

**From:** "Levitt, Karen" <karen.levitt@vancouver.ca>

**To:** "Direct to Mayor and Council"

**Date:** 7/23/2025 10:47:26 AM

**Subject:** Council Prep Package: False Creek South Development Framework Technical Work (REFM), Follow-Up

**Attachments:** Memo to Mayor Council - False Creek South Development Framework Investigations - July 23 2025.pdf

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Dear Mayor and Council,

Following up on the note I sent earlier today (shown below for convenience), attached is a memo that provides more detail/background on the technical studies that will be taking place in the False Creek South neighbourhood starting July 28<sup>th</sup>.

All the best,

Karen

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**Karen Levitt**, Acting City Manager  
karen.levitt@vancouver.ca

The City of Vancouver acknowledges that it is situated on the traditional territories of the xʷməθkʷəy̓əm/Musqueam, Skwx̱w̱u817 \_wú7mesh/Squamish and səliłwətał/Tsleil-Waututh nations

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**From:** Levitt, Karen <karen.levitt@vancouver.ca>

**Sent:** Wednesday, July 23, 2025 10:34 AM

**To:** Direct to Mayor and Council

**Cc:** City Manager's Correspondence Group

Amrolia, Armin

<Armin.Amrolia@vancouver.ca>; LaClaire, Lon <lon.laclaire@vancouver.ca>

**Subject:** Council Prep Package: False Creek South Development Framework Technical Work (REFM)

Dear Mayor and Council,

Staff have identified that upcoming technical work in the False Creek South neighbourhood could gain interest across outlets, and in particular with the False Creek South community. In response, staff have prepared a brief package with key messages, key facts and relevant Q/As that may be helpful to you in media interviews or conversations with stakeholders and constituents. This prep package supports a memo you will receive under separate cover that goes into detail of the work.

### **Issue in brief**

In March 2024, Council directed staff to update the False Creek South Development Plan to address current housing pressures, reflect community input and consider key factors outlined in the Council resolution. To advance this work, the City has hired Arup Canada to conduct a series of technical and environmental studies in two phases. The coming phase includes borehole drilling at approximately 20 sites within the False Creek South neighbourhood, starting July 28th. These are routine studies intended to support a future planning process; however, community members may have questions about how this work relates to redevelopment planning in the area.

### **Communications approach in brief**

The communications strategy for this issue involves proactive and reactive tactics and targeted stakeholder information sharing with RePlan, a volunteer group supported by the False Creek South Neighbourhood Association. Staff prepared a postcard mailout for residents and businesses to inform of the upcoming drilling, updated the False Creek South webpages and will be handling media inquiries on a reactive basis. Messaging will focus on keeping the community informed about what work is happening, why it's being done, who to contact, and emphasize that these technical studies are intended to inform planning and engagement at a later phase.

### **Key messages**

- The City of Vancouver will begin borehole drilling as part of its technical investigations in the False Creek South neighbourhood. These routine technical studies will help us better understand the condition of the land, and the results will support a future planning process.
- Borehole drilling is required at approximately 20 sites within the False Creek neighbourhood, starting on July 28 and continuing for approximately two weeks. Every effort will be made to minimize disruptions for residents, businesses and visitors in the area.
- Noise from the borehole drilling will be equivalent to that of a garbage or street-cleaning truck and may occur for up to two-hour intervals at each site.
- All work is planned within the City's standard construction noise hours (Monday to Friday, 7 am to 8 pm on public property and 7:30 am to 8 pm on private property). If any changes to these hours are required, residents will be notified in advance.
- We are not currently in a rezoning or redevelopment process. No decisions about the future of False Creek South will be made until a public planning process takes place.

### **Key facts**

- The City is conducting technical investigations and environmental studies in the False Creek South

- neighbourhood, including borehole drilling at approximately 20 sites.
- This work will begin on July 28 and continue for approximately two weeks.
- Drilling will occur during standard construction hours and is expected to cause minimal disruption, with noise levels similar to a garbage or street-cleaning truck.
- These are routine studies to help better understand the conditions of the land and will support a future planning process. We are not currently in a rezoning or development process.

