturdays and Sundays over a 2-year schedule- plus the 11 stat holidays- that equals 126 working days, which will add 5.5 months to the project's expected completion.

In the current environment of a critical housing shortage and both our industry and the municipality under pressure from the Provincial government to build more housing faster, these proposed amendments are counterproductive to achieving the goal.

All this said, in the spirit of collaboration and our industry's desire to maintain a 'Good Neighbor' status within the community, UDI proposes the start time for Saturdays remain at 7:00 am, with a Sunday start time of 8:00 am and a 4:00 pm finish to both Saturdays and Sundays. We ask there be no amendment to the ability to continue work on Stat holidays from 7:00 to 4:00 pm.

Thank you for your attention and consideration to this appeal and compromise, as we have received an extraordinary amount of feedback from our members expressing genuine concern for the ability to stay on target with housing projections.

We are looking forward to a robust future in the number of housing starts and together we can provide many more homes for the citizens of Kelowna.

Charlene Thomas
Executive Director
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On behalf of the Urban Development Institute Okanagan's Board of Directors and Membership.