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Date: 12/22/2020 9:44:55 AM  
Subject: Memo: Broadway Subway Project and Development Street Use Restriction  
Attachments: Memo - Development Street Use Restriction.pdf

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Dear Mayor and Council,

Please see the attached memo from Lon LaClaire on increased restrictions for development construction activities to occupy street rights-of-way in the Broadway area as the Broadway Subway Project construction ramps up. A short summary of the memo is as follows:

- Development projects often request use of City street right-of-way for their construction activities, such as shoring/anchoring for excavation support, storage/site trailers, pouring concrete, crane lifts, etc.
- As construction for Broadway Subway Project (BSP) ramps up, granting of street use for development construction activities will be severely restricted within the BSP area due to constrained corridor space and to minimize overlapping worksites or compounding traffic impact.
- Engineering staff have been working with other City departments to signal construction risks to development applications proceeding in the general area during Broadway Subway Project construction. Nonetheless, staff expect that Council may hear from the development community on the impact of this.

If you have any questions, please feel free to contact Lon LaClaire at 604-873-7336 or [lon.laclaire@vancouver.ca](mailto:lon.laclaire@vancouver.ca).

Best  
Sadhu

**Sadhu Aufochs Johnston** | City Manager  
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Pronouns: he, him, his



*The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.*

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## MEMORANDUM

December 21, 2020

TO: Mayor and Council

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Karen Levitt, Deputy City Manager  
Lynda Graves, Administration Services Manager, City Manager's Office  
Rena Kendall-Craden, Civic Engagement and Communications Director  
Rosemary Hagiwara, Acting City Clerk  
Anita Zaenker, Chief of Staff, Mayor's Office  
Neil Monckton, Chief of Staff, Mayor's Office  
Alvin Singh, Communications Director, Mayor's Office  
Gil Kelley, General Manager, Planning Urban Design and Sustainability  
Jessie Adcock, General Manager, Development, Buildings & Licensing  
Paul Storer, Director, Transportation  
Karima Mulji, Director, Engineering Projects & Development Services  
Steve Brown, Manager, Rapid Transit Office  
Jason Olinek, Assistant Director, Planning

FROM: Lon LaClaire  
General Manager, Engineering Services

SUBJECT: Broadway Subway Project and Development Street Use Restriction

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As the construction for the Broadway Subway Project ramps up, there will be increased restrictions on-construction activities in the street rights-of-way. This memo provides background information on this issue and steps staff have taken to prepare the development community on potential impacts.

### BACKGROUND

#### *Development Street Use*

In the central core of many dense urban cities, development construction activities are generally not allowed to utilize street right-of-way for construction use. Developments are expected to be constructed entirely from their private site. At the City of Vancouver, we have been granting use of City street right-of-way with considerations for the City's Transportation Priorities and general traffic management principles. Development construction activities that request for use of City street right-of-way include:

- Shoring/anchoring for excavation support (encroachment of anchors into City streets)

- Storage / site trailers
- Pouring concrete
- Crane lifts

Street use requests are made at the later stages of a development project (post building permit stage), after substantial investment by the developer during the rezoning and/or development application stages.

### ***Broadway Subway Project (BSP)***

Construction for the Broadway Subway Project will begin shortly. While the Project will be mainly constructed by underground tunneling methods, street-level construction and excavation can be expected the blocks where stations will be constructed, and at each end of the line. Traffic decking will be placed in station blocks to allow people to travel through the corridor while the station is under construction. Generally, there will be three lanes of traffic in each direction along Broadway, with one lane dedicated solely for buses (routes 99 and 9) and emergency vehicles. In the station construction areas, two lanes of traffic will be maintained in each direction for buses and other vehicles on Broadway, with the exception of Broadway at Main Street where travel lanes may be reduced to three at times.

### ***Street Use Restriction***

As part of the Vancouver Municipal Agreement between the City and the Province for the Broadway Subway Project, the City has offered City Streets for the Province and its contractors' use. Broadway is a constrained corridor and its road right of way will be used for station construction while facilitating traffic movement. In order to maintain traffic movement through the Broadway corridor, particularly transit, other requests for use of City street rights-of-way will be restricted. This includes no full time street use on Broadway with limited part time access opportunities from Broadway. Similar restrictions could extend into parallel routes such as 12<sup>th</sup> Avenue, as well as north-south arterials such as Cambie Street, Main Street, etc.

There are a significant number of developments in the Broadway Subway Project area and restrictions on street-use for construction activities could sometimes result in significant impact to completing their projects, particularly for constrained development sites. Since these restrictions can sometimes be viewed as a "late hit", Council may hear from the development community on the impact of this.

### **MITIGATION STRATEGIES**

With the Broadway Plan underway and the approved Interim Rezoning Policy, rezoning in the Broadway area will generally not be considered. This could also help delay some overlap between development construction activities and the Broadway Subway Project. Nonetheless, Broadway remains an active corridor with considerable construction activities.

Engineering staff have been working with other City departments since 2017 to signal construction risks to development applications proceeding in the general area during the Broadway Subway Project construction. Early notifications have been provided to developments to flag future potential street use restriction so that it is appropriately considered during the planning stage of their projects. Notifications were included in the following areas:

- Planning department at rezoning and development planning stages

- Development, Building, and Licensing departments for rezoning, developments, building permit applications
- Development and Building Services Centre for informal inquiries
- Engineering Services during engineering permitting stage
- Article included in the Certified Professional newsletter
- Presentation during a recent Certified Professional Seminar
- At the Urban Design Panel Liaison Meeting and in UDI newsletter

Staff expect that although they were notified, developments may not have realized the significant challenges the restriction of street use would have on their projects. Staff will continue to work with the Development community to support their requests if it will not impact the Broadway Subway Project.

If you would like any further information, please do not hesitate to contact me.



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General Manager, Engineering Services

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