



**Surrey Langley
SkyTrain**



transportation
investment
corporation

Monthly Status Report

Reporting Period: August 2024

1. Introduction

1.1. Project Overview

The Surrey Langley SkyTrain Project (the Project) will extend the Expo Line 16 kilometres on an elevated guideway from King George SkyTrain Station in Surrey to 203 Street in Langley City primarily along the Fraser Highway. The Project includes eight new stations (listed west to east):

- **Green Timbers Station:** Located (at 140 St. and Fraser Highway) adjacent to the Green Timbers Urban Forest and the Jim Pattison Outpatient Care and Surgery Centre and near the BC RCMP’s E Division Headquarters, this station will serve those who live, work, and recreate in the area. The station - with as small a footprint as possible - was designed to minimize impacts on surrounding treed areas and local aquatic and fisheries sources.
- **152 Street Station:** Located (at 152 St. and Fraser Highway) at the intersection of this heavily used north-south and east-west corridor that connects people travelling between South Surrey/ White Rock, Guildford, Langley, Surrey Centre, and beyond, this station will provide better connectivity to the growing business and residential community. This area in West Fleetwood, served by numerous small and medium sized commercial businesses, is slated for further growth and development.
- **Fleetwood Station:** Located in the heart of Fleetwood Town Centre (at 160 St. and Fraser Highway), the area surrounding this station is characterized by residential neighborhoods, a community centre with library and gym facilities, and a plethora of local retail, service, and commercial outfits.
- **Bakerview-166 Street Station:** Located in east Fleetwood (at 166 St. and Fraser Highway) adjacent to the bustling Surrey Sports and Leisure Complex, this station and transit exchange will serve the growing residential area.
- **Hillcrest-184 Street Station:** Located in west Clayton (at 184 St. and Fraser Highway), this station will serve a growing community through implementation of the City of Surrey’s Clayton Corridor Plan.
- **Clayton Station:** Located in east Clayton (at 189 St. and Fraser Highway), this station will also serve the growing community. The two stations in Clayton will be linked not only by SkyTrain, but by multi-use pathways that will traverse the Hillcrest Village and Clayton Crossing shopping plazas.
- **Willowbrook Station:** Located at Willowbrook Mall (196 St. and Fraser Highway), this station will feature a transit exchange to facilitate ridership from the Township of Langley and Cloverdale, and to accommodate the redevelopment of the surrounding area.
- **Langley City Centre Station:** This station (203 St. and Industrial Ave) is the catalyst for a major revitalization of the area. It will help to foster a vibrant, thriving transit-oriented neighbourhood in Langley City Centre, supported by the SkyTrain extension and a bus exchange that will connect residents and visitors to the rest of Metro Vancouver.

The Project also includes new fully separated multi-use pathways for people to walk, bike, or roll to stations, and bike racks and enclosed bike parking at each station.

The Project is the catalyst for transit-oriented development (TOD) around new SkyTrain stations and bus exchanges. TOD will help to foster greener, more livable communities through opportunities for more housing, services, jobs, retail and commercial enterprises, and public amenities in local neighbourhoods.

Additionally, the project includes 30 new SkyTrain cars, and funding toward the construction of an Operations and Maintenance Centre to store and service SkyTrain vehicles. Once in-service, the Project will fully integrate into the region's existing SkyTrain network, which TransLink operates and maintains.

Additional information about the Project can be found at: surreylangleyskytrain.ca

1.2. Project Delivery

Transportation Investment Corporation (TI Corp), a Provincial Crown Corporation, is delivering and overseeing this \$5.996 billion Project on behalf of the Ministry of Transportation and Infrastructure (MOTI).

The Project is comprised of three contracts:

Guideway Contract

- This contract is to design, build, and finance the elevated guideway and associated roadworks, utilities, and active transportation elements.
- SkyLink Guideway Partners, which is comprised of Dragados Canada, Inc., Ledcor Investments Inc., Ledcor Mining Ltd. and SYSTRA International Bridge Technologies Inc., is the Guideway contractor.

Stations Contract

- This contract is to design and build eight new stations for the project, including three transit exchanges and cycling and walking paths around the new stations.
- South Fraser Station Partners, which is comprised of Aecon Constructors, a division of Aecon Construction Group Inc., Acciona Infrastructure Canada Inc., Pomerleau BC Inc., and AECOM Canada Ltd., is the Stations contractor.

