



City of Richmond

Report to Committee

To: Public Works and Transportation Committee

Date: June 15, 2021

From: Lloyd Bie, P.Eng.
Director, Transportation

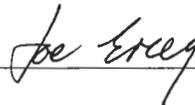
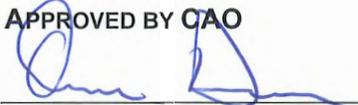
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Re: Capstan Canada Line Station - Status Update

Staff Recommendation

That the report titled “Capstan Canada Line Station – Status Update” dated June 15, 2021 from the Director, Transportation be received for information.


Lloyd Bie, P.Eng.
Director, Transportation
(604-276-4131)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

This report provides an update on the progress of the Capstan Canada Line Station project.

This report supports Council's Strategic Plan 2018-2022 Strategy #5 Sound Financial Management:

5.4 Work cooperatively and respectfully with all levels of government and stakeholders while advocating for the best interests of Richmond.

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

6.3 Build on transportation and active mobility networks.

This report supports Council's Strategic Plan 2018-2022 Strategy #7 A Supported Economic Sector:

7.1 Demonstrate leadership through strategic partnerships, collaborations and exploring innovative and emerging economic practices and technical advancements.

Analysis

Capstan Station Funding Agreement

At the time of the implementation of the Canada Line, Capstan Station was labeled a future station with no funding mechanism identified by TransLink. To bridge this gap, the City developed an innovative funding strategy with the Capstan Station cost borne by benefitting developers that has been recognized as a "precedent-setting achievement" that is a first in Canada in terms of the degree of co-operation and collaboration between stakeholders and the funding of the station with no financial burden to local taxpayers.¹

In March 2012, Bylaw No. 8837, to amend the Official Community Plan, was adopted in order to facilitate the implementation of the funding strategy for the construction of the future Canada Line Capstan Station whereby developers of projects within the Capstan Station Bonus area may be entitled to bonus density in return for making voluntary contributions ("Developer Contributions") to the planning, construction and implementation cost of the Capstan Station as well as other related improvements for users of the station. The collected developer contributions would be held by the City in a separate interest-bearing bank account and would be delivered to TransLink when the amount collected from developers equal the estimated Capstan Station capital cost as per the Capstan Station Funding Agreement of \$25,316,600.00 (2010\$) plus CPI, with a provision made to enable advancing funds for design works.

¹ "Density Bonus: Using it to Build Capstan Way SkyTrain Station," Planning West, Spring 2014.

On November 17, 2017, the City transferred \$1,097,817 to TransLink to initiate design work. The balance of the Capstan Station cost of \$28,075,585 was transferred to TransLink on December 12, 2019, triggering the start of the construction process. A further \$3.0 million was transferred on January 29, 2021 as the City's contribution to a revised base case design that now includes dual escalators and extended platforms to accommodate three-car trains.

Staff meet regularly with TransLink and current work has focused on:

- completion of design work guided by the Design Advisory Process outlined in the Agreement, which was presented to Council for information on June 28, 2021;
- preparation and review of required agreements including amendment of the Richmond Access Agreement (RAA) executed by the City, Canada Line Rapid Transit Inc. and TransLink in 2004 to include Capstan Station, and a construction licence agreement;
- coordination with adjacent development; and
- other pre-construction activities such as identification of lands required for staging areas.

Capstan Station Construction Schedule

Per the Agreement, TransLink is to provide a fully functioning and operating station as part of the Canada Line within 30 months of December 12, 2019 when the balance of funding for the base case design was transferred. The contractual completion date is June 2022. However, in March 2021, TransLink staff indicated contractual completion of the station has been delayed to March 2023 due to:

- conflict with the construction schedule of the adjacent development to the east with respect to its parkade, resulting in a three month delay; and
- changes in the procurement and delivery processes of InTransitBC, which has a 35-year contract to 2040 for the total engineering, procurement, construction, partial financing, and operations and maintenance of the Canada Line project, resulting in a six month delay.

Staff are working with TransLink to mitigate these delays and ensure that the completion date is not further deferred.

TransLink submitted 60% design drawings for the station to the City in April 2021 and the City provided comments back to TransLink in May 2021. TransLink is presently working on the 90% design drawings as the next iteration for City comment.

TransLink has indicated a scheduled construction start in August 2021, subject to City and TransLink approval of the required agreements prior to the initiation of construction. The most essential agreement to facilitate the commencement of construction requiring Council approval is anticipated to be presented in July 2021. Any additional agreements required for the ongoing presence of the station are anticipated to be presented to Council for approval at a future date.

