



COUNCIL REPORT

Report Date: May 15, 2025
Contact: Steve Jackson
Contact No.: 604-257-8448
RTS No.: 17986
VanRIMS No.: 08-2000-20
Meeting Date: June 3, 2025
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager – Vancouver Board of Parks and Recreation (the “Park Board”)

SUBJECT: Vancouver Technical Secondary School Synthetic Turf Field – Construction Licence Agreement and Custody, Care, and Management of Land

Recommendations

- A. THAT Council approve the City of Vancouver (the “City”) to enter into a construction licence agreement (the “Licence Agreement”) with The Board of Education of School District No. 39 (Vancouver) (“VSB”), whereby the City will acquire the right to use a portion of the grounds of the Vancouver Technical Secondary School for the purposes of constructing a synthetic turf field, based upon the key terms outlined in Appendix B and upon such other terms and conditions to the satisfaction of the City’s Director of Legal Services and the General Manager of the Vancouver Board of Parks and Recreation (the “Park Board”).
- B. THAT Council resolves, pursuant to Section 488(3) of the *Vancouver Charter*, that the Vancouver School Board lands so held by the City of Vancouver, pursuant to the Licence Agreement, shall be in the custody, care and management of the Park Board for the full term of the Licence Agreement.

Purpose and Executive Summary

This report seeks Council approval of a construction licence agreement amongst the City, the City as represented by the Park Board, and the Vancouver School Board (the “VSB”) that will authorize the Park Board to complete a synthetic turf field renewal at Vancouver Technical Secondary School (“Van Tech”).

This report also seeks the designation of the Licence Area as under the custody, care, and management of the Park Board for the term of the Licence Agreement.

The Van Tech synthetic turf field is over 17 years old and due for replacement. It is located on VSB land and operated under licence and operating agreements between the City as represented by Park Board and VSB which expire when the existing synthetic turf field is renewed or replaced. Funding for the project is identified in the 2023-2026 Capital Plan and 2025 Park Board Capital Budget for an estimated \$1.2M renewal investment.

Council Authority/Previous Decisions

As outlined in Section 488(3) of the Vancouver Charter, the Park Board shall have the custody, care and management to the extent prescribed by Council of such other areas belonging to or held by the City as Council may from time to time determine.

On June 19, 2006, Council (1) approved a licence agreement amongst the City, the City as represented by Park Board, and the VSB, (2) approved funding for the construction of the Van Tech synthetic turf field, and (3) designated the portion of the VSB's land to which the City received a licence to be under the custody, care and management of the Park Board. The licence agreement, and with it the Park Board's authority over the licence area, expires upon renewal of the field amenity.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

On June 10, 2024, the Park Board approved the Sport Field Strategy to guide the approach to sport fields over the next 10 years, and Council was briefed on this strategy in July 2024. The strategy specifically prioritizes renewal of the synthetic turf field on Van Tech Secondary School lands during the 2023-2026 Capital Plan.

The renewal of the Van Tech synthetic turf field surface is identified in the 2023-2026 Capital Plan and 2025 Park Board Service Plan for an estimated \$1.2M renewal investment.

Discussion

Agreements

The Van Tech synthetic turf field, located on VSB land, is operated under licence and operating agreements amongst the City, the City as represented by the Park Board, and VSB. In 2007, the City, the City as represented by the Park Board, and VSB entered into a licence agreement that defined the terms and conditions for the installation, joint use and operation of the synthetic turf field. Upon completion of construction, in 2008, the City as represented by the Park Board, and VSB entered into an operating agreement, which elaborated and confirmed details for the shared use of the field including times of use, maintenance obligations and other matters not covered in the 2007 licence agreement. As part of this arrangement the VSB may use the field during school hours and for school events, while the Park Board may use the facility outside of school hours for community use and bookings for organized sports group use when permitted through the Park Board. Park Board is responsible for maintenance of the field.