Systems and Trackwork Contract

- This contract is to design and build the systems and trackwork.
- Transit Integrators BC, which is comprised of AtkinsRéalis Major Projects Inc., AtkinsRéalis Canada Inc., and Western Pacific Enterprises Ltd., is the Systems and Trackwork contractor.

Early works started in spring 2024, including pre-construction site surveys, locating utilities, geotechnical investigations, and design work. This work complements the advance work by BC Hydro to relocate power lines along Fraser Highway, underway since early 2024.





Major construction is expected to begin in late 2024, and the anticipated in-service date is late 2029.








1.3. Project Goals


Key benefits of the Project include:




- Encouraging and creating opportunities for sustainable and livable communities;
- Improving transit service by increasing capacity, reducing travel times, increasing reliability, and providing better user experience and comfort;
- Increasing sustainable mode share by shifting automobile trips to transit trips;
- Improving regional accessibility and promoting social and community cohesion by connecting local communities through rapid transit – providing access to more housing, employment, education, businesses, community facilities, and services;
- Encouraging long-term economic growth by improving access to employment and educational opportunities, creating new jobs, improving efficiency for businesses to get goods to market, supporting urban agglomeration and densification, increasing businesses' access to the region's labour force, and driving innovation by an increase in competition among firms;
- Encouraging physical activity, improving air quality, and providing better access to health services; and
- Providing a clean and resilient mode of transportation that improves the environment by reducing ghg emissions through reductions in vehicle kilometers travelled, replacing diesel bus service with electric SkyTrain service, reducing congestion-related idling, and reducing the need for roadway expansion.

2. Project Dashboard

		Objectives	Project Status	Comments
Project Delivery	Scope	Deliver Project's approved scope.		<ul style="list-style-type: none"> – Project scope includes delivery of 16km of elevated guideway along Fraser Highway from King George Station on the Expo Line through to Langley City Centre. Includes eight above ground stations, thirty new SkyTrain vehicles, and new fully separated active transportation paths to support travel to and from new stations and connect communities. – The Project scope has been confirmed and will be delivered accordingly.
	Schedule	Deliver Project within approved schedule with operations to commence in late 2029.		<ul style="list-style-type: none"> – The Project is on schedule for service to begin in late 2029. <p><i>*A 2028 completion date as approved in the March 2022 Business Case was amended to late 2029 as announced by the Province on August 15, 2024. This reflects extensive planning work and significant market and industry changes.</i></p>
	Budget	Deliver Project within approved budget of \$5.99 billion.		<ul style="list-style-type: none"> – Project spending for the month of August 2024 was \$51.5 million. – Total Project spending to date is \$680.7 million; the Project is forecast to be delivered within budget. – Federal recoveries to date total \$40.8 million. Other recoveries to date total \$7.0 million. <p><i>*The \$3.94 billion budget as approved in the March 2022 Business Case was amended to \$5.996 billion as announced by the Province on August 15, 2024. This change reflects market conditions, including rising inflation costs and key commodity escalation, supply-chain pressures, and labour market challenges which resulted in higher price proposals from contractors.</i></p>
	Safety	Ensure that Project work is performed safely, in compliance with all applicable safety regulations, and in accordance with government policy.		<ul style="list-style-type: none"> – The Project is defining the Occupational Health & Safety (OH&S) requirements in the Project Management Plan (PMP) and the three Project Agreements (PA). – There have been zero (0) lost time injuries on the Project to date. – Lost Time Injury Frequency Rate (LTIFR) for the Project remains at zero (0) which is less than the WorkSafeBC 2023 rate of 2.4* for Heavy Construction. <p><i>*Injury rate data reflects Large Employer 100+ Person Years employer size.</i></p>

