



Report Date: July 2, 2026

VanRIMS No.: 08-3000-30

[Submit comments to the Board](#)

TO: Park Board Chair and Commissioners
FROM: General Manager, Board of Parks and Recreation
SUBJECT: 2027–2030 Capital Plan - Parks and Recreation

RECOMMENDATIONS

THAT the Vancouver Park Board approve, for submission to City Council for funding consideration, the draft 2027–2030 Parks and Recreation Capital Plan service-area allocations totalling \$739M, including:

- \$223M for Parks and Public Open Spaces;
- \$496M for Recreation Facilities; and
- \$20M for Service Yards.

Should the Vancouver Park Board not approve the recommendation above, the following alternate direction may be considered.

THAT the Vancouver Park Board approve, for submission to City Council for funding consideration, the draft 2027-2030 Parks and Recreation Capital Plan of \$1.43 billion as directed in the April 7 Special Meeting including:

- \$350M for Parks and Public Open Spaces; and
- \$1.08B for Recreation Facilities.

PURPOSE AND SUMMARY

This report seeks Park Board approval of the draft Park Board 2027–2030 Capital Plan (the Plan) submission to City Council as required by the Vancouver Charter for funding consideration. The draft Plan represents a substantial and positive step forward for Vancouver’s parks and recreation system and reflects a deliverable subset of the Board’s \$1.43 billion investment direction, aligned to projected funding limits, project readiness, and the need to phase major infrastructure investments over multiple capital cycles. It builds on strong delivery of the 2023–2026 Capital Plan and reflects sustained advocacy by the Board and staff for increased investment in aging recreation facilities, parks and open spaces, and the operational infrastructure required to support public service delivery.

The draft plan translates the Board’s April 2026 direction into a focused, policy-based, and deliverable four-year program within the funding capacity currently identified through the Citywide capital planning process. While the draft allocations may not fully fund all priorities identified in

the Board's April direction, they significantly increase investment in Recreation Facilities, maintain critical investment in Parks and Public Open Spaces, and provide a disciplined framework for advancing the highest-priority renewal, resilience, service-continuity, and community-serving investments over the next capital cycle.

The draft 2027-2030 City-wide Capital Plan funding capacity is estimated at **\$3.6 billion**, which includes \$0.1 billion delivered in-kind and is guided by principles of state of good repair, service continuity, policy alignment, public benefit, deliverability, and program-based flexibility. These principles provide the basis for translating Board direction, approved strategies, asset needs, and available funding capacity into a focused four-year program. This results in a draft Park Board 2027-2030 Capital Plan totalling **\$739 million (20% of \$3.6 billion)**, with a detailed breakdown in Table 1.

	2027-2030 Citywide Draft Capital Plan	Allocation %	Draft 2027- 2030 Park Board Allocation	Allocation % of Service Category	April 2026 Direction
Citywide	\$3.5B*	100%	\$739M	20%	\$1.4B
Parks & Public Open Spaces	\$278M	8%	\$223M	80%	\$350M
Service Yards	\$95M	3%	\$20M	21%	N/A
Community Facilities	\$558M	15%	\$496M	89%	\$1.08B

*3.5B refers to the cash component with 0.1B delivered in kind.

Table 1: 2027-2030 Capital Plan Allocations and April 2026 Board Direction

The draft Plan is intentionally structured around program-level allocations rather than a fixed project list. This approach allows the Board to set policy direction and investment priorities while ensuring specific projects are advanced only once scope, Class C estimate, readiness, operating impacts, and delivery and funding capacity are confirmed. Budget funding will be allocated through the annual budget process and/or quarterly budget adjustment approval process.

BOARD AUTHORITY

As set out in the [Vancouver Charter](#), the Park Board has exclusive jurisdiction and control over permanent and temporary parks in the City of Vancouver, including related structures, programs, activities, fees, and improvements.

Within this authority, the Park Board sets priorities for parks and recreation programs, services, facilities, and capital projects. Every four years, the Board brings forward capital plan requests for City staff and Council consideration, and it submits capital and operating budgets annually.

