



COUNCIL REPORT

Report Date: September 9, 2025
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VanRIMS No.: 08-2000-20
Meeting Date: October 7, 2025
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Vancouver Board of Parks and Recreation

SUBJECT: Kitsilano Secondary Synthetic Turf Replacement and Sport Field Lighting –
Licence Agreements, Custody, Care, Management of Land and Expenditure of
Development Cost Levies

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”) and the Board of Parks and Recreation (the “Park Board”), whereby the City will acquire the right to use a portion of the grounds of the Kitsilano Secondary School (“KSS”) for the purposes of replacing a synthetic turf field (“Turf Replacement”) and install sport field lighting (“Lighting Installation”), based upon the key terms outlined in Appendix C and upon such other terms and conditions to the satisfaction of the City’s Director of Legal Services and the General Manager of Vancouver Board of Parks and Recreation.
- B. THAT Council approve the City to enter into an agreement for the joint use and operation (“Joint Use Agreement”) of the KSS synthetic turf field (“Field”) with the VSB and the Park Board in order to enable park use on non-park land based on terms and conditions that satisfy the City’s Director of Legal Services and the General Manager of Vancouver Board of Parks and Recreation.
- C. THAT Council resolves, pursuant to Section 488(3) of the *Vancouver Charter*, that the VSB lands so held by the City, pursuant to the Licence Agreement and Joint Use Agreement shall be in the custody, care and management of the Park Board for park related purposes and for the full terms of the Licence Agreement and the Joint Use Agreement, including any extension terms.
- D. THAT Council approve expenditure of development cost levies (“DCLs”) for the Turf Replacement and Lighting Installation.

- E. THAT Council delegate its authority to execute the agreements discussed in the above Recommendations to the City's Director of Legal Services.
- F. THAT no legal rights or obligations will arise or be created by Council's adoption of these Recommendations unless and until all legal documentation has been executed and delivered by the respective parties.

Purpose and Executive Summary

This report seeks approval for the City, the Park Board and the VSB to enter into a construction licence agreement that will authorize the Park Board to replace the synthetic turf field and install sport field lighting around the existing Field at Kitsilano Secondary School which is owned by VSB. After execution of the construction licence agreement, the VSB, the Park Board, and the City will enter into a Joint Use Agreement ("JUA") over the use of the sports field, which will enable community sports groups to access this non-park land and use the sports field outside of school hours.

This report also seeks approval for the designation of the licence area as under the custody, care, and management of the Park Board to enable park related activities on non-park land, and approval for the use of DCLs to fund the sports field turf and lighting project in the licence area.

Council Authority/Previous Decisions

Pursuant to Section 523D of the Vancouver Charter, Council approval is required for expenditure of DCLs on non-city lands.

As outlined in Section 488(3) of the Vancouver Charter, the Park Board has 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 [March 31, 2025](#) the Park Board approved the negotiating and entering into an agreement with the VSB with respect to the joint use and operation of the Field at KSS with provisions for maintenance, field lighting installation and replacement of the current synthetic turf field with a new synthetic turf field.

On [July 21, 2025](#) the Park Board directed staff to prepare this report for Council decision on Recommendations A to D listed above concerning the Turf Replacement and Lighting Installation at KSS.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

Park Board and Vancouver School Board Synthetic Turf Field Partnerships

The Park Board has been installing synthetic turf fields since 1986 and manages 12 of these facilities on both Park Board and VSB sites. There are currently three synthetic turf fields managed by Park Board on VSB land and shared land sites including Eric Hamber Secondary

School, Kerrisdale Park / Point Grey Secondary School, and Vancouver Technical Secondary Schools.

Through licence and operating JUAs, these turf fields are shared by VSB students and school programs, and by community groups through the Park Board booking system. Key terms to typical existing JUAs for other playfields on VSB property include the following:

- a. VSB retains the right to use the Field during school hours for school events
- b. Park Board has the right to use the Field for community sports groups outside of school hours.
- c. The Park Board and VSB negotiate the share of responsibility over maintenance and management of the Field.

This ongoing Park Board and VSB sport field partnership greatly benefits both students and community members including field sport users and reduces the need for the Park Board to secure additional lands for service delivery.

Kitsilano Synthetic Turf Field – History

In 2018, the VSB completed the renewal of KSS, which included installation of a new synthetic turf field. This Field is located at the southeast corner of the school, adjacent to Larch Street and West 12th Avenue (see Appendix A) and west of the Kitsilano Community Centre. Since its completion, the Field has been used and maintained exclusively by the VSB. The Field is used for VSB school programming including primary use for soccer.

As part of a 2018 city-wide search for suitable sites to develop new synthetic turf fields, Park Board staff held several public engagement events about the potential permanent lighting at the KSS Field. There was strong support from the public with 80% of respondents very supportive, supportive, or neutral.

Park Board staff retained a consulting team to advance the Lighting Installation design at KSS in collaboration with VSB staff. Recent Park Board direction and Council support for staff's recommendations A through D of this Report will enable the project to proceed.

Discussion

Implementation Considerations

The following requirements must be fulfilled to allow the Park Board to complete Lighting Installation, Turf Replacement and secure joint use of the Field at KSS:

1. City Council needs to:
 - prescribe the area shown in green in Appendix B to be under the custody, care and management of the Park Board pursuant to Section 488(3) of the Vancouver Charter;
 - a. approve expenditure of Park DCL funds on that land; and
 - b. approve licence agreements among the City, Park Board and VSB for construction and joint use on that land.
2. City Council and Park Board need to approve funding to carry out the construction of the Turf Replacement
3. VSB needs to licence the area shown in Appendix B to the City and Park Board for construction purposes.
4. VSB needs to licence the area shown in Appendix B to the City and Park Board for the

joint use and maintenance of the Field.