	Quality	Implement an effective Quality Management System.		<ul style="list-style-type: none"> – Quality management requirements for the Project are defined within the PMP and the PAs. – The Project team has started establishing an effective Quality Management System. – Project contractors have established Quality Management Systems, submitted Quality Manuals and associated quality management plans, and began submission of work methods and Inspection and Test Plans.
	Environmental	Ensure Project work is performed in an environmentally responsible manner.		<ul style="list-style-type: none"> – Permits are in place for the Project, as listed in Section 3: Project Documents and Achievements to Date. Additional regulatory permits will be obtained by the Project contractors, as required. – Project contractors submitted the Environmental Quality Management plans and Construction Environmental Management plans; the Project Team commenced review of the plans to ensure they meet the requirements of the PA. – Project contractors identified, and are preparing accordingly, required permit applications to undertake the works in compliance with regulatory requirements
	Property Acquisition	Acquire and manage properties required to deliver the Project.		<ul style="list-style-type: none"> – The Project is working to acquire properties to meet the construction schedule.
	Design and Construction	Develop design and construction specifications and related technical studies for the Project, review design and construction compliance to the Project Agreement and manage activities on site.		<ul style="list-style-type: none"> – Design and Construction technical requirements are included in the PA developed for Guideways, Stations and Systems. – As scheduled, the Project Contractors' Guideway and Stations interim designs are in progress. – Final designs of some of the early works are progressing in preparation for the construction of permanent works in the coming months.
	Community Benefits	Implement the Project Labour Agreement (PLA) labour approach.		<ul style="list-style-type: none"> – The Surrey Langley SkyTrain Project Labour Agreement has been executed.
Partners/Stakeholders	First Nations	Continue to build and maintain positive collaborative working relationships with First Nations.		<ul style="list-style-type: none"> – Ongoing consultation with First Nations to confirm potential impacts to their rights and interests and help inform drafting the accommodation agreements.
	Third Parties	Continue to build and maintain positive relationships with Project Partners and other third parties.		<ul style="list-style-type: none"> – Ongoing regular communication with: <ul style="list-style-type: none"> ○ City of Surrey ○ Township of Langley ○ City of Langley – Continued liaising closely with TransLink and subsidiaries to complete the review for the design submissions. – Continued communication with the municipalities on the station designs as part of the Design Advisory Process.

	Public and Stakeholder Engagement	Continue to build and maintain positive relationships with communities and other stakeholders.		– Ongoing community and stakeholder engagement through a number of mechanisms, including email, phone calls, and in-person meetings and events.
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Status	Description
	Managing critical issues, negotiating resolution; action required immediately.
	Managing some issues, negotiating resolution; action required in the near term.
	Managing day to day operations.

3. Project Documents and Achievements to Date

Project Delivery	Project Planning and Development	<ul style="list-style-type: none"> – Surrey Langley SkyTrain Project - Resource Library - Province of British Columbia (gov.bc.ca) – SLS Project Business Case (2022) – Service Delivery Option Analysis (2022) – Capital Cost Memo (2022) – Economic Analysis (2022) – Ridership Memo (2022) – Procurement Options (2022) – Project Risk Report (2022) – Level of Private Finance Memo (2022) – Market Sounding Report (2022) – Operating Cost Memo (2022)
	Environmental	<ul style="list-style-type: none"> – Obtained a Water Sustainability Act approval for the initial phase of construction – Obtained Letter of Advice from Fisheries and Oceans Canada confirming Fisheries Act Authorization is not required for SLS – Environmental Screening Review – Volume 1 – Technical ESR Sections (2023) – Environmental Screening Review – Volume 2 – Appendices (2023) – Construction Environmental Management Plan Framework (2023) – Environmental Screening Review Summary Report (2022) – Environmental Screening Review Updated Terms of Reference (2022) – Environmental Screening Review Summary Report (2020) – Environmental Screening Review Final Terms of Reference (2020) – Environmental Screening Review Draft Terms of Reference (2019) – Environmental Screening Review Process Summary (2019)
	Design and Construction	<ul style="list-style-type: none"> – Reference Concept Design – Final Track Alignment Design Drawings and Issue for Construction Drawings – Subsurface Utility Engineering Report – Serpentine River Dike Geotechnical Investigation Report
Partners/ Stakeholders	Owner / Other Works	<ul style="list-style-type: none"> – City of Surrey – Road widening of Fraser Highway between 140 and 148 streets – BC Hydro - Transmission Line Relocations – BC Hydro - Distribution Line Relocations (in progress) – Various communication line work, e.g. Telus
	Labour	<ul style="list-style-type: none"> – Project Labour Agreement
	First Nations	<ul style="list-style-type: none"> – Capacity agreements – Matsqui First Nation Accommodation Agreement
	Third Parties	<ul style="list-style-type: none"> – City of Surrey: <ul style="list-style-type: none"> ○ Municipal Agreement (2023) ○ Fraser Highway Agreement (2023) ○ 152 Street Station Overpass Agreement (2023)