Council approves the Capital Plan and related funding authorities. Under section 242 of the Vancouver Charter, borrowing for projects other than water, sewer, or energy requires elector assent through a borrowing referendum.

Under sections 492 to 493, the Board must annually submit to Council a detailed estimate of its expenditures, which in practice includes the contents of the Board's four-year capital plan. Then, Council is required to adopt the Board's submissions in whole or in part, and in turn the Board must operate within Council's adopted funding envelope in that year.

PREVIOUS DECISIONS AND COMMUNICATIONS

The Capital Plan is one of the Board's key implementation tools for advancing approved policies, strategies, and prior Board direction. Investment priorities are shaped by long-range and service-specific frameworks, including the [VanPlay Goals \(2018\)](#), the VanPlay [Strategic Bold Moves & Playbook \(2019\)](#), [VanSplash \(2019\)](#), the [Parks Washroom Strategy \(2020\)](#), the [Community Centre Strategy \(2022\)](#), the [Sport Field Strategy \(2024\)](#), the [Urban Forest Strategy \(2025\)](#), biodiversity and reconciliation commitments, and other approved park, recreation, accessibility, climate, and equity directions.

On July 8, 2024, the Board received the 2023–2026 Capital Plan Mid-term Update [report](#), which was [approved with amendments](#) which outlined strong progress on capital project delivery, identified additional funding needs to address gaps in asset renewal and service levels, and highlighted ongoing pressures related to aging infrastructure, including park amenities, seawall maintenance, and operational facilities.

The September 2025 Auditor General [audit](#) of recreation facility asset management identified significant infrastructure challenges facing the City and Park Board, including the absence of a comprehensive asset management framework. The audit found that approximately 72% of recreation facilities were in poor or very poor condition and an estimated annual infrastructure deficit of \$500 million Citywide due to decades of underinvestment that will take sustained investment over time to address, reinforcing the need for the proposed Capital Plan to prioritize renewal, lifecycle investment, and service continuity.

On April 7, 2026, at a Special Meeting, the Park Board approved a [motion](#) advocating for increased investment in parks and recreation through the 2027–2030 Capital Plan, including \$300 million for Parks and Open Spaces, \$1.08 billion for Recreation Facilities, and \$50 million for biodiversity restoration. This decision established the Board's priorities for the next capital planning cycle and provides the direction that informed the draft Capital Plan.

On April 15, 2026, the Board received a Council [memo](#) outlining the Capital Plan development approach, key milestones, engagement process, and preliminary funding outlook. This memo established the process and timeline for developing the draft 2027–2030 Capital Plan, including how Board input, public engagement, financial assumptions, and Council decision points would inform the final plan.

On April 17, 2026, the Board received a Council [memo](#) updating the Board on the 2026 Financing Growth framework, which informs capital funding capacity and priorities. This memo confirmed the constrained financial environment in which the Capital Plan is being developed, including rising construction costs and inflation, reduced development-related revenues, limited senior government funding, and significant infrastructure renewal pressures.

On June 18, 2026, the Board received a Council [memo](#) outlining the preliminary funding capacity for the 2027–2030 Capital Plan with a total estimated funding capacity of approximately \$3.5 billion, representing a modest increase from the \$3.3 billion 2023-2026 Capital Plan.

Together, these policies and Board decisions identify a broad range of investment need across the system; however, limited funding capacity means not all priorities can advance within a single four-year plan. As a result, investment decisions must balance policy alignment with asset condition, risk, service continuity, public benefit, equity, project readiness, and deliverability, while making transparent choices and trade-offs within the available funding envelope.

BACKGROUND AND CONTEXT

2023–2026 Capital Plan Delivery

The 2023–2026 Capital Plan demonstrated strong capital delivery by the Park Board, with staff advancing major parks, open space, recreation facility, and service yard investments across the city. The \$439 million Plan has been fully allocated, with most projects progressing as planned. This delivery record provides a strong foundation for the draft 2027–2030 Capital Plan and supports the case for a larger, more renewal-focused investment program.