5. Park Board needs to confirm designs and specifications and procure contracts for Lighting Installation and Turf Replacement.

Subject to approval of the Recommendations in this report, staff will negotiate the licence agreements with the VSB and work with them to determine the optimal construction schedule and timing to align with the school calendar and minimize disruption to student access.

Financial Implications

Capital Costs - Turf Replacement

Based on recent contracts for similar synthetic turf replacement, the current estimated total capital cost of the KSS Turf Replacement is \$1.3M (including costs for design and construction, project management, permits and contingencies). To fund the Turf Replacement, funds can be reallocated from existing Park Board Capital projects where there is sufficient surplus DCL capital funding available. The specific source of funds will be determined through the next quarterly budget adjustment after detailed cost estimates are confirmed for the Field.

Capital Costs - Lighting Installation

The total construction cost of the KSS Lighting Installation is estimated to be \$ 0.8 million and will be funded through DCLs. There is currently \$0.8 million of DCL funding earmarked for the project in the current capital plan from the previous [April 15, 2019](#) Park Board motion.

Should Council approve Recommendations A through F, the Park Board will be able to deliver the project for the purpose of growing public access to field sport amenities in the Licence Area on VSB land.

Legal Implications

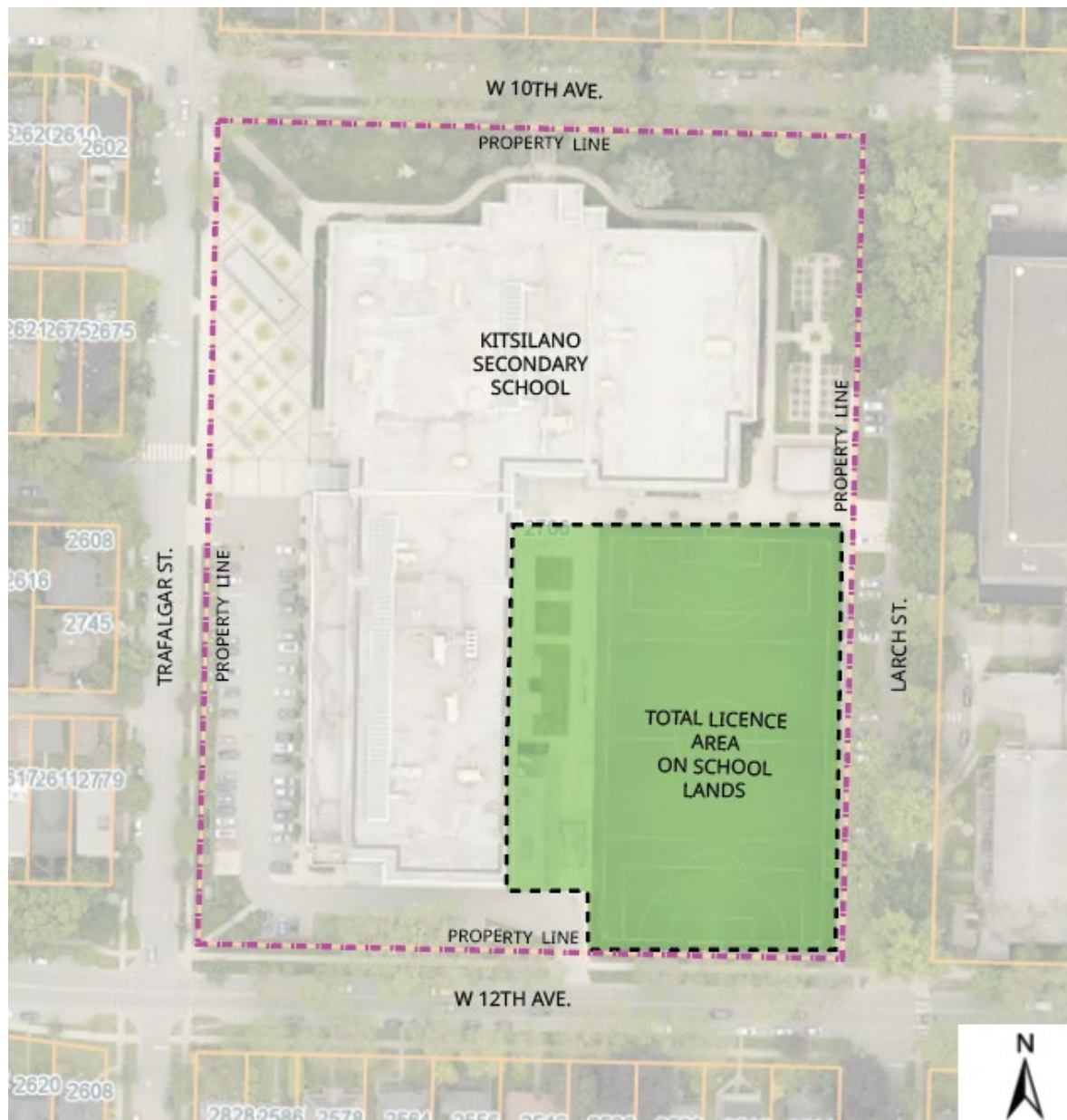
There are no legal implications associated with this report's recommendations.

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APPENDIX A SYNTHETIC FIELD AT KITSILANO SECONDARY SCHOOL



APPENDIX B LICENCE AREA



APPENDIX C

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 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 start is targeted for June 2026 with completion targeted in fall of 2026, however the construction license agreement termination date will be December 31, 2028, 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 be legally owned by the VSB

Joint Operating agreement:

- 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