	<ul style="list-style-type: none"> - Township of Langley: <ul style="list-style-type: none"> o Municipal Agreement (2023) - City of Langley: <ul style="list-style-type: none"> o Municipal Agreement (2024) - TransLink Funding and Support Agreement (2024) - Metro Vancouver Accommodation Agreement (2023) - CP Rail Overpass-Grade Separation Construction Agreement (2024)
Public and Stakeholder Engagement	<ul style="list-style-type: none"> - Public Engagement Summary Report - June 18 to June 30, 2024 - Public Engagement Boards – June 18 to June 30, 2024 - Public Engagement Summary Report – May 9 to June 9, 2022 - Public Engagement Boards – May 9 to June 9, 2022

4. August Highlights and Three Month Lookahead

4.1. Safety

Scope:	<ul style="list-style-type: none"> - Establish Project Occupational Health and Safety (OH&S) plans. - Manage Project OH&S activities. - Monitor relevant OH&S performance metrics. - Ensure the Project complies with relevant WorkSafeBC regulations and government requirements. - Identify specific health and safety roles and responsibilities. - Outline relevant health and safety management processes and activities.
Monthly Highlights:	<ul style="list-style-type: none"> - Continued to develop the Project Health and Safety Management Plan. - Continued review of Project contractors' Health and Safety plans. - Total number of recorded incidents and accidents documented on the health and safety log for the month was zero (0). - Lost Time Injury Frequency Rate (LTIFR) for the Project is zero (0) which is less than the WorkSafeBC 2023 rate of 2.4* for Heavy Construction. <i>*Injury rate data reflects Large Employer 100+ Person Years employer size.</i>
Three Month Lookahead:	<ul style="list-style-type: none"> - Continue to monitor relevant OH&S requirements during the early Project stages. - Initiate hiring/procurement of OH&S resources required to provide oversight during construction. - Develop the Project Health and Safety Management Plan.

4.2. Quality

Scope:	<ul style="list-style-type: none"> - Establish quality management Project objectives and performance measures. - Review and monitor Project quality management activities. - Conduct Quality Management surveillance audits of the Project work. - Monitor the Project contractors' audits. - Monitor the Project contractors' Non-Conformity Tracking System. - Identify and implement continuous improvement initiatives.
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Monthly Highlights:	<ul style="list-style-type: none"> – The Project contractors worked on developing the Quality Management systems and plans. – Both Guideway and Stations Project contractors completed developing the Non-Conformity Report (NCR) and the Non-conforming Event (NCE) tracking systems and submitted them for the Project Team's review. – Systems and Trackwork Project Contractor worked on finalizing their NCR/NCE system. – Both the Guideway and Stations Project contractors worked on developing relevant inspection and test plans. – Initiated two (2) Non-Conformity Reports (NCRs) this month, related to environment. To date, there have been a total of ten (10) NCRs (nine (9) closed and one (1) open).
Three Month Lookahead:	<ul style="list-style-type: none"> – Procure and onboard a quality manager to provide quality oversight services during design and construction. – Finalize Project Quality Management plans. – Undertake quality audits as per plans. – Witness on-site verification testing. – Continue reviewing the quality document submissions.

4.3. Environmental

Scope:	<ul style="list-style-type: none"> – Establish and manage environmental plans. – Liaise with regulators and stakeholders on commitments made through the environmental permitting and public engagement processes. – Manage outstanding environmental permits and associated environmental, monitoring, and compliance processes.
Monthly Highlights:	<ul style="list-style-type: none"> – The Guideway and Stations contractors submitted the Construction Environmental Management plans; The Project Team commenced review of the plan. – Guideway, Stations, and Systems contractors submitted the Environmental Quality Management plans; The plans are being reviewed by the Project Team. – Guideway contractor submitted the fish and amphibian salvage permits. – Guideway contractor submitted several environmental work plans for upcoming works. The Project Team has commenced review of the plans. – Guideway contractor submitted a Section 10 Water Sustainability Act (WSA) approval application. – Completed additional sampling for contaminated sites work at the 152 Street Station location. – Ongoing archaeological monitoring of works conducted by both Stations and Guideway contractors throughout the Project Lands, where needed. – The Province obtained Section 11 amendment and Agricultural Lands Commission approval to proceed with works within the Serpentine River Valley, as planned by Guideway contractor.
Three Month Lookahead:	<ul style="list-style-type: none"> – Complete the review of Guideway and Stations contractors' Construction Environmental Management plans. – Guideway and Stations contractors to prepare and submit the Tree Management plans for review. – Guideway and Stations contractors to submit the Water Sustainability Act amendments for in-water works near Green Timbers Urban Forest and Hillcrest-184 Street Station for review. – Continue to review the environmental work plans for upcoming works submitted by the Guideway contractor. – Obtain Water Sustainability Act permit amendments for construction of SLS.

