



COUNCIL REPORT

Report Date: October 14, 2025
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Meeting Date: November 5, 2025
[Submit comments to Council](#)

TO: Standing Committee on City Finance and Services
FROM: General Manager of Engineering Services and Chief Procurement Officer
SUBJECT: Contract Award for Construction Services - Arbutus Greenway and West 41st Avenue Intersection Improvements

Recommendations

THAT Council authorize City staff to enter into an agreement (the "Agreement") for the Arbutus Greenway & West 41st Ave Intersection Improvements project with All Roads Construction Ltd. for an estimated total contract value of \$8,483,336.15 over the contract term, to be funded from the Capital Expenditure budget for the 2023-2026 Capital Budget. Funding is available through a combination of the following sources:

- (Transportation Design Arbutus Greenway & West 41st Ave)
- (Green Infrastructure Arbutus Greenway & West 41st Ave)
- (Streets 2025 MRN Projects)

FURTHER THAT Council delegate its authority to execute the Agreement to the City's Director of Legal Services, Chief Procurement Officer, and General Manager of Engineering Services.

No legal rights or obligations will be created by Council's approval of these Recommendations unless and until the City executes and delivers the Agreement.

Purpose and Executive Summary

The Arbutus Greenway is an 8.5 km long multi-use path between Fir Street and Milton Street in Vancouver. Safety improvements are required which aim realigning the greenway crossing at West 41st Avenue.

The City issued Invitation to Tender PS20251348-ENG-ITT – Construction Services for Arbutus Greenway & West 41st Ave Intersection Improvements (the "ITT") on July 07, 2025. The City posted the ITT on the City of Vancouver website in accordance with the City's Procurement Policy (ADMIN-008).

City staff on the ITT evaluation committee and the Bid Committee have considered the responses received from the three compliant bidders and recommended that the City enter into a contract as described above with All Roads Construction Ltd., the lowest bidder.

Council Authority/Previous Decisions

The City's Procurement Policy (ADMIN-008) requires Council approve contracts with a total value greater than \$3,000,000 following review and recommendations by the City's Bid Committee. The Bid Committee has considered the bids and recommends All Roads Construction Ltd as the successful proponent.

On May 13, 2025, Council received a memorandum for information with the subject line "Upcoming Construction in the Kerrisdale Neighbourhood", which included information on the Arbutus Greenway and West 41st Avenue Intersection Improvements project.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

The Arbutus Greenway is an 8.5 km long multi-use path between Fir Street and Milton Street in Vancouver. The greenway crossing at West 41st Avenue is one of the least comfortable crossings on the Arbutus Greenway. West 41st Avenue is part of the Major Road Network which is co-managed by TransLink and is a major bus route, with both the R4 Rapid Bus and the #41 bus.

The Arbutus Greenway and West 41st Avenue Intersection Improvements (AB41) Project aims to improve safety by realigning the greenway crossing at West 41st Avenue. The approach to the intersection will be perpendicular, more direct, and users will benefit from improved sightlines. West 41st Avenue sidewalk users will benefit from increased visibility and better delineation between cyclists and pedestrians. Vehicle movements will be restricted at East Boulevard to minimize conflicts, while maintaining access, and operation of West 41st Avenue will be improved for all vehicles including buses. The improvements are illustrated in Appendices A and B.

The City of Vancouver initially engaged with the community regarding intersection improvements as part of the R4 RapidBus engagement. During that consultation, there was strong support for improving the safety of the pedestrian and cyclist crossing and simplifying the overall intersection; however, there were concerns about the previously proposed changes to East Boulevard and proposed new vehicular crossings at W 39th Avenue and W 42nd Avenue. Accordingly, the design was revised substantially to address the concerns about the impacts to local access. The updated design was shared with the community in November 2023. The Kerrisdale Business Association worked closely with the project team throughout the design process, especially on the public seating area and landscaping opportunities, and support the design.

Construction is anticipated to begin in January 2026, with substantial completion expected by September 2026. Residents and businesses will receive notification letters a few weeks in advance of construction. The project team has also been coordinating with TransLink and the Coast Mountain Bus Company (CMBC) to help minimize impacts to transit services during the construction work.

Discussion

On July 07, 2025, an Invitation to Tender (ITT) was posted on the City of Vancouver website for six weeks and closed on August 15, 2025. The ITT was issued in accordance with the City's Procurement Policy (ADMIN-008). The City received responses from the following 3 vendors:

Proponent	Price
All Roads Construction Ltd.	\$ 9,223,500.00
Amrize Canada Inc.	\$ 9,314,510.00
GB Projects Ltd.	\$ 9,987,338.00

The three compliant bids received were all over budget. The project team worked with the contributing branches to undertake a scope reduction exercise as directed and subsequently approved by the project's Steering Committee. The scope reductions do not compromise the project's core objectives; the revised design continues to deliver a safe and accessible crossing with enhanced environmental performance through green infrastructure. The following three scope items were removed from the project, as discreet items, from all 3 tenders:

#	Scope Removed	Rationale
1	Optional items	Several items in the scope of work were optional items where only one item is needed (e.g. re-using an existing foundation vs. pouring a new one)
2	Reduce eastern project extent	This change is anticipated to have minimal impact on transit operations
3	Replace soil cells with structural soil	Significant savings without impact to Green Infrastructure performance and supported by Urban Forestry.