Construction Activity Impacts

Construction activities will impact the east side of No. 3 Road between Capstan Way and McMyn Way. There will be impacts to the northbound bike lane, east side sidewalk and the

northbound vehicle travel lanes. Assuming station construction begins in August 2021, preliminary information shared by TransLink regarding the duration of closures includes:

- 1st week of August 2021: closure of east side sidewalk, northbound bike lane and adjacent northbound vehicle lane on No. 3 Road to remove streetlights, traffic lights, and install sediment control.
- Approximately 2nd week of August 2021 to February 2023: closure of east side sidewalk, northbound bike lane and adjacent northbound vehicle lane on No. 3 Road during evenings and weekends.
- Both northbound vehicle lanes are anticipated to be closed on the following dates:
 - October 4 to November 8, 2021: to accommodate piling work
 - End of February 2022: 2-3 days for utility work spanning No. 3 Road
 - August 2022: one day for installation of station escalators.

TransLink is working with Coast Mountain Bus Company as buses operating on No. 3 Road and Capstan Way in the vicinity of the station will need to be re-routed and the northbound bus stop on No. 3 Road north of Capstan Way will be closed during construction. There will also be times when the Canada Line will have single track operation requiring passengers to be shuttled between Bridgeport and Aberdeen stations. TransLink anticipates this period will begin in March 2022 and occur every second week through to summer 2022 for a total period of four months. TransLink will endeavour to confine this work to the weekends so that capacity of the service during weekdays is not affected. Staff have emphasized to TransLink the importance of communication with the public in advance of and during closures of facilities for any mode.

To support construction of the station, the City is providing use of the balance of the City-owned lot located north of the station site, not occupied by the station itself, for staging activities. This lot is designated as park. The portion of the site to be occupied by the station, and currently covered by the guideway, is in a registered statutory right-of-way (SRW). This SRW will be replaced to accommodate the final design of the station and certain restrictions staff determine are required. Once station construction is completed, TransLink will restore the balance of the site and the City will proceed with work to complete the park. TransLink will also restore any impacts to existing infrastructure such as traffic signals, the centre median on No. 3 Road, and landscaping.

Design Advisory Process

The RAA exempts the Canada Line project from rezoning, Development Permit and Building Permit approvals for all transit related infrastructure and fixed facilities within the City of Richmond. The RAA provides for an alternative review process called the Design Advisory Process (DAP) by which the City of Richmond provides advice to TransLink and its consultants on the design of new Canada Line related fixed facilities, including the new Capstan Canada Line Station.

TransLink initiated the DAP in October 2020 with its design submission and made a presentation to the Advisory Design Panel in December 2020 followed by a presentation to the Development Permit Panel (DPP) in January 2021 (Figure 1). The design includes platforms that are 52.5 m in length to accommodate future three car trains, dual escalators, and a shell space for a commercial

retail unit adjacent to the ticket hall. In response to comments received from the DPP, TransLink has made revisions to the design submission and continues to work with City staff. The design was presented to Council for information on June 28, 2021.



Figure 1: Artistic rendering of Capstan Station looking north

Capstan Integration Strategy

The 2020 Capital Budget includes allocation of funding from the Capstan Station Capital Reserve Fund to support a City project for the development of the conceptual, preliminary and detailed designs of the Capstan Station integration features. The designs will integrate the public realm, public art, transit plaza, guideway, and City park with the Capstan Station.

A Request for Pre-qualification (RFPQ) to develop a short list of parties interested and capable of delivering the services was issued by the City in September 2020 and closed October 2020. The short list of parties will be invited to submit a proposal via the Request for Proposals (RFP) process. The RFP is anticipated to be issued in summer 2021. Once a consultant is selected, staff anticipate that the work will start in fall 2021 and continue into 2022.

Financial Impact

None.

June 15, 2021

- 6 -

Conclusion

Design work for the Capstan Canada Line Station is progressing and TransLink anticipates that mobilization and construction will commence in August 2021. The contractual completion date is June 2022. However, TransLink has indicated that delays have impacted the schedule and station completion is now forecast in March 2023. Staff are working with TransLink to mitigate this delay and at a minimum ensure that the delays do not extend beyond March 2023. Staff will continue to meet regularly with TransLink and its contractors throughout the process to coordinate activities and minimize impacts to the public.



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