TO: Transit Select Committee
FROM: Darren Marshall
Manager, Transit Operations
MEETING: January 16, 2020
FILE: 2240 55 NTE

SUBJECT: North Nanaimo Transit Exchange Development

RECOMMENDATION

That the Board support entering into a partnership with BC Transit and Ivanhoé Cambridge to develop a Project Term Sheet for an upgraded transit exchange.

SUMMARY

The Regional District of Nanaimo (RDN) and BC Transit are working with Ivanhoé Cambridge (Woodgrove Centre) to explore potential ideas for a new North Nanaimo transit exchange.

The North Nanaimo Transit Exchange upgrade began with a review of suitable locations to accommodate a northern Nanaimo transit exchange (Attachment 1) that would meet the needs of the public, suitable for transit operations, and met the needs of future transit expansions.

A Project Term Sheet (PTS) needs to be created between BC Transit, the RDN, and Ivanhoé Cambridge to move forward with a new exchange. The PTS defines the project scope, budget and schedule in a formalized agreement. A signed PTS would enable BC Transit, on behalf of the RDN, to pursue federal and provincial funding for the construction of a required infrastructure.

BACKGROUND

The current North Nanaimo Transit Exchange at Woodgrove Centre is at capacity. The transit system currently carries over 13,000 transit riders a day with over 1,000 of those riders using the Woodgrove Centre Transit Exchange. Anticipated growth forecasts transit ridership to exceed 40,000 rides a day, which could mean as many as 3,000 people a day using a future transit exchange in North Nanaimo.

Watt Consulting conducted a review of the North Nanaimo area (Attachment 1) and identified Woodgrove Centre to be the most suitable transit exchange location based on the following criteria:

- Operational Turning Movements
- Requisite Size
- Overall Trip Time
- Garage Travel
- Ridership Impacts
- Catalyst for Area Development
- Alignment with Future Community Plans
- Overall Operating Cost Implications
There were multiple sites highlighted in the Watt Consulting report for Woodgrove Centre however due to the mall's tenant agreements the only site available at Woodgrove Centre is the property on and around where the current Woodgrove Transit Exchange is located.

To move forward with an acceptable exchange design in North Nanaimo, additional concept development is required. The RDN and BC Transit are entering an Infrastructure Exploration Agreement (IEA) with Ivanhoé Cambridge (Woodgrove Centre) to jointly fund a study to develop an exchange concept acceptable to all parties at the existing Woodgrove Centre exchange location. The scope of the study to be undertaken is expected to produce the following benefits:

- Transit exchange concept options, evaluations, and recommendation of a preferred concept; and
- Class D cost estimate for preferred exchange option.

The IEA is expected to be finalized in January.

**Next step**

There is an opportunity to fund a significant portion of new transit infrastructure investments through the federal government’s Investing in Canada Infrastructure Program (ICIP).

If the funding application to the Federal and Provincial governments is successful a Project Agreement would then be signed between the local government and BC Transit to proceed to build new infrastructure and put it into service. The Project Agreement would include detailed scope, a construction project management plan, schedule, delivery date, risk sharing, communications and funding for the project in a formalized agreement.

Once the RDN and BC Transit have agreed to an initial concept a PTS would be brought forward to the Board for approval.

**ALTERNATIVES**

1. That the Board support entering into a partnership with BC Transit and Ivanhoé Cambridge to develop a Project Term Sheet for an upgraded transit exchange.

2. That alternate direction be provided.

**FINANCIAL IMPLICATIONS**

For the IEA the three parties agree to share the costs of the consultants and advisors up to a maximum aggregate total of $50,000. Ivanhoé Cambridge will fund one-third of the cost of the study and BC Transit and RDN will share the rest of the costs according to the BC Transit (46.69%) and Local Government (53.31%) cost sharing formula; as shown in Table 1. Funds for a new North Nanaimo Transit exchange were carried forward from the 2019 Financial Plan to the draft 2020 financial plan.
Table 1:

<table>
<thead>
<tr>
<th>Parties</th>
<th>Maximum Share</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ivanhoe Cambridge</td>
<td>$16,666</td>
<td>33.3%</td>
</tr>
<tr>
<td>Regional District of Nanaimo</td>
<td>$17,770</td>
<td>35.6%</td>
</tr>
<tr>
<td>BC Transit</td>
<td>$15,564</td>
<td>31.1%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$50,000</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Future costs associated with the project will be brought forward with the PTS and will depend on funding received from the Provincial and Federal Government.

It should also be noted that Ivanhoé Cambridge has not previously or currently requested annual or monthly rental fees for the current Woodgrove exchange location.

**STRATEGIC PLAN IMPLICATIONS**

Transportation and Transit - Work with BC Transit to expand transit service (e.g. transit hours) to connect important community hubs.

Darren Marshall
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December 20, 2019

Reviewed by:
- D. Pearce, General Manager, Transportation and Emergency Services
- P. Carlyle, Chief Administrative Officer

Attachments:
1. Exert of BC Transit North Nanaimo Transit Exchange Report