After the removal of the discreet scope items, All Roads Construction Ltd. tender was still the lowest-priced tender and is recommended for award.

The responses were evaluated, using both quantitative and qualitative factors, by an evaluation team comprised of representatives from Engineering Services, and ISL Engineering Ltd. (the Contract Administrator) under the stewardship of Supply Chain Management, to assess each response's overall value.

All Roads Construction Ltd. is qualified to perform the work required for the project as set out in the tender package based on the satisfactory completion of multiple large civil works projects as well as satisfactory references.

The evaluation team concluded that the tender submitted by All Roads Construction Ltd. met the City's requirements and provided the best overall value to the City.

Financial Implications

The applicable business units have reviewed the budget and concur on the costs shown below. Funding is available in the Approved Multiyear Capital budget for the following programs within the 2023-2026 Capital plan:

- Active Transportation Implementation – Arbutus Greenway & West 41st Ave
- Streets 2025 MRN Rehabilitation
- Green Infrastructure Implementation – Arbutus Greenway & West 41st Ave

The following table shows the construction budget split by branch:

Branch	Construction Budget
Transportation Design	\$6,784,098.33
Streets Design	\$1,163,918.27
Green Infrastructure	\$535,319.55
Total	\$8,483,336.15

Legal Implications

The City's Procurement Policy (ADMIN-008) requires the Director of Legal Services to execute all contracts with a total value greater than \$3,000,000 that have been awarded by the Bid Committee and Council.

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APPENDIX A



	Changes and improvements:	How will this improve people's experience?
(A)	Move the Arbutus Greenway to line up with the crossing of West 41st Avenue at East Boulevard.	This will provide a straight path for people crossing West 41st Avenue at East Boulevard and reduce conflicts with people walking along West 41st Avenue.
(B)	Widen and add physical separation between walking and cycling paths on the Arbutus Greenway between West 40th Avenue and West 42nd Avenue.	These changes will help separate people walking, biking and rolling.
(C)	Add a new bus bulb at the westbound bus stop at West 41st Avenue and East Boulevard.	A bus bulb will widen the sidewalk and waiting area for transit users. It will also improve bus speed and reliability because buses do not need to pull into and out of traffic.
(D)	Create a new eastbound left-turn lane on West 41st Avenue at West Boulevard.	This change will help with traffic flow on West 41st Avenue. It will also reduce transit delays and improve safety for people crossing West Boulevard.
(E)	Designate the westbound curb lane as right turn only on West 41st Avenue at West Boulevard.	This change will create space for the eastbound left-turn lane on West 41st Avenue at West Boulevard.
(F)	Remove seven parking stalls. Move the north-side loading zone on West 41st Avenue further west, closer to Yew Street.	This change will help create a space for a new eastbound left-turn lane on West 41st Avenue.
(G)	Remove four parking stalls on West 41st Avenue between East Boulevard and Maple Street.	This change will help create space for the westbound bus bulb.
(H)	Restrict northbound and southbound vehicle traffic that crosses at West 41st Avenue on East Boulevard.	This update will simplify vehicle movements and improve safety for people walking and biking in the area. These changes will also reduce transit delays and help with traffic flow on West 41st Avenue.
(I)	Restrict eastbound, westbound, and northbound left-hand turns for vehicles at East Boulevard and West 41st Avenue.	Curb bulges shorten crossing distances and provide extra space for people to wait before they cross the street. Curb bulges also provide space for green rainwater infrastructure.
(J)	Add curb bulges on East Boulevard at West 41st Avenue.	
(K)	Create a space for sitting and gathering.	This space will include a seating area and other amenities with landscaping.
(L)	Replace sidewalks at the northbound bus stop at West 41st Avenue and West Boulevard.	Replacing the sidewalk will improve accessibility at the bus stop.

APPENDIX B



*Rendering of Arbutus Greenway and W 41st Ave Intersection Improvements
(Looking Northeast)*



*Rendering of Arbutus Greenway and W 41st Ave Intersection Improvements
(Looking South)*



*Rendering of Arbutus Greenway and W 41st Ave Intersection Improvements
(Looking South)*



*Rendering of Arbutus Greenway and W 41st Ave Intersection Improvements
(Looking Northwest)*



*Rendering of Arbutus Greenway and W 41st Ave Intersection Improvements
(Looking Southeast)*



*Rendering of Arbutus Greenway and W 41st Ave Intersection Improvements
(Looking Southeast)*



*Rendering of Arbutus Greenway and W 41st Ave Intersection Improvements
(Looking Southwest)*



*Rendering of Arbutus Greenway and W 41st Ave Intersection Improvements
(Looking South)*