

From: ["Amrolia, Armin" <Armin.Amrolia@vancouver.ca>](mailto:Armin.Amrolia@vancouver.ca)

To: ["Direct to Mayor and Council"](#)

Date: 3/7/2025 12:02:21 PM

Subject: Memo to Mayor and Council - Coal Harbour Phase 2 - Updated completion date

Attachments: CMO - Memo to Mayor and Council - Coal Harbour Phase 2 Updated completion date (2025-03-07).pdf

Dear Mayor and Council,

The City has been working with the Vancouver School Board (VSB) and Vancouver Board of Parks and Recreation on the Coal Harbour Phase 2 project, which will provide an elementary school, childcare and non-market housing in one building. This memo updates Mayor and Council on the project's delivery schedule. The completion has been delayed to mid-fall 2025.

Please reach out to me directly if you have any further questions.

Best,

Armin

Armin Amrolia - Deputy City Manager (she/her)
armin.amrolia@vancouver.ca

MEMORANDUM

March 7, 2025

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Lon LaClaire, General Manager, Engineering Services
Steve Jackson, General Manager, Vancouver Board of Parks and Recreation

FROM: Armin Amrolia
Deputy City Manager

SUBJECT: Coal Harbour Phase 2 – Updated completion date

RTS #: 14035

Dear Mayor and Council,

I am writing to provide an update to the Coal Harbour Phase 2 project which is experiencing delays. As background, the City has been working with the Vancouver School Board (VSB) and Vancouver Board of Parks and Recreation on this project, which will provide an elementary school, childcare and non-market housing in one development.

The building was anticipated to open in September 2025, however ongoing site complexities and an accumulation of challenges have required additional time to address, impacting the project's completion timeline. The project is now anticipated to be complete in mid-fall 2025. VSB has updated their trustees and families impacted by the delivery schedule. We are working closely with the VSB to keep the community informed.

Given the potential for media interest, we propose you use the following key messages should you be approached with questions or refer them to our media inbox at media@vancouver.ca.

Coal Harbour Phase 2 project update – Key Messages

- The Coal Harbour Phase 2 project has encountered several challenges that have necessitated adjustments to the original delivery schedule.
- We recognize the impact of delays. The City's project team, including the design team and contractor, have increased their workforce to accelerate the work.
- Despite the challenges, we are continuing to consider and implement all available options to ensure the project is completed as soon as possible. We remain committed to delivering high-quality design and construction.
- If you have further questions, please contact coalharbourphase2@vancouver.ca.

For further consideration:

- The project integrates a school, childcare and non-market housing within a single building. The new building is also designed to connect to the existing park, community centre and parkade across multiple floors. Required changes to the scope of work to this very complex building, as well as site related challenges, have resulted in delays to the project schedule.
 - Constrained site dimensions have posed ongoing challenges related to materials handling and storage.
 - Proximity to the shore and poor soil conditions have required extensive unforeseen groundwork.
 - Supply chain disruptions, fluctuating market conditions, and a shortage of skilled labour have further contributed to the delays.
- The consolidation of a school, childcare centre and housing within a single building optimizes the use of scarce and expensive land in Coal Harbour. While the mixed-use nature and phased approach of the project have increased its complexity and timelines, the project will provide significant benefits and essential amenities in close proximity for residents.

Sincerely,



Armin Amrolia
Deputy City Manager

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