



October 26, 2023

TO: Park Board Chair and Commissioners
FROM: General Manager – Vancouver Board of Parks and Recreation
SUBJECT: FIFA World Cup 2026 - Training Sites Agreements

RECOMMENDATION

- A. THAT the Board approve the use of Memorial South Park as a training site for FIFA World Cup 2026;
- B. THAT the Board delegate its authority to the Park Board General Manager to negotiate and sign a Training Site Agreement with the Federation Internationale de Football Association (“FIFA”) for Memorial South Park in support of Vancouver’s Host City venue delivery for FIFA World Cup 2026; and
- C. THAT the Board delegate its authority to the Park Board General Manager to negotiate and sign addendums to the Training Site Agreement that the Board executed with FIFA for Killarney Park, and will execute for Memorial South Park if B. is approved, in support of Vancouver’s Host City venue delivery for FIFA World Cup 2026.

REPORT SUMMARY

This report provides a status update on Vancouver’s Host City planning for the FIFA World Cup 26 (FWC26), and the recommended Training Sites to be included in the Host City venue package. Staff have been working closely with FIFA to determine the right Venue Specific Training Sites (VSTS) for use during the event and are recommending final decisions for the use of Killarney Park and Memorial South Park for Park Board’s consideration, with an Agreement for Memorial South Park now required.

IN CAMERA RATIONALE

This report is recommended for consideration by the Park Board on the In Camera agenda as it relates to Section 165.2 (1) of the *Vancouver Charter*, which includes the following criteria for meetings that may or must be closed to the public:

- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 [disclosure harmful to business interests of a third party] of the Freedom of Information and Protection of Privacy Act;
- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Board, could reasonably be expected to harm the interests of the City and Park Board if they were held in public.

Public release of the information at this early stage in the project could compromise Park Board and the City of Vancouver.

BOARD AUTHORITY, POLICY, PREVIOUS DECISIONS/UPDATES

In 2018, the Park Board approved the required Training Site Agreements, which were signed and submitted with Annexes identifying potential training sites and associated rental fees. The original sites proposed in 2018 were:

- Memorial South;
- Trillium Park;
- Empire Fields at Hastings Park; and
- Jericho Park.

In February 2022, an opportunity was presented to Park Board staff to reassess the original proposed training site locations and recommend (if necessary) new locations that better align with current planning conditions as related to VanPlay, development of the Sport Fields Strategy, ongoing capital renewal projects and FIFA requirements.

Guided by the FIFA specifications outlined in their training facility standards and requirements, Park Board staff identified eleven potential Park Board locations for consideration. Applying guiding principles of equity, service impact, programming, capital plan alignment, legacy, budget, and accessibility, the following four (4) sites were recommended for consideration in the 2022 Training Site Agreements.

- Killarney Park;
- Strathcona Park;
- Empire Fields at Hastings Park; and
- Jericho Park.

In March 2022, the Board approved recommendations to sign and submit updated Training Sites Agreements for these four sites as presented in the In Camera report titled “FIFA World Cup 2026 – Updated Training Site Agreements.” The Board subsequently provided executed agreements for these locations to FIFA.

BACKGROUND

The City of Vancouver has been chosen as one of sixteen cities across Canada, the US and Mexico to serve as a Host City for the FWC26 event. The FWC26 event will be comprised of 104 matches, to take place in June/July 2026. Five matches will be played in Vancouver.

DISCUSSION

City of Vancouver Staff have established the FWC26 Secretariat, a City staff group that is responsible for the planning and delivery of the FWC26 event. The work of staff is strictly focused on meeting the City’s legal obligations per the various event-related legal agreements that the City has entered (some of which are listed in Appendix A).

There are three broad categories of work associated with the FWC26 event: event planning, event delivery, and event legacies.

The FWC26 Secretariat's work is divided into several workstreams, shown in Table 1. This is a large, complex, multi-agency undertaking, with some of these workstreams led by City staff, some by Park Board staff and some by other entities.

Park Board staff is leading the Training Sites workstreams including operations and capital delivery. Park Board staff are also leading engagement with stakeholders. All other communications are managed by City staff.

TABLE 1: FWC26 SECRETARIAT WORKSTREAMS

A. Staffing and governance structure	F. Commercial program	L. Hosting strategies
B. Legal agreements	G. Host City operations	M. Legacy and impact
C. Budget development and financial oversight	H. Training sites (Park Board)	N. Tourism and economic development
D. First Nations Participation	I. Transportation, street use and wayfinding	O. Stadium and perimeter
E. Communications and marketing	J. Safety and security planning	P. Airport
	K. Fan Festival and associated events	

FIFA Final Selected Training Sites

Following multiple site visits and detailed reviews of the FWC26 specifications and requirements for training sites, FIFA has provided written notification to the City and Park Board of the final selection for two training sites, both located in the southeast area of Vancouver:

- Killarney Park (primarily the northeast gravel field)
- Memorial South Park (the synthetic turf field or the oval)

FIFA requires that the sites be in similar contexts so that competing teams are provided with comparable sites for training and so that a single team is not advantaged in any way. The Park Board and City staff agree with these locations as the final selection, [s.12, s.13\(1\), s.16\(1\), s.17\(1\)](#)



As Memorial South Park was not included in the 2022 Training Site Agreements, Board authorization to execute a Training Site Agreement for this site is now required.

