



KITSILANO SECONDARY SCHOOL SYNTHETIC TURF & FIELD LIGHTING Report Back

Regular Park Board Meeting
Monday, July 21, 2025



Purpose and Content



Purpose

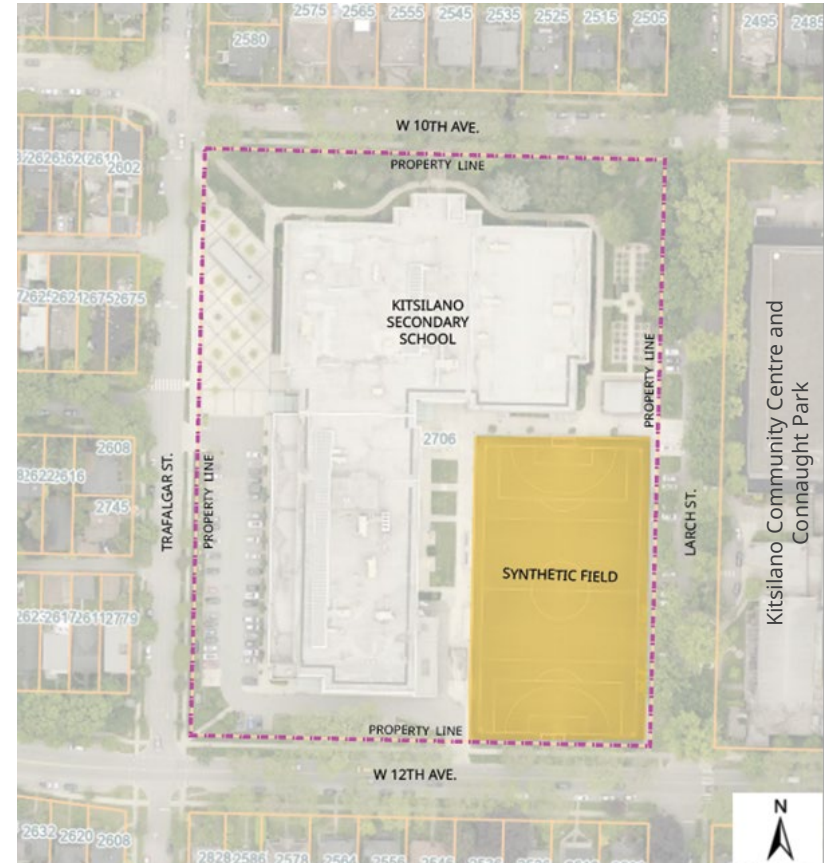
- To provide information to support a Board Decision

Content

- Context and Conditions
- Previous Decisions
- Key Considerations
- Financial Considerations and Options
- Recommendations

Field Context and Conditions

- 2018: VSB installed synthetic turf field at Kitsilano Secondary School
- Primary soccer use – field smaller than FIFA regulation size
- Use and maintenance currently exclusively by VSB, repairs are needed
- 2026: End of field warranty period
- 2028 to 2030: Field surface will be at end of life and need replacement



Previous Decisions

Previous Decisions

1. **April 15, 2019:** Approve allocation of funding for the installation of permanent field lighting at Kitsilano Secondary School.
2. **December 5, 2022:** Staff were directed to prioritize the delivery of sports field lights at Hillcrest Park mini turf field and Kitsilano Secondary School fields.
3. **March 31, 2025:** Direction to enter a Joint Use Agreement (JUA), renew synthetic turf field and install lighting at Kitsilano Secondary School

Key Considerations

- VSB asks that the synthetic turf will be renewed as a condition of installing field lights and long-term field use by Park Board field users
- Existing turf is reaching end of life, but has 3-5 years of useful life remaining
- Capital Plan and budget processes allow Park Board and Council to confirm funding during their elected terms, not in the future
- The Park Board may need to prioritize funding for this asset before funding the renewal of aging Park Board synthetic turf fields and other Park Board infrastructure
- Renewing the turf and installing the field lights concurrently provides time and budget savings resulting from a single project as opposed to two and maximizes user access
- Project will take at least one year to deliver