In Parks and Open Spaces, approximately **\$215 million** supported new park delivery, expansion of the park network, and improvements to park amenities, infrastructure, and natural areas. Key areas of progress included new and expanded parks in growth areas, upgrades to sports fields and recreational amenities, natural area restoration, and waterfront infrastructure improvements. The draft 2027–2030 funding envelope remains similar in scale, allowing staff to continue advancing core renewal, resilience, and priority park investments.

In Service Yards, approximately **\$11 million** focused on maintaining and upgrading operational infrastructure to support parks and recreation services. Work addressed aging facilities, servicing systems, yard functionality, safety, and operational reliability. While less visible to the public, these investments are critical to enabling effective service delivery across the system.

In Recreation Facilities, approximately **\$213 million** supported lifecycle renewal, capital maintenance, targeted upgrades, planning, design and emergency repairs of failing infrastructure. This included work to advance major facility renewal and replacement priorities. The draft 2027–2030 Capital Plan builds on this record by substantially increasing the Recreation Facilities envelope to respond to long-standing infrastructure renewal pressures.

2027–2030 Funding Context

The preliminary funding capacity for the 2027–2030 Citywide Capital Plan is approximately \$3.6 billion, which includes \$0.1 billion delivered in-kind. Within that overall envelope, the draft Park Board Plan totals \$739 million, representing approximately 20% of the overall Capital Plan (14% in 2023-2026 Capital Plan). The Plan includes investments to modernize community-serving assets that support a growing city, such as renewal, replacement, and upgrades to aging community centres and new parks and recreation amenities. In addition, it advances planning and design work for major initiatives anticipated for delivery in future Capital Plans. While this represents a significant investment in parks and recreation, it is not sufficient to advance all priorities identified through the April 2026 Board direction, approved strategies, asset condition, public engagement, and partner input within a single four-year plan. Instead, it translates the Board's direction into a focused, policy-aligned, and deliverable four-year program within the anticipated funding capacity.

The 2027–2030 Capital Plan is being developed in a constrained funding environment, with increased reliance on City funding and borrowing, reduced development-related revenues, reduced partner and senior government funding, construction cost escalation, and significant infrastructure renewal pressures.

This 2027-2030 funding outlook includes key assumptions for a combination of sources that support capital investments, including

- **Enhanced city contributions** of an annual 2% infrastructure levy and 5% utility fee, resulting in an additional \$250 million funding capacity (\$1.2 billion vs \$750 million in 2023-2026 Capital Plan);
- **Additional borrowing capacity** for investments into essential infrastructure including community facilities and parks and open spaces (60% increase of non-utility debt over the last capital plan), increasing from \$500 million to \$800 million;
- **Lower development contributions** due to real estate market uncertainty and economic climate with additional pressures due to in-stream rate protection and deferred payments options and waivers (~\$700 million from ~\$900 million (22% decrease over the last capital plan). Following Council direction to prioritize essential infrastructure, Development Cost Levy allocations to Parks will be higher in this plan.
- **Limited Partner contributions** due to recent federal and provincial budgets indicate growing deficits which limited scale and predictability of funding opportunities \$200 million-\$250 million from ~\$450 million (~50% decrease over the last capital plan)

Overall, the 2027-2030 Capital Plan reflects a shift toward greater reliance on City funding and borrowing to support critical infrastructure renewal, while balancing reduced growth-related and partner funding sources. As a result, within the constraints of the citywide funding envelope, the draft Plan prioritizes the highest-risk, highest-impact, and most deliverable investments, while phasing or deferring other priorities for future consideration. Table 2 compares the 2023-2026 and 2027-2030 plan.

	2023-2026	Draft 2027-2030	Difference
Park Board Capital Plan	\$439M	\$739M	– 68%
Parks and Open Spaces	\$215M	\$223M	– 4%
Service Yards	\$11M	\$20M	↑ 82%
Recreation Facilities	\$213M	\$496M	↑ 116%

Table 2: Park Board Capital Plan Comparison (2023-2026 vs 2027-2030)

The 2027-2030 Plan reflects the Park Board’s unique mandate, asset base, and service delivery responsibilities.

