

Date: May 18, 2006



**TO: Board Members – Vancouver Park Board**  
**FROM: General Manager – Parks and Recreation**  
**SUBJECT: Synthetic Turf Field at Vancouver Technical School**

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## RECOMMENDATION

- A. THAT the Board approve the development of a synthetic turf, sports field for Park uses on a portion of the grounds of the Vancouver Technical Secondary School ("VTSS"), by license agreement with the Vancouver School Board, in a form satisfactory to the City's Director of Legal Services, acquiring the right to use a portion of the grounds of the VTSS for that purpose and on City Council resolving that the City's rights to use those lands for that purpose are to be in the custody, care and management of the Board for the term of the license agreement, with all details of these arrangements to be to the satisfaction of the General Manager of Parks and Recreation;***
- B. THAT the source of funds for the construction of the Vancouver Technical field will be the City Wide Park DCL funds allocated for this purpose in the 2003 – 2005 Capital Plan, supplemented by up to \$400,000 previously committed by the Dunbar, Point Grey and Kerrisdale Soccer Clubs (the Clubs).***

## POLICY

On July 8, 2002, the Board approved the Playing Field Renewal Plan. The Renewal Plan was simultaneously endorsed by the Vancouver School Board (the School Board).

The 2003 – 2005 Park Board Capital Plan allocated \$2.9 million in city-wide development cost levies (DCLs) to the development of two synthetic turf playing fields.

In September 2003, the Park Board and the School Board approved a public consultation plan for determining appropriate locations for the installation of synthetic turf sport fields.

On April 5, 2004 the Board approved a short-list of five sites for locally-based public consultation and in-depth technical evaluation. The short-listed sites were: Churchill Secondary School, Point Grey Secondary School, Prince of Wales Secondary School, Vancouver Technical Secondary School and Killarney Park.

On November 1, 2004, the Park Board and the School Board endorsed the development of a lit synthetic turf playing field at Point Grey Secondary School and Kerrisdale Park. Park Board approved the commitment of funds from the Dunbar, Point Grey and Kerrisdale Soccer Clubs towards this project as required up to \$400,000, and directed staff to continue to work with School Board staff to facilitate synthetic turf field development on School Board properties at Vancouver Technical and Churchill Secondary Schools.

## **BACKGROUND**

The 2003 – 2005 Capital Plan included allocation of city-wide park Development Cost Levy (DCL) funding for the construction of two synthetic turf fields. The first of these synthetic pitches opened in March 2006, constructed on a field which is half on the Point Grey Secondary School grounds and half on Kerrisdale Park. In order for the DCL funds to be spent on this project, the entire site had to be secured as park. Council therefore approved a licensing arrangement from the School Board for the City to access the school portion of the playing field, which Council then assigned to the custody, care and management of the Park Board.

Prior to construction of the first synthetic turf field, an assessment of the Point Grey/Kerrisdale site revealed specific ground conditions entailing a significant cost premium for such development. In order for turf installation to proceed at this strategic location, the Dunbar, Point Grey and Kerrisdale soccer clubs agreed to cover the premium amount to a maximum of \$400,000 (the amount estimated to be required at the time). This commitment was made and accepted in support of the objective of building a second synthetic turf within the allocation envelope for this purpose.

## **DISCUSSION**

This report proposes using the same licensing mechanism as was used at Point Grey/Kerrisdale to construct a second synthetic turf playing field at the previously shortlisted site on the Vancouver Technical School grounds (map Appendix A).

The Vancouver Technical School site is one of the highest rated sites amongst 58 assessed by the Park Board and School Board for potential synthetic turf installation. The location is also ideal from a service distribution perspective, in that a field at Vancouver Technical would serve the east side of the City in the same way as the Kerrisdale/Point Grey site now serves the west side. There is strong support for this initiative at the school and from the local community.

As was the case at Point Grey/Kerrisdale, the first of two steps required for the project to proceed would be the execution of a license agreement whereby the School Board gives the City a license to use the playing field (shown in plan Appendix B) under conditions acceptable to all parties. This license would allow Council to take step two: resolve that the Park Board will have the custody, care and management of this school land in accordance with Section 488 (3) of the Vancouver Charter. Once that is in effect, development cost levies can be used to build the playing field.

The proposed license agreement will be based on the model of that in place at Point Grey/Kerrisdale, giving Park Board the right to issue permits for public use of the field on week day evenings and on weekends, while retaining for the School Board access to the playing field during school hours and for school events. The term of the licence will be the life of the synthetic playing field. The Park Board will be solely responsible both physically and financially for the installation of the synthetic turf. The license will elaborate on details of the shared use of the fields, including scheduling, maintenance obligations and other matters needing to be defined.

Given Board approval staff will proceed in consultation with School Board staff and with advice from City Legal Services to seek parallel concurrences from Council and from the School Board for the proposed license agreement. Council will also be asked to approve the assignment of the field to the custody, care and maintenance of the Park Board.