Synthetic Turf Renewal Financial Considerations

12 Existing Synthetic Turf Fields	Shared on VSB Land	Original Install Year	Total Age	Age Since Last Renewal (Renewal Years)	Warranty End / Life Cycle Replacement Year	Targeted for Renewal	Cost Estimate (Class D, 2024)
Oak Meadows Park / Eric Hamber Secondary School	YES	1986	39	9 (2003, 2016)	2026	2031 - 2034	\$1.5M - \$3M
Andy Livingstone Park (east and west)	NO	1995	30	16 (2009)	2019	2026	\$6.3M
Kerrisdale / Point Grey Secondary School	YES	2005	20	9 (2016)	2026	2031 - 2034	\$1.5M - \$3M
Vancouver Technical Secondary School	YES	2008	17	17 (N/A)	2018	2025	\$1.3M
Trillium Park (east and west)	NO	2009	16	16 (N/A)	2020	2027 - 2030	\$3M - \$6M
Memorial South Park	NO	2010	15	15 (N/A)	2020	2027 - 2030	\$1.5M - \$3M
Jericho Park West	NO	2010	15	15 (N/A)	2020	2027 - 2030	\$1.5M - \$3M
Empire Fields (north and south)	NO	2014	11	10 (2015)	2025	2027 - 2030	\$3M - \$6M
Hillcrest Park mini field	NO	2017	8	8 (N/A)	2026	2031 - 2034	\$0.8M - \$1.5M

Financial Considerations Cont'd

Kitsilano Secondary School Field Amenities	Capital Budget	Capital Funding Source	Trade-off/ Impact	Total Project Costs
Synthetic Turf Field Renewal	2023-2026 Park Renewals Account	Renewal funding	Jonathan Rogers Renewal or Trout Lake Dog OLA/North Beach project construction deferred to 2027-2030	\$1.3M
Sports Field Lighting Installation	New Park electrical & water infrastructure	DCLs	N/A	\$0.8M
TOTAL				\$2.1M

Options - Analysis

Options	Opportunities	Challenges
1. Defer the Lighting Installation and Turf Renewal to a future Capital Plan and negotiate to enter agreements with VSB at such a time when the field is at the end of its service life. (staff recommended option)	• Project efficiency by bundling implementation of lighting and turf renewal. • Maximize lifespan of synthetic turf before renewal. • Potential for interim trial community use arrangement.	• Loss of potential interim bookings and revenue for Park Board • Likely delay of in queue Park Board infrastructure renewal projects in next capital plan due to Kits priority • Risk of delivery due to potential direction change by future Park Board(s) – staff exploring options to mitigate this risk • Risk of cost inflation
2. Reallocate funding and initiate the Lighting Installation and Turf Renewal now negotiate and enter agreements with VSB immediately even though the field is not at the end of its service life	• Project efficiency by bundling implementation of lighting and turf renewal. • Community use of the field as soon as feasible. • Revenue from bookings as soon as feasible. • Reduces inflationary cost risks • Provides certainty over project delivery	• Does not maximize lifespan of synthetic turf before renewal (3-5 years remaining in useful life). • Delays current Park Board renewal project at John Hendry or Jonathan Rogers Park and future funding for deferred projects is not confirmed.

Kits Synturf & Field Lighting Recommendations

RECOMMENDATIONS

OPTION 1

- A. THAT the Park Board direct staff to (1) prioritize a funding allocation for the renewal (“Turf Renewal”) of the Kitsilano Secondary School (“KSS”) synthetic turf field (“Field”) in the 2027 to 2030 Capital Plan, and install sport field lighting (“Lighting Installation”) at the Field concurrently with the Turf Renewal in the future, and (2) continue to work with the Board of Education of School District No. 39 (Vancouver) (“VSB”) on an agreement for the joint use and operation of the Field (“Joint Use Agreement”).

OR

OPTION 2

- A. THAT the Park Board approve the reallocation and expenditure of capital funding for the Turf Renewal prior to the end of the Field turf’s service life, by redirecting funds from current Park Board projects identified in Table 2 at an estimated expenditure of \$1.3M, subject to City of Vancouver (“City”) Council approval via a quarterly budget adjustment.

Kits Synturf & Field Lighting Recommendations

- B. THAT the Park Board approve the Lighting Installation at the earliest time agreed between the VSB and the Park Board at an estimated expenditure of \$0.8M using the approved funding from the 2023 to 2026 Capital Plan.
- C. THAT the Park Board direct staff to prepare a City Council report recommending: (1) approval of a construction licence agreement (“Construction Licence Agreement”) among the City, the Park Board, and the VSB for the Lighting Installation and the Turf Renewal; (2) approval of the Joint Use Agreement among the City, the Park Board, and VSB; (3) designation of the licenced areas described in the Construction Licence Agreement and the Joint Use Agreement to be under the custody, care and management of the Park Board pursuant to Section 488(3) of the Vancouver Charter for the duration of both agreements; and (4) expenditure of development cost levies for the Lighting Installation.
- D. THAT the Park Board direct staff to negotiate and enter into the Construction Licence Agreement and the Joint Use Agreement, and delegate its authority to the General Manager of the Park Board to execute agreements relating to the Field.