- **Parks and Public Open Spaces** – Park Board staff are the primary service owner responsible for 80% of the allocation (\$223 million), with Engineering Services responsible \$55 million for public space amenities, including plazas, pedestrian zones, and public realm investments.
- **Service Yards** – Park Board staff identify operational requirements and priorities as the service owner for Park Board service yards, with delivery undertaken in collaboration with REFM within the Civic Facilities service area.
- **Recreation Facilities** – Park Board staff establish Recreation Facility service priorities, policy alignment, and program needs, working in partnership with Real Estate, Environment and Facilities Management (REFM), which provides technical expertise and leads delivery within the Community Facilities and capital maintenance. The proposed \$496 million allocation represents approximately 89% of the draft \$558 million Citywide Community Facilities allocation, reflecting strong recognition of the renewal needs facing aging, high-demand, community-serving recreation infrastructure. This allocation does not include capital maintenance investments which will be allocated based on asset condition through the annual budget process.

Several major facility priorities identified in the Board’s April 2026 direction, including Britannia, Ray-Cam, West End Community Hub, and Strathcona Community Centre, are complex partnership-based initiatives that will require further planning, design, governance confirmation, cost estimating, partner funding, and funding agreements before full construction funding can be responsibly committed. The draft Plan therefore preserves these priorities within the broader program framework while focusing near-term investment on the planning, partnership development, scope refinement, and readiness work required to position future funding decisions.

DISCUSSION

Capital Plan Development Approach

The Capital Plan connects long-term infrastructure needs with four-year funding decisions and annual project approvals, ensuring investments are strategically aligned, financially grounded, and sequenced for delivery.



Figure 1: Capital Planning Framework

Figure 1 illustrates how long-term planning, the four-year Capital Plan, and annual capital budgets work together. Long-term investment priorities are based on approved strategies, asset condition, lifecycle needs, service levels, and Board direction. The four-year Capital Plan guides investment and allocates funding at the program level within available funding capacity. The annual capital budget implements the four-year plan and sets out authorized funding and spending for the year with detailed project information and outcomes. It provides the authority to proceed with specific capital projects including detailed scope, schedule, budget, readiness, operating impacts, and delivery considerations.

To support clear public expectations, specific projects should not be understood as funded and approved for delivery until project scope, schedule, and Class C cost estimates, readiness, operating impacts, delivery approach and funding capacity have been confirmed through the annual budget process and/or quarterly budget adjustment approval process.

Guiding Principles

The draft 2027–2030 Capital Plan was developed using a focused set of guiding principles to translate Board direction, approved strategies, asset needs, and available funding capacity into a deliverable four-year program.

The guiding principles are:

- **State of good repair and service continuity:** prioritize investments that respond to aging infrastructure, asset risk, safety, accessibility, and service-level pressures across the parks and recreation system;
- **Policy alignment and public benefit:** advance investments that support Board-approved strategies, equity, reconciliation, climate resilience, biodiversity, accessibility, and community-serving outcomes;
- **Deliverability:** focus on initiatives that can reasonably advance within the four-year timeframe, available funding capacity, project readiness, and organizational delivery capacity; and
- **Program-based flexibility:** allocate funding at the program level to respond to cost escalation, funding-source constraints, project readiness, emerging needs, partnership opportunities, and opportunities to sequence, phase, or bundle work efficiently.

These principles informed the proposed service-area allocations and will continue to guide project refinement through the annual capital budget process.

Program – Based Capital Planning and Prioritization Approach

The draft 2027–2030 Capital Plan uses a program-based funding approach to support disciplined, policy-aligned capital planning in a constrained and changing funding environment. This represents a shift from a 2023-2026 Capital Plan project-list approach and is intended to balance clarity and flexibility while preserving Board oversight through the annual capital budget process.

The Board is being asked to approve service-area allocations and program priorities, not a final project list. This allows the Board to set the policy direction and investment emphasis for the four-year Capital Plan, while ensuring specific projects advanced only when sufficient information is available regarding scope, cost (Class C estimate), asset condition, service need, readiness, sequencing, operating impacts, funding eligibility, and delivery capacity.

This approach is particularly important given construction cost escalation, changing development-related revenues, infrastructure renewal pressures, delivery capacity constraints. A program-based approach allows the current Board to establish a clear policy and advocacy position while preserving flexibility for future annual budget decisions over the next Board term.