Both existing agreements expire upon renewal or replacement of the synthetic turf field. For Park Board contractors to legally enter the site and conduct construction work on the land owned by the VSB, a new construction licence agreement is required. A new joint use agreement will also be required prior to opening the renewed synthetic turf field to users. An updated joint use agreement is under development with the VSB and will be completed in advance of the re-opening of the Van Tech field. The joint use agreement will be the subject of a future Council report and decision.

Field Conditions

The Van Tech synthetic turf field is over 17 years old and currently provides less cushioning for users than synthetic turf fields in good condition. Signs have been erected on site advising school and Park Board users of this issue. This information has been communicated directly to impacted user groups in close coordination with VSB. In response to the poor field conditions the Park Board permit type and fee structure on these fields have been adjusted to match those of typical all-weather gravel fields until the field renewal commences.

Construction Plans

Park Board staff worked with a professional consultant to develop the specifications for the synthetic turf field renewal. The renewal of the field will include removal and disposal of the existing synthetic turf and replacement with a new synthetic turf system including shock pad underlay and manufactured infill. At the time of report writing, the project is in the construction services tender stage, with contract award and site mobilization anticipated early in the summer of 2025 subject to Council decision on the Recommendations. Construction is targeted for completion by September 2025. The re-opening of the field will be aligned with the school in session calendar as much as possible and targeted closure of the Andy Livingstone synthetic turf fields for renewal work, to ensure that both locations will not be off-line at the same time, thereby reducing impacts to students and user groups.

Financial Implications

The total costs of the project are estimated to be \$1.2M and have been approved as part of the 2025 Capital Budget.

Legal Implications

There are no legal implications associated with this report's recommendations.

* * * * *

APPENDIX A Licence Area



* * * * *

APPENDIX B

Licence Agreement Key Terms

Licence to construct:

- School Board grants a non-exclusive licence to the City to enter, occupy and construct on the licence area, with the City's rights and obligations thereunder to be performed by Park Board
- City/Park Board is responsible to construct the improvements in the licence area
- Improvements include a replacement synthetic turf system with shock pad and manufactured infill
- City/Park Board is responsible for obtaining all necessary permits and complying with all applicable laws in connection with the construction, including environmental laws

Licence fee:

- The City/Park Board will pay the School Board a licence fee of ten dollars plus taxes

Permitted use:

- The licence area may only be used for the purpose of constructing the improvements
- City/Park Board will not use lands outside of the licence area without prior approval of the School Board

Construction of improvements and standards of work:

- Plans and specifications are to be attached to the licence agreement
- City/Park Board will not make any material changes to the plans and specifications without prior written approval of the School Board
- City/Park Board is responsible for site security and safety of the license area
- All products and materials will be in accordance with the plans and specifications
- All work performed will be in accordance with industry best practices and in accordance with the plans and specifications
- The improvements will be free of defects and deficiencies upon completion
- City/Park Board is responsible for plans, specifications and construction supervision

Condition of license area:

- City/Park Board accepts the current condition of the license area as is, where is
- City/Park Board is responsible for contacting applicable utility companies or municipal officials to identify any underground utilities and take appropriate safety measures to prevent damage

- City/Park Board will not use the licence area for illegal or unlawful purpose
- City/Park Board will not damage the licence area including release of any hazardous materials
- City/Park Board is responsible for maintaining and repairing the licence area and keeping it in safe and sanitary condition

Term:

- Construction completion is targeted for September, however the license agreement termination date will be December 31, 2025 or such other date mutually agreed to by the School Board and City/Park Board
- If City/Park Board fails to comply with provisions of the licence agreement, the School Board may terminate the agreement if the default is not rectified within a reasonable period of time

Construction costs:

- City/Park Board is solely responsible for all costs and expenses of construction

Ownership:

- The improvements will not be fixtures forming part of the lands and will be legally owned by the Park Board

Operating agreement:

- During or after the construction of the improvements, the School Board and City/Park Board will try to agree, subject to Council approval, on an operating agreement to address the parties' responsibilities for use, operations and maintenance

* * * * *