## Questions & Answers

### **Q: Why is the City conducting technical studies in False Creek South?**

A: In March 2024, Council directed staff to report back with an updated and enhanced False Creek South development framework that addresses current housing pressures, reflects citywide and community input, and considers key factors outlined in the Council resolution. To support this work, the City is conducting technical investigations in the False Creek South neighbourhood. These are routine studies that will help us better understand the condition of the land, and the results will support a future planning process.

### **Q: Isn't the land in False Creek South contaminated soils and low-quality fill?**

A: The area was used for industrial activities until the early 1970s, before the current neighbourhood was built. Given no new buildings have gone up since the mid-1980s, we don't have up-to-date information about the soil. Upcoming studies led by Arup will be the first to look closely at the condition of the soil. These findings will help guide decisions about the future of the neighbourhood.

### **Q: Will this work disrupt the community?**

A: Borehole drilling at approximately 20 sites within the False Creek South neighbourhood is expected to begin on July 28 for approximately two weeks. Minimal disruption is expected. Drilling will occur during standard construction hours and noise levels will be similar to a garbage or street-cleaning truck. Each site will take about two hours to complete.

### **Q: How has the City informed the community about this work?**

A: Notification cards have been sent to residents and businesses in the False Creek South neighbourhood and signage will be in place notifying residents of temporary works. In addition, staff are meeting with local community groups including the False Creek South Neighbourhood Association (FCSNA) and its subcommittee, RePlan. The FCSNA has also included information in its community newsletter *Between the Bridges* and has held a townhall meeting to disseminate information about these studies to the community.

### **Q: How have local First Nations been involved in this work?**

A: The City has informed the xwməθkwəy̓əm (Musqueam Indian Band), Skwxwú7mesh (Squamish Nation), səliłwətał (Tsleil-Waututh Nation) of this phase of work. The current studies will prepare background

information about technical and economic feasibility of the lands in False Creek South. It is anticipated that these studies will help inform future conversations with the local First Nations as part of a future planning process.

**Q: Is the City moving ahead with redevelopment in False Creek South?**

A: This is not a development or rezoning process. These technical investigations are being done to help us better understand the conditions of the land and the results will support a future planning process. At this stage, the City is acting as the landowner – not as a planner or regulator. No decisions are being made about redevelopment right now.

Given this is an ongoing file, we will provide a follow up note if context or messaging requires updates. If you have any questions about the foregoing, please reach out to Maria at [maria.pontikis@vancouver.ca](mailto:maria.pontikis@vancouver.ca).

Thanks,

Karen

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**Karen Levitt**, Acting City City Manager  
[karen.levitt@vancouver.ca](mailto:karen.levitt@vancouver.ca)

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## MEMORANDUM

July 23, 2025

TO: Mayor and Council

CC: Paul Mochrie, City Manager  
Armin Amrolia, Deputy City Manager  
Sandra Singh, Deputy City Manager  
Katrina Leckovic, City Clerk  
Maria Pontikis, Chief of External Relations  
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  
Ben Pollard, Chief Strategy Officer  
Lon LaClaire, General Manager, Engineering  
Steve Jackson, General Manager, Park Board

FROM: Karen Levitt  
Acting City Manager

SUBJECT: False Creek South Development Framework Investigations

RTS #: 17747

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### Purpose

To update Mayor and Council on upcoming borehole drilling in the False Creek South neighbourhood starting July 28. The results will support efforts to update and enhance the False Creek South development framework.

### Background

In March 2024, Council directed staff to report back with an updated and enhanced False Creek South Development Plan that responds to current housing pressures, reflects city-wide priorities and community input, including housing as a priority, and other key considerations. To advance this work, the City has engaged Arup (Canada) for two phases of work that include a variety of studies.

Arup has satisfactorily completed Phase one of its contract and has begun Phase two of the project. Phase two will include the following studies:

1. Geotechnical

2. Hydro-geotechnical
3. Environmental
4. Civil and Utilities
5. Marine Ecological
6. Terrestrial Ecology
7. Seismic/Structures
8. Seawall
9. Transportation
10. Archaeological
11. Financial

These studies will be overseen by Arup and delivered by Arup and local subcontractors.

