

January 23, 2024

To: City of Kelowna

1435 Water Street
Kelowna, BC, V1Y 1J4

From: Canadian Home Builders' Association – Central Okanagan (CHBA – CO)

216 – 1884 Spall Road
Kelowna, BC, V1Y 4R1

Attn: City Council and Mayor Tom Dyas

Re: Proposed Review of Starting Hours for Construction

As the voice of over 340 residential builders, developers, designers, suppliers, and trades, The Canadian Home Builders' Association – Central Okanagan (CHBA-CO) works to address the important issue of housing supply and affordability in our region.

As Mayor and Council are aware, we are in a national housing crisis. Recent legislation approved by the provincial government as well as short term rental legislation approved by Council last week are just a few of the steps being taken to ensure that communities like Kelowna can match the supply of homes to the demand of incoming residents.

We are writing this letter in response to the proposed motion by Councillor Webber to reconsider the hours at which construction can take place. We are concerned that revisions to this bylaw will make housing more expensive and is also a threat to worker safety on hot Okanagan days.

We kindly ask council to consider the following:

1. **Worker safety in seasonal temperatures** – While this motion is being brought up in January, we note that most construction takes place through the spring, summer, and fall. In the British Columbia Interior, the number of days where the temperature is above 30 degrees celsius continues to climb. The noise bylaw allows for a 7am start due to this heat and to ensure construction workers are able to complete projects in safe and timely fashion. By pushing back the start time for construction, council is increasing risks for workers who will have to complete these projects during peak heat.
2. **Adding cost and time to construction projects** – If the hours of construction are reduced, projects will take longer to complete. This will slow the rate at which housing is being built and will also add costs to projects due to increased timelines. The result will be more expensive homes for future homeowners. We also note that since these new projects would take longer to complete, neighbourhood residents will have to contend with that noise for a longer period.

3. **Municipal funding at risk** – In fall 2023, Kelowna was celebrated as the first community in British Columbia to be approved for the Housing Accelerator Fund. The majority of that funding is based on performance – the City does not receive federal funding unless new housing gets built. If Mayor and Council opt to review this bylaw, the delays for new home construction will likely have an adverse effect on these funding dollars due to reasons mentioned above.

The residential construction industry is made up of local residents, many that were born and raised in Kelowna. We understand the concern that neighbours have regarding noise. As Councillor Webber stated during the short-term rental hearing, we need to ask ourselves who benefits the most from revising this bylaw? If we are adding costs and delaying housing completions for the thousands of homes that are needed, the answer is clear. If Mayor and Council agree we are in a housing crisis, we need to treat it as such.

We encourage Mayor and Council to consider this feedback, to support new home construction throughout our city, and to support policies that allow the residential construction industry to complete homes in a safe and affordable manner.

Thank you,



Daniel Winer
Executive Officer



Krista Paine
President

On behalf of CHBA-CO Members and the Board of Directors