The commitment of funds from the Dunbar, Point Grey and Kerrisdale Soccer Clubs towards the Point Grey/Kerrisdale field was not allocated to that project. Instead, by mutual agreement, the funds have been held for allocation towards the second field, to be released when there is certainty as to actual expenditure on the first project and confirmed approval for construction of the second field.

The project will go forward once approvals from Council and VSB have been secured and funds committed by the Clubs have been received. Staff will report back to the Board for the appointment of a design consultant, and subsequently the selection of a contractor. The design and construction phases are anticipated to require about a year to project completion.

## **SUMMARY**

The Board is asked to approve the development of a synthetic turf sports field for Park use on a portion of the grounds of the Vancouver Technical Secondary School. The proposed license agreement would be on the model of the Point Grey/Kerrisdale fields site in order to enable the expenditure of Park development cost levy funds on a school site. The license agreement is to be to the satisfaction of the Director of Legal Services and would also require the approval of Council and the Vancouver School Board.

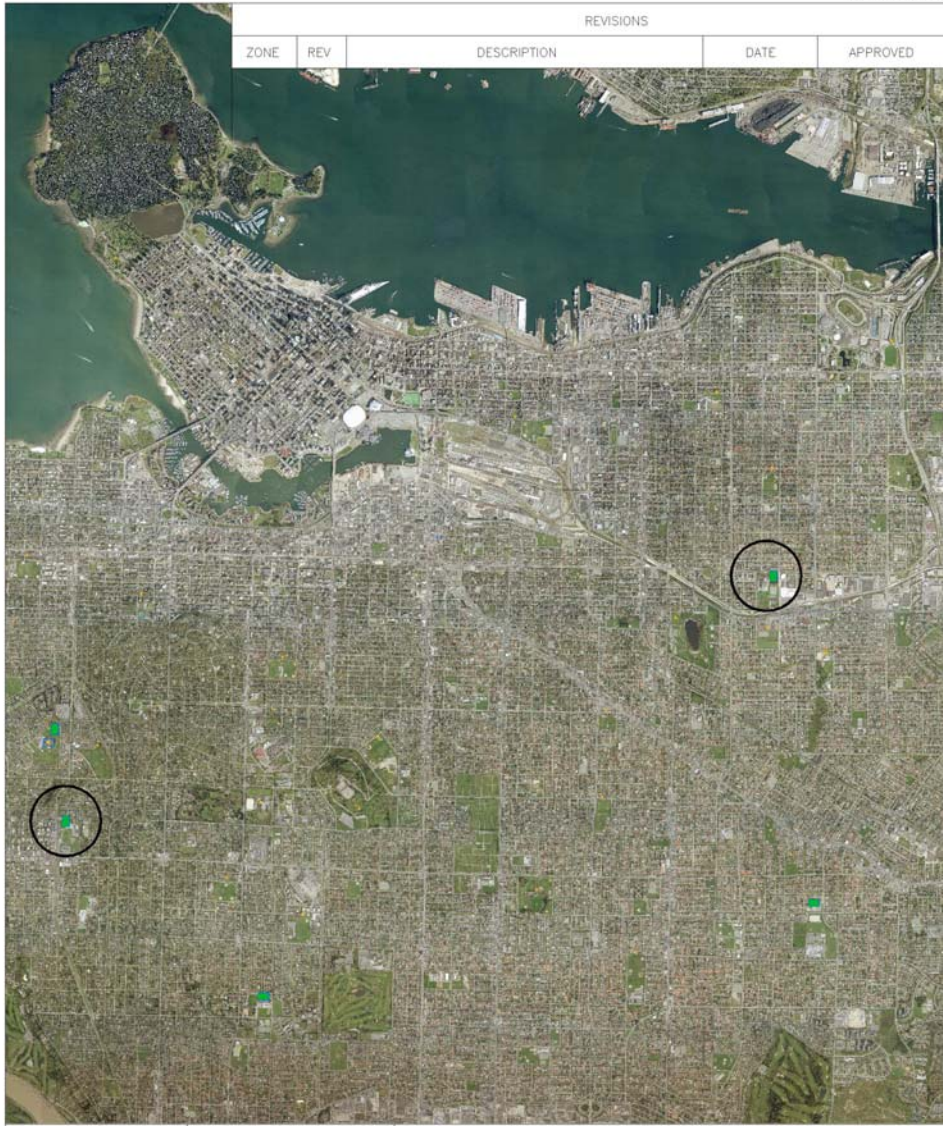
Source of funds will be the balance remaining in the 2003 – 2005 Capital Plan for synthetic turf development, supplemented by up to \$400,000 committed by the Dunbar, Point Grey and Kerrisdale Soccer Clubs in order for the Point Grey/Kerrisdale pitch to be built.