	<ul style="list-style-type: none"> – Continued archaeological monitoring for works conducted throughout the Project lands, by both Stations and Guideway contractors, where needed. – Prepare archaeology technical memo re-evaluating areas of archaeological potential along the Project alignment.
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4.4. Design and Construction

Scope:	<ul style="list-style-type: none"> – Review and oversee compliance with the design and construction requirements of the Project Agreements, including undertaking reviews and audits, on-site monitoring, and other engagement with the Project contractors, as needed.
Monthly Highlights:	<ul style="list-style-type: none"> – Ongoing review of the Design Management plans for Guideway and Stations. – Ongoing review of the Construction Management plans for Guideway and Stations. – Ongoing review of the interim design submissions from Guideway and Stations contractors. – Ongoing review of management plans for Systems contractor. – Continued with the subsurface investigations along the alignment, including stations. 60% progress achieved to date. – Advanced the precast yard preparation where guideway segments will be fabricated and stored. Approximately 75% progress achieved to date on site grading. – Continued with utility locates. – Continued demolition along the Project alignment. Six (6) properties demolished during this period. A total of seven (7) properties demolished to-date. – Continued hazardous material abatement on several properties. – Continued Subsurface Investigation Program (SIP) Phase 1 along the Project alignment. Phase 1 SIP is scheduled to be completed in September 2024. – Continued tree clearing continued at various locations along the Project alignment.
Three Month Lookahead:	<ul style="list-style-type: none"> – Review design submittals from Project contractors, including some final design of early works for Guideway and Stations. – Procure foundation piles, gantries, and molds. – Monitor precast yard preparation. – Demolish buildings within Project lands. – Continue with utility relocates for Guideway and Stations work. – Proceed with piling works for Guideway. – Continue tree clearing.

4.5. First Nations

Scope:	<ul style="list-style-type: none"> – Consultation and engagement with First Nations on the Project design, logistics, permitting, archaeology program, environmental plans, economic development opportunities, cultural awareness and recognition, and construction monitoring.
Monthly Highlights:	<ul style="list-style-type: none"> – Continued engagement with First Nations on opportunities for participation on SLS. – Continued engagement on environmental plans, archaeology, and permitting. – Continued impact benefit agreement negotiations with several First Nations. – Continued cultural recognition discussions with interested First Nations.

	<ul style="list-style-type: none"> – Supported the Project contractor on the development of the Indigenous Participation plans with First Nations. – Established table for Indigenous Coordinators to share information and resolve issues.
Three Month Lookahead:	<ul style="list-style-type: none"> – Consult with First Nations on Construction Environmental Management Plans. – Continue discussions with First Nations to complete new capacity funding agreements. – Continue negotiations on impact benefit agreements. – Confirm station opportunities with interested First Nations for cultural recognition program. – Monitor the Project contractor's implementation of the Indigenous Participation plans.

4.6. Third Parties

Scope:	<ul style="list-style-type: none"> – Project-specific Municipal Agreements (MA) with the City of Surrey, the City of Langley and the Township of Langley. – TransLink Funding and Support Agreement. – Engagement with the municipalities and TransLink on construction impacts, public and stakeholder queries, design submissions, and other inputs to the Project. – Coordination with BC Hydro on system upgrades, relocating distribution lines and poles and installing underground ducts.
Monthly Highlights:	<p>City of Surrey:</p> <ul style="list-style-type: none"> – Ongoing meetings between the Project Team and City staff. <p>Township of Langley:</p> <ul style="list-style-type: none"> – Ongoing meetings between the Project Team and Township staff. <p>City of Langley:</p> <ul style="list-style-type: none"> – Ongoing meetings between the Project Team and City staff. <p>Utilities:</p> <ul style="list-style-type: none"> – Conducted regular coordination meetings with BC Hydro on system upgrades and relocations.
Three Month Lookahead:	<ul style="list-style-type: none"> – Monitor and support BC Hydro's progress on system upgrades and relocations.

