



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: May 6, 2007  
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Meeting Date: May 29, 2007

TO: Vancouver City Council

FROM: General Manager of Engineering Services, in consultation with the Director of Planning

SUBJECT: Cambie Street Restoration - Public Realm and Streetscape Improvements

#### RECOMMENDATION

- A. THAT, subject to the conditions set out in Recommendations B, C and D, the General Manager of Engineering Services be authorized to enter into a consultancy contract with Durante Kreuk Ltd. ("DKL") at a maximum value, including disbursements, of \$97,000 plus GST for services associated with the preparation of conceptual plans (\$61,000) and, if required, detailed construction drawings (\$36,000) for public realm and streetscape improvements in the following locations along the Cambie corridor: North (2<sup>nd</sup> to 12<sup>th</sup> Avenue), Oakridge (39<sup>th</sup> to 45<sup>th</sup> Avenue, and Cambie South (63rd Avenue to Kent); the conceptual plans to be funded from the 2007 Engineering Operating Budget and the detailed construction drawings to be funded from the 2007 Cambie Reconstruction Capital.
- B. THAT, the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement Recommendation A.
- C. THAT, all such legal documents be on terms and conditions satisfactory to the General Manager of Engineering Services, Manager of Materials Management, and the Director of Legal Services.
- D. THAT, no legal rights or obligations will be created by Council's adoption of Recommendation A, B and C above until such legal documents are executed and delivered by the Director of Legal Services.

## GENERAL MANAGER'S COMMENTS

The General Manager of Engineering Services recommends approval of A, B, C and D.

## COUNCIL POLICY

Consultant agreements exceeding \$30,000 require Council authorization.

In 1995, Council approved CityPlan. The relevant CityPlan Direction is:  
New and More Diverse Public Places to: "...ensure that the number and quality of the city's public places matches the needs of a growing and increasingly diverse population (and more specifically), promote lively neighbourhood shopping streets where it is comfortable to buy, sell, stroll, relax and perform."

On May 27, 1997, Council approved the Vancouver Transportation Plan which included directions to:

- Improve pedestrian facilities by increasing opportunities for crossing busy roads safely, and providing incentives for walking throughout the City and especially within residential neighbourhoods
- Install bike racks on blocks of commercial frontage and at major bus stops
- Improve the safety, comfort and convenience of bus stops and boarding areas

## PURPOSE

This report seeks Council approval to engage Durante Kreuk Ltd. to prepare conceptual public realm and streetscape improvement plans and if required detailed construction drawings at a maximum cost of \$97,000 plus GST.

## BACKGROUND

In the fall of 2005, construction of the 19 km Rapid Transit project from downtown Vancouver to Richmond and the Vancouver International Airport commenced. The Canada Line project in Vancouver consists of:

- A bored underground tunnel from Waterfront Station in downtown Vancouver to the Olympic Village Station at Cambie and West 2<sup>nd</sup> Avenue;
- A cut-and-cover tunnel from West 2<sup>nd</sup> Avenue along Cambie Street to south of West 64<sup>th</sup> Avenue;
- An elevated guideway from south of West 64<sup>th</sup> Avenue across the Fraser River to Richmond and the Airport;
- A total of 9 stations and 2 future stations; and
- A bus exchange at the Marine Drive Station.

The cut and cover tunnel segment of the Canada Line from West 2<sup>nd</sup> Avenue to West 64<sup>th</sup> Avenue along Cambie Street has resulted in a variety of temporary impacts to streets, sidewalks and utilities. Canada Line construction presents an opportunity to review, design

and implement improvements along Cambie Street in conjunction with Canada Line street restoration. These improvements would provide area merchants and residents with significant streetscape enhancements at a reduced overall cost to the City.

The Canada Line Rapid Transit project has retained DKL to develop landscape plans for the areas immediately around stations. In November, 2006 the Rapid Transit Office developed a work program for public realm and streetscape improvements for the broader area around stations.

In December 2006, DKL was retained by the City on a pilot project basis to develop conceptual plans for the Cambie Village area; 12<sup>th</sup> Avenue to West King Edward. The City and DKL have hosted two open house and presented conceptual plans for Cambie Village to area residents, property owners and business. Both open houses have been well attended and the community is pleased that a streetscape improvement program has been initiated. DKL has done an exceptional job developing the plans and preparing information for the public consultation process. The concept plan presented at the second open house April 19<sup>th</sup>, received overwhelming support by the community.

In January, 2007, the Rapid Transit Office posted a 'Notice of Intent' to retain DKL for consulting services for public realm and streetscape improvements in additional areas along the Cambie Corridor. This was posted on BC Bid and the City of Vancouver's Materials Management website. No objections were received.

## DISCUSSION

Over the coming months, the cut and cover tunnel work from West 2<sup>nd</sup> to south of West 64<sup>th</sup> Avenue will begin to the transition from construction to restoration. The restoration provides an opportunity to review the Cambie Corridor holistically and design and implement public realm and streetscape improvements in Cambie Village and the following areas:

North Corridor (2<sup>nd</sup> Avenue, Broadway to 12th Avenue)  
Oakridge (39th to 45th Avenue); and  
Cambie South (63rd Avenue to Kent).