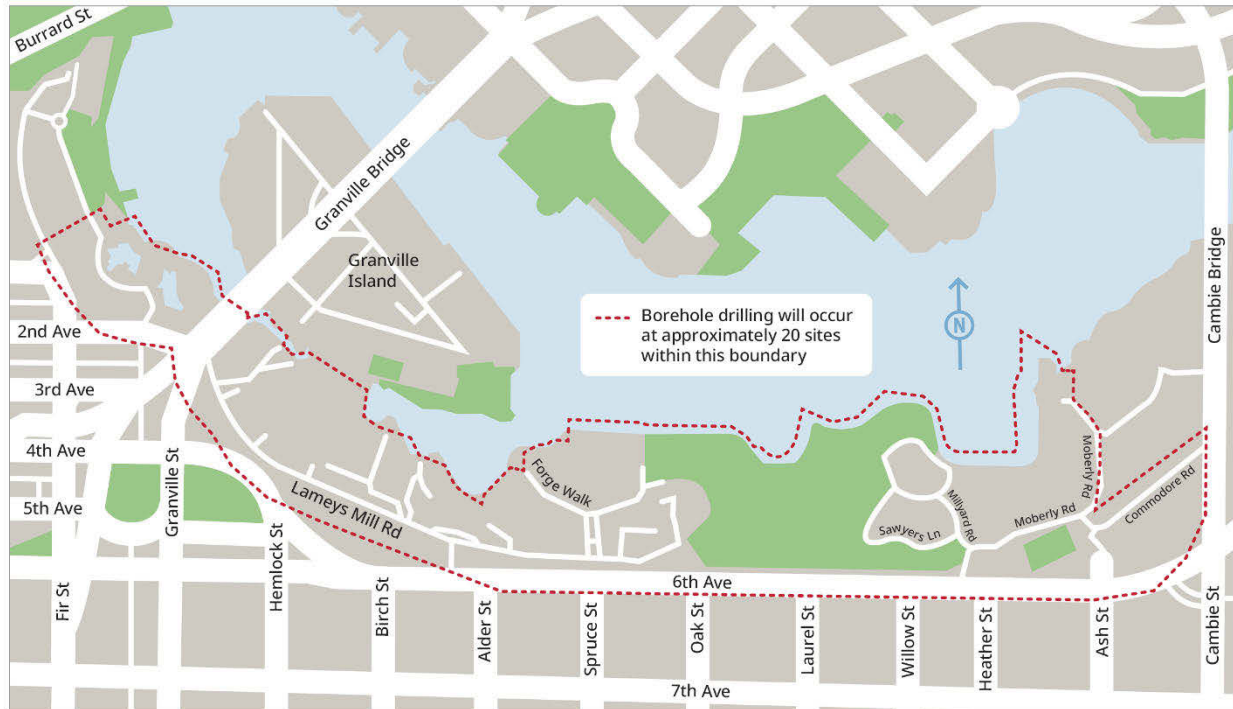
### **Field investigations and borehole drilling**

Arup's subconsultants will begin borehole drilling at approximately 20 sites within the False Creek South neighbourhood, starting on July 28, 2025, for a period of approximately two weeks. These are routine studies that will help us better understand the condition of the land, and the results will support a future planning process.

The test holes will be drilled to a depth of approximately 10 metres with a diameter of approximately 10cm for geotechnical, hydro-geotechnical and environmental (soil contamination) testing. Noise from the borehole drilling will be the equivalent of a garbage or street-cleaning truck and will take approximately two hours for each hole to be drilled with minimum disruption.

The location of the test holes has been selected to avoid sensitive areas, and every effort will be made to minimize disruption for residents, businesses and visitors in the area. A direct mail campaign is underway to notify residents and businesses in the neighbourhood of this work, which includes a map outlining the overall area of work where drilling will take place. See map below.

## False Creek South technical investigations area



### Next steps

Following the completion of all studies and associated analysis, staff will present the findings to Council. The expectation of staff is that this will form a solid factual basis for the beginning of a public planning process which will include public engagement and an exploration of options for the future of False Creek South.

If you have any questions, please reach out to me.

Karen Levitt  
Deputy City Manager

[karen.levitt@vancouver.ca](mailto:karen.levitt@vancouver.ca)