4.7. Public and Stakeholder Engagement

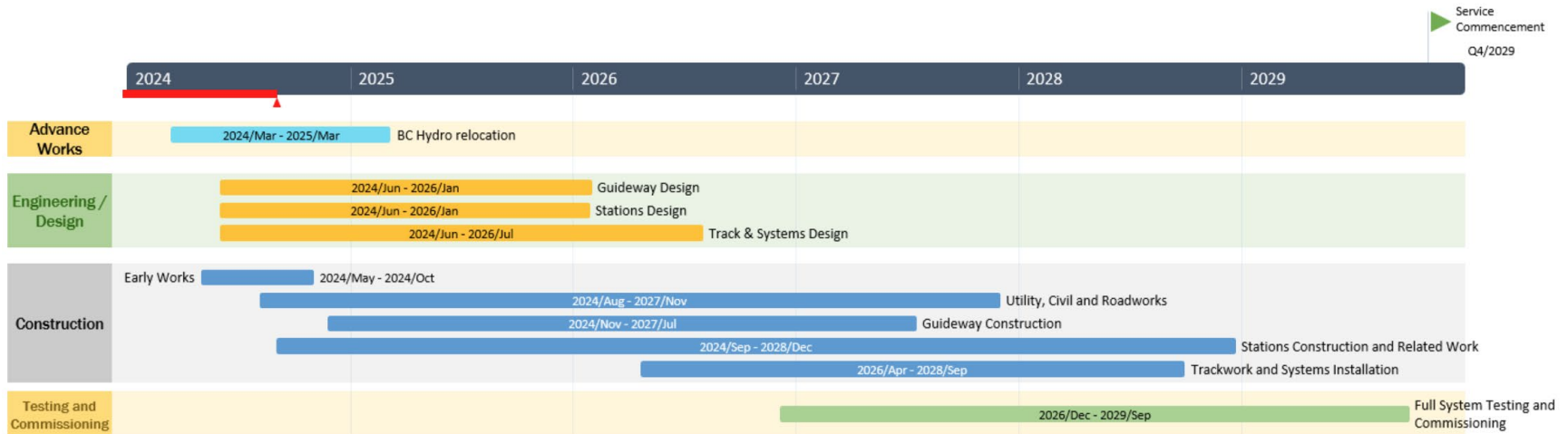
Scope:	<ul style="list-style-type: none"> – Manage ongoing public and stakeholder communications and engagement.
Monthly Highlights:	<ul style="list-style-type: none"> – Hosted three pop up information booths near the 152 Street and Hillcrest-184 Street station sites, and King George Station. – Published a Public Engagement Summary Report, summarizing the public and stakeholder feedback obtained on the station designs through the Design Advisory Process. – Met with the Surrey Crime Prevention Society to provide a Project update. – Attended Coffee with a Cop, hosted by the Surrey Police Service. – Distributed notifications to residents, businesses, and newsletter subscribers regarding early works such as tree removals, building demolitions, test piling, and geotechnical investigations. – Announced the three Contractors selected by the Province to deliver the Project.

**Three Month
Lookahead:**

- Plan for second round of public engagement for station designs as part of the Design Advisory Process.
- Launch a 24/7 construction information phone line.
- Continue business walks and ongoing outreach to residents and businesses in proximity to the alignment and distribute notifications, as needed.
- Continue regular meetings with Traffic Liaison Committee, Fleetwood Business Improvement Association and Fleetwood Community Association.
- Continue with artist selection process for station art.
- Respond to public enquiries.

5. Schedule

The following schedule depicts the estimated deliverables, milestones, and timelines from the design to commissioning phase of the Project.



6. Project Photos



Figure 1 - Demolition activities completed at 16039 Fraser Highway to accommodate SkyTrain infrastructure.



Figure 2 - Borehole investigative works ongoing at several locations along the Fraser Highway.



Figure 3 - Site preparation activities underway at the precast yard where Guideway segments will be prepared and stored.



Figure 4 - Median removal activities ongoing at multiple locations along the Fraser Highway.