Capital Delivery

The conditions at Memorial South Park and Killarney Park do not meet the FWC26 requirements today, therefore an extensive and accelerated capital delivery program is underway for both locations led by Park Board staff and to be delivered by multidisciplinary consultant and contractor firms. This program includes planning, design, and construction of Grade A FIFA standard natural and synthetic turf hybrid pitches with irrigation and high mast field lighting. Ancillary facilities are also required to service the training sites such as locker rooms, media centres and parking infrastructure. Both facilities are required to be provided to FIFA for exclusive use during the duration of the competition and will be fully secure with privacy fencing and access controls.

One of the sites will have a focus for media hosting and filming, the other will have fewer media-related facilities. Furthermore, there will be no public access to the sites for the duration of the construction, FIFA event operations, event decommissioning, and restoration of parklands potentially starting in late 2024 through 2026.

Field User Group Impacts/Accommodation

The location and configuration of these facilities within the parks has not yet been finalized. When the site plans and construction schedule are confirmed, Park Board recreation staff will work with field users to schedule permits at alternate park sites for the duration of the closure to ensure that there is no net loss of field time. However, field users may need to be scheduled at locations that are not geographically convenient, or that are of a different surface type (e.g., from synthetic to grass, or from grade A grass to Grade B grass fields).

Legacy Project Opportunity

In consideration of the loss of use of these park lands for user groups for an extended period and impacts on the local community there may be an opportunity to restore the sites to an improved condition after the event. This could potentially include new lit synthetic turf surfaces and temporary field houses and washrooms. It is too early in the process to confirm what is possible within the available budget. If enhanced facilities can be provided, the construction period at these locations will extend beyond 2026.

The Park Board will have an opportunity to consider the legacy projects and park renewal concept plans by 2026 through a future report from Park Board staff.

FINANCIAL / OTHER CONSIDERATIONS

There are some financial considerations for the Park Board with the FWC26 obligations. [s.12, s.12, s.13\(1\), s.16\(1\), s.17\(1\)](#)

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The current capital budget for the Training Sites is \$37M. Additionally, a provision of the FIFA Training Sites Authority Agreement provides a flat-day rate rental fee payable to the Training Site Authority for use of the facility during the exclusive use period. The rental fee rate has not yet been confirmed with FIFA. We anticipate confirming the rental fee in 2024.

PROCUREMENT

The preparation period is limited so expediting the consultant and contractor procurement processes is essential to achieve on-time delivery of the planning, design, and construction of the

training sites. The project requires a targeted retention of consultants in Q1 2024 and a construction contract award by Q4 2024.

Staff will bring forward a separate report to request that the Park Board delegate procurement authority under the Park Board procurement policy to the Park Board General Manager to reduce consultant and contractor procurement award timelines in support of expediting this project.

NEXT STEPS

Staff will report back with updates on the capital development, sport field user group accommodations, and FWC26 operations plan for the training sites as these are developed. A public announcement about the event including the park training site locations is anticipated in Q1 2024. Staff will prepare a separate report regarding delegation of procurement authority by Q1 2024 as well.

CONCLUSION

Staff recommend that the Board delegate its authority to execute the FWC26 Memorial South Park Training Site Agreement to the Park Board General Manager, as described in this Report.

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City Of Vancouver And Park Board Key Legal Agreements Related To The Fwc26 Event

CITY OF VANCOUVER AND PARK BOARD KEY LEGAL AGREEMENTS RELATED TO THE FWC26 EVENT

This appendix lists the key legal agreements the City and Park Board have entered concerning the FWC26 event.

AGREEMENT NAME	PURPOSE	PARTIES	STATUS @ OCTOBER 2023
1. FIFA Host City Agreement	<ul style="list-style-type: none"> • Delineates extensive list of City's obligations and rights as official FWC26 Host City 	<ul style="list-style-type: none"> • FIFA Internationale • City of Vancouver 	<ul style="list-style-type: none"> • Executed March 2022 • Addendum executed June 2022
2. Training Sites Authority Agreements	<ul style="list-style-type: none"> • Four separate agreements for four Vancouver Board of Parks and Recreation sites to serve as FWC26 training sites • Signed to date: <ol style="list-style-type: none"> 1. Killarney Park 2. Empire Fields 3. Jericho Park 4. Strathcona Park 	<ul style="list-style-type: none"> • FIFA Internationale • City of Vancouver • Vancouver Board of Parks and Recreation 	<ul style="list-style-type: none"> • Executed March 2022 • Recommendation for a fifth Training Site Agreement to sign for Memorial South field – has been selected by FIFA as a training site but not agreement yet in place • <u>s.12, s.13(1), s.16(1), s.17(1)</u>
3. Participation Agreement <u>s.12, s.13(1), s.16(1), s.17(1)</u>	<ul style="list-style-type: none"> • Establishes the financial relationship between the City and the Province including cost sharing <u>s.12, s.13(1), s.16(1), s.17(1)</u> 	<ul style="list-style-type: none"> • City of Vancouver • Province of BC 	<ul style="list-style-type: none"> • Executed March 2022 • <u>s.12, s.13(1), s.16(1), s.17(1)</u>