Prepared by:

Planning and Operations  
Vancouver Board of Parks and Recreation  
Vancouver, BC

:mv

APPENDIX A

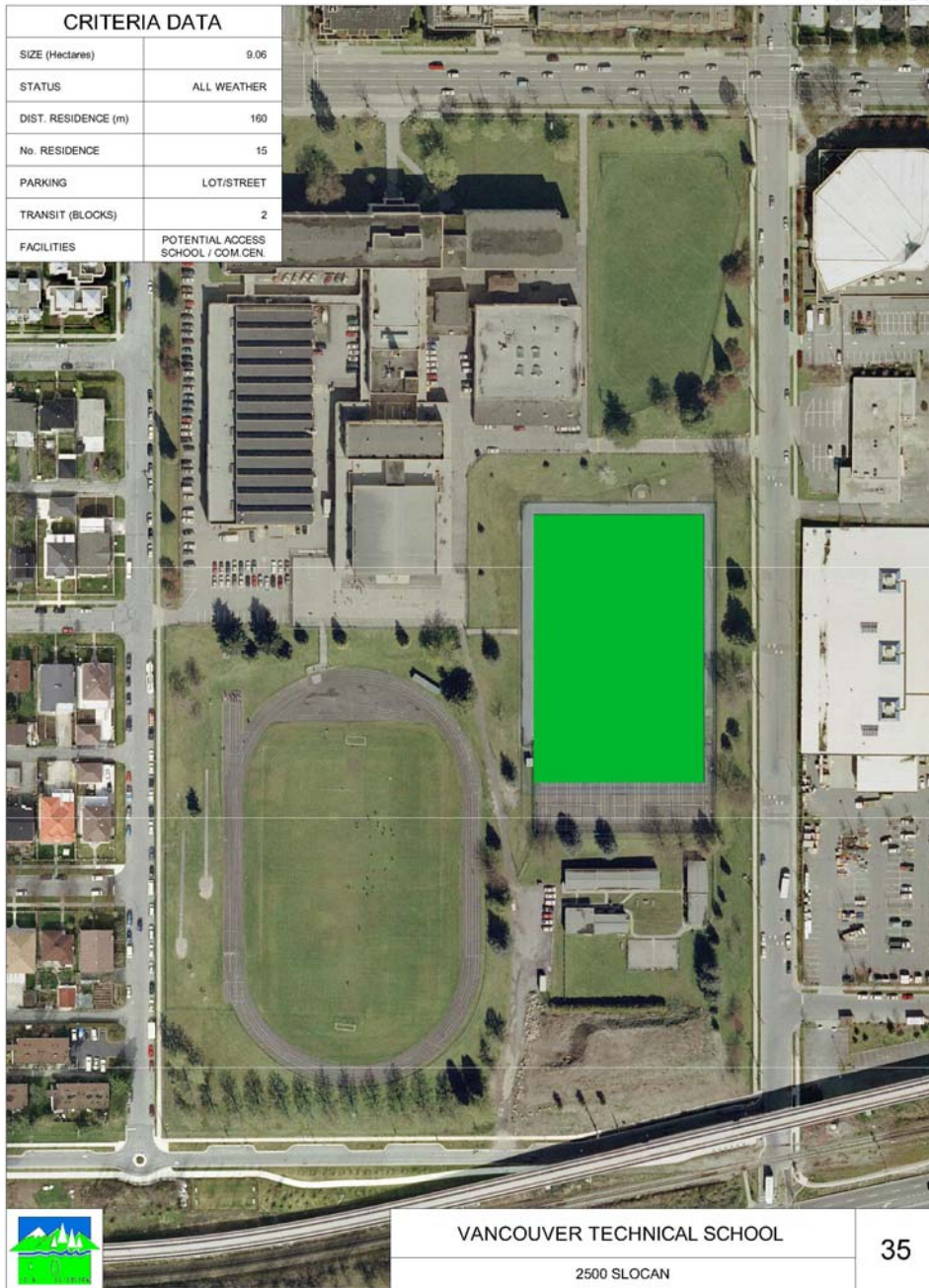


REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED



DESIGNED BY	GCD	PROJECT	VANTEC SYNTHETIC TURF FIELD		
DRAWN BY	GCD	TITLE	LOCATION OF VANTEC		
CHECKED BY	-	SIZE	FSCM NO.	DWG NO.	REV
DATE	05/16/06	A4		ARTIFICIAL_FIELD_TURF.DWG	1
		SCALE	N.T.S.	SHEET	1 OF 1

CRITERIA DATA	
SIZE (Hectares)	9.06
STATUS	ALL WEATHER
DIST. RESIDENCE (m)	160
No. RESIDENCE	15
PARKING	LOT/STREET
TRANSIT (BLOCKS)	2
FACILITIES	POTENTIAL ACCESS SCHOOL / COM CEN.



VANCOUVER TECHNICAL SCHOOL  
2500 SLOCAN

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