This model supports more responsive and effective capital delivery by improving flexibility to respond to cost escalation, emerging needs, project readiness, and implementation risk, and by allowing projects to be bundled, sequenced, or phased as scope, funding, and delivery capacity are confirmed.

Policy, Technical and Delivery Inputs to Prioritization

The Capital Plan is one of the Board’s key implementation tools for advancing approved policies, strategies, and prior Board direction. The draft program allocations are grounded in Board-approved strategies, service-level frameworks, asset information, public and partner engagement, financial constraints, and delivery readiness.

While the 2027–2030 Capital Plan process included targeted public engagement to help confirm current community priorities, the primary engagement foundation for this Plan is the extensive public, partner, stakeholder, and Board engagement already completed through the Park Board’s

approved strategies. VanPlay, VanSplash, the Community Centre Strategy, the Sport Field Strategy, the Parks Washroom Strategy, and related plans were developed through significant engagement with residents, Community Centre Associations, Association Presidents Group (APG), user groups, advisory bodies, community partners, staff, and other stakeholders. That work has established the service-level expectations, equity objectives, renewal priorities, and long-term system directions that inform the draft program allocations.

Recent Capital Plan engagement provides an additional lens for prioritizing investments and helps confirm where renewal needs align with current community expectations. Within parks and recreation, respondents identified recreation facilities (78%), park buildings and infrastructure (64%), park renewals and amenity upgrades (62%), urban forest and natural areas (60%), and seawall and waterfront (55%) as key priorities.

Key policy and engagement inputs include:

- **Approved Board Directions** related to capital investments, reconciliation, biodiversity, accessibility, climate resilience, park renewal, public space, and community-serving infrastructure;
- **VanPlay**, including its long-range direction for parks and recreation equity, asset needs, connectivity, service delivery, and system planning, developed through citywide public, stakeholder, partner, and staff engagement (over 30,000 residents and stakeholders)
- **Community Centre Strategy**, including service-level targets, renewal prioritization, equity considerations, and the need to balance major renewal with capital maintenance at facilities that are not immediately renewed, informed by engagement with Community Centre Associations, Association Presidents Group (APG), the Board, staff, community organizations, and the public (~2,000 touch points with participants);
- **VanSplash**, including the long-range aquatics vision, aquatic service delivery principles, and sequencing of indoor and outdoor pool renewal and modernization, informed by public engagement, stakeholder input, and advisory group review (~4,500 participants);
- **Sport Field Strategy**, including field renewal, capacity, quality, lighting, and sport infrastructure priorities determined with input from individuals, stakeholders and the Vancouver Sport Field Federation, (~2,600 participants);
- **Parks Washroom Strategy**, including renewal, accessibility, safety, service coverage, and public access priorities developed with input from stakeholders and committees of Council
- **Urban Forest Strategy**, including tree canopy, climate resilience, ecological health, and long-term maintenance needs; and
- **September 2025 Auditor General audit of recreation facility asset management**, which reinforced the need for improved lifecycle planning, state-of-good-repair investment, asset management, and transparent prioritization.

Key technical and delivery inputs include:

- **Community levels of service**, led by the Park Board, including recreation service needs, park operations requirements, public use patterns, programming impacts,

community access, equity, reconciliation, service continuity, and operational functionality;

- **Technical levels of service**, informed by REFM, Engineering, and other technical partners where applicable, including asset condition, building systems, lifecycle renewal needs, safety, accessibility, seismic, energy, decarbonization, climate resilience, and code requirements;
- **Financial and lifecycle considerations**, including capital cost estimates, operating impacts, long-term maintenance requirements, revenue implications, funding-source eligibility, and partnership opportunities;
- **Project and site readiness**, including planning status, feasibility, site constraints, dependencies, design progress, permitting, procurement, phasing, and construction sequencing; and
- **Delivery capacity and risk**, including coordination with REFM, Engineering, Finance, Planning, Vancouver School Board, BC Housing, Community Centre Associations, senior governments, and other partners where applicable.