Area Planning and Engineering programs such as Neighbourhood Centres and Station Area Planning have identified these areas for future improvements, but these programs will not meet the schedule of the Canada Line project. Staff recommend retaining DKL to continue to prepare conceptual streetscape improvement plans for each of these areas and detailed construction drawings as required. By developing conceptual plans now, and coordinating the installation of streetscape improvements with the Canada Line schedule, the City can capitalize on cost saving opportunities and provide public realm improvements in advance of area Planning and Engineering programs. Not having to demolish and remove public infrastructure prior to the installation of new streets and sidewalks lowers the overall construction cost and coordinating streetscape improvements with Canada Line restoration means not having to return at a later date to complete area improvements.

### Improvements

This public realm and streetscape improvement program considers sidewalk treatments, street furniture, lighting, opportunities for small scale public art, iconography, landscaping and other public realm elements. Street geometrics will be prepared by City staff and form the base to which improvements will be applied.

### Consultation

This streetscape improvement program includes a public process developed around the Canada Line project schedule. Consultation with the area stakeholders and the broader public will inform the preparation of conceptual plans and these plans will in turn guide the installation of streetscape enhancements. Following completion of the public consultation and conceptual streetscape design, staff will report back to Council for final plan approval. Once approved, detailed construction drawings will be prepared.

The public realm and streetscape improvement program is also liaising with Olympic Operations staff to discuss the potential for Olympic related installations along Cambie Street. These discussions will continue to ensure that all improvements including infrastructure consider the future needs.

### Construction Drawings

As part of the DKL consultancy, provision has been made in the work program and budget for the preparation of detailed construction drawings. Given the tight timeline of the Canada Line restoration schedule and the current demands on City resources, staff may direct DKL to prepare construction drawings as part of the streetscape improvement consultancy, if resources are not available in-house.

### Staff Recommendation

Staff recommend retaining DKL to prepare the conceptual streetscape improvement plans and detailed construction drawings for each area, as required. DKL's involvement with the Canada Line project and in particular their consultancy with InTransit BC for landscape design at stations will ensure that the public realm elements around the stations, integrate seamlessly with adjacent city streets and sidewalks. DKL is familiar with station sites and context and their ongoing involvement with the Canada Line project allows them to understand and react to changes quickly and efficiently. Having a single consultant review and plan the entire Cambie Corridor also ensures that a holistic planning concept is realized.

## **IMPLEMENTATION PLAN**

Subject to Council approval, the public realm and streetscape program for the noted areas will commence this May, 2007 and is scheduled to complete by the fall of this year.

## **FINANCIAL IMPLICATIONS**

The maximum value including disbursements for this consultancy contract is \$97,000 plus GST. This includes \$61,000 for conceptual planning and \$36,000 for detailed construction drawings. The City has the option to complete the detailed construction drawings for each area in-house and this could reduce the overall budget by \$36,000, but it is dependent on staff resources being available. The budget is broken down as follows:

Area	Conceptual Planning	Detailed Construction Drawings	Total
North Corridor (2 <sup>nd</sup> Ave.)	\$13,000	\$11,500	\$24,500
North Corridor (Broadway - 12 <sup>th</sup> )	\$11,000	\$7,500	\$18,500
Oakridge (39 <sup>th</sup> - 45 <sup>th</sup> )	\$16,300	\$9,500	\$25,800
South Corridor (63 <sup>rd</sup> - Kent)	\$11,000	\$7,500	\$18,500
Disbursements	\$9,700		\$9,700
Total	\$61,000	\$36,000	\$97,000

The conceptual planning (\$61,000) will be funded from the 2007 Rapid Transit Office Operating Budget and the detailed construction drawings, if required, will be funded from the 2007 Cambie Reconstruction Capital (\$36,000) from Order Group CC2EA6J2X1 Order 30009941.

## ENVIRONMENTAL IMPLICATIONS

The streetscape improvement program will enhance pedestrian accessibility and create active, busy sidewalks that encourage walking. The program will also identify opportunities for additional trees and planting, and look at corner bulges as possible storm water collection areas.

## PERSONNEL IMPLICATIONS

This consultancy will be directed and managed through the RTO and requires no additional staff to complete. If the City elects to prepare the detailed construction drawings, existing staff will be assigned from Engineering.

## CONCLUSION

The Canada Line project provides an extraordinary opportunity to implement public realm and streetscape improvements along the Cambie Corridor. These improvements can be implemented in advance of future area Planning and Engineering programs at a reduced overall cost to the City. Furthermore, by preparing plans and installing improvements with Canada Line street restoration, disruptions to area residents and businesses can be minimized.

DKL's involvement with Canada Line station landscaping creates efficiencies in terms of integration with the broader public realm. This combined with engaging a single consultant to develop conceptual plans for the identified areas along Cambie Corridor provides a holistic planning approach.

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