These inputs will be used to refine project lists, confirm sequencing, and bring forward specific projects through the annual capital budget and/or quarterly budget adjustment processes for Park Board and Council consideration. This approach ensures the Board's policy direction and community levels of service are maintained while staff, REFM, Engineering, and other technical partners apply the technical expertise needed to recommend the right projects at the right time.

SERVICE AREA ALLOCATIONS

The draft Park Board 2027–2030 Capital Plan translates the Board's April 2026 direction into a prioritized and deliverable four-year investment program based on available City funding capacity, project readiness, organizational delivery capacity, partnership readiness, and the level of technical information currently available to support funding decisions.

Parks and Open Spaces

The Parks and Public Open Spaces component of the draft 2027–2030 Capital Plan totals approximately \$278 million, of which Park Board is responsible for delivering approximately \$223 million (80%) with the remaining \$55 million (20%) delivered by Engineering Services for public space amenities, including plazas, pedestrian zones, public realm improvements, and related public space investments. The draft Park Board program reflects 64% of the Board's \$350 million April 2026 direction and prioritizes asset renewal, resilience, service continuity, and priority improvements within the anticipated funding capacity currently available.

The program is informed by VanPlay, the Sport Field Strategy, the Urban Forest Strategy, the Parks Washroom Strategy, approved reconciliation and biodiversity directions, asset condition information, public and partner engagement, and delivery readiness. It advances the highest-priority components of the Board's April 2026 direction while recognizing that not all identified needs can be funded within a single four-year plan and some major projects require key partner and senior government funding to deliver.

Consistent with the program-based approach, the draft allocation is structured to support flexibility as specific projects are refined through the annual capital budget and quarterly budget adjustment process. This allows staff to respond to asset condition, service need, funding-source eligibility,

cost escalation, project readiness, and delivery capacity while maintaining alignment with Board-approved policy. Table 4 outlines the Parks and Open Spaces allocations.

The Park Board-led \$223 million program focuses on the following areas:

Program Area	2023-2026 Allocation	2027–2030 Draft Allocation	Δ (Δ%)	April 2026 Direction
Total	\$215M	\$223M	+\$8M (+4%)	\$350M
Park Amenities	\$101M	\$113M	+\$12M (+12%)	
Park Buildings, Infrastructure & Fleet	\$42M	\$67M	+\$25M (+58%)	
Park Land Acquisition	\$33M	\$16M	-\$17M (-51%)	
Seawall & Waterfront	\$9M	\$13M	+\$3M (+37%)	
Urban Forest & Natural Areas	\$29M	\$12M	-\$17M (-59%)	
Arts, Reconciliation & Culture	\$1M	\$3M	+\$2M (+186%)	

*Overhead has been reallocated across all the categories above in line with delivery

*totals may not add due to rounding

Table 4: Parks and Open Spaces Allocation

Specific projects within these program areas will be confirmed through the annual capital budget and/or quarterly budget adjustment processes, informed by asset condition, service need, funding-source eligibility, cost escalation, project readiness, and delivery capacity. Table 5 outlines Parks and Open Spaces Allocation Information.

Program Area	Description
Park Amenities	<p>Investment will support the renewal and expansion of recreational amenities and park infrastructure across the city, including playgrounds, spray parks, sports fields, synthetic turf fields, courts, skate parks, dog off-leash areas, and new parks in growth areas. This investment area is guided by VanPlay, the Sport Field Strategy, asset condition, growth needs, equity objectives, and community access priorities. Key priorities include:</p> <ul style="list-style-type: none"> - New parks at Burrard Slopes, East Fraser Lands, and East Park in Southeast False Creek; - Park renewals at John Hendry, Strathcona, Robson, and Queen Elizabeth Parks; - New synthetic turf fields at Beaconsfield and Columbia Parks and replacement of aging turf surfaces across the system; - Renewal of the Hastings Park skate facility and spray park upgrades at Douglas Park and Stanley Park (Second Beach);

	<ul style="list-style-type: none"> - New destination and inclusive playgrounds at Memorial South Park and Queen Elizabeth Park, and a new playground at Alexandra Park; and - Engagement and planning for significant park sites, including Stanley Park in partnership with the Local Nations and a system-wide sport court review, including feasibility work for a covered multi-sport court facility.
Park Buildings, Infrastructure & Fleet	<p>Investment will support renewal and rehabilitation of operational infrastructure, fleet, utilities, and park buildings to maintain safety, reliability, accessibility, and service continuity. Priorities are informed by asset condition, lifecycle requirements, and operational need. Key priorities include:</p> <ul style="list-style-type: none"> - Renewal of washrooms, and other park buildings; - Infrastructure upgrades including electrical, water, ponds and servicing systems; - Planning support for community led capital projects at partnered facilities including VanDusen Botanical Garden, Bloedel Conservatory, Jericho Sailing Centre, Burrard Marina; and - Infrastructure renewal and modernization for Golf Services, concessions, and food and beverage.
Park Land Acquisition	<p>Investment will support strategic land acquisition to address population growth, equity gaps, and emerging park needs in underserved areas of the city.</p>
Seawall & Waterfront	<p>Investment will support rehabilitation and renewal of seawalls, shorelines, waterfront assets, and marine infrastructure to improve safety, resilience, and climate adaptation. Key priorities include:</p> <ul style="list-style-type: none"> - Inspection, repair, and reconstruction of seawall and shoreline infrastructure; and - Renewal of waterfront assets, including planning and design work to renew Alder Bay Dock at False Creek Community Centre.
Urban Forest & Natural Areas	<p>Investment will support ecological restoration, biodiversity, urban forest renewal, tree planting, invasive species management, and green infrastructure initiatives that improve ecological health and climate resilience. Key priorities include:</p> <ul style="list-style-type: none"> - Restoration and enhancement of natural areas and habitat; - Tree planting and urban forest management; and - Advancement of restoration planning for Lost Lagoon through intergovernmental partnerships
Arts, Reconciliation & Culture	<p>Investment will advance Indigenous place-making, reconciliation initiatives, cultural expression, public art, and partnerships that strengthen cultural presence and community connection within parks and public spaces.</p>

Table 5: Parks and Open Spaces Allocation Information

Should additional funding become available, priorities include further renewal of aging infrastructure, playgrounds, spray parks, synthetic turf surfaces, sport courts and implementing water conservation and coastal adaptation projects. Appendix A provides additional supporting detail.

Service Yards

Service Yards are essential enabling infrastructure for parks and recreation operations. Although less visible to the public, they support park maintenance, recreation facility operations, fleet readiness, emergency response, staff safety, and the daily delivery of services across the parks and recreation system.

The draft 2027–2030 Capital Plan includes \$20 million for Service Yards, compared with \$11 million in the 2023–2026 Capital Plan. This draft results in an 82% increase, recognizing the importance of modern, functional, and resilient operational infrastructure to support service continuity, staff safety, and efficient delivery across the system.

The draft investment focuses on renewal and modernization of priority service yard infrastructure within the City’s anticipated capital funding capacity. Specific scope, sequencing, and project timing will be confirmed through the annual capital budget process.

Investment will focus on:

- **Facility renewal:** upgrading aging structures, support buildings, and servicing infrastructure such as completing the Sunset Yards Master Plan implementation;
- **Operational efficiency:** improving layout, storage, circulation, fleet readiness, and maintenance functions;
- **Health and safety improvements:** modernizing facilities to meet current standards and support safe working conditions; and
- **Climate resilience and sustainability:** enhancing servicing, supporting fleet electrification, and improving resilience to climate-related risks.

Recreation Facilities

Recreation Facilities represents the most significant increase in the 2027–2030 Capital Plan. The draft allocation of \$496 million, compared with \$213 million in the 2023–2026 Capital Plan, is a 116% increase and represents a major step forward in responding to aging, high-demand, community-serving infrastructure. While the allocation does not fully meet the Board’s April 2026 direction of approximately \$1.08 billion in identified Recreation Facilities needs, it represents 89% of the overall Community Facilities allocation and reflects substantial prioritization of recreation facility renewal, service continuity, and state-of-good-repair needs.

The recommended allocation focuses on investments that are sufficiently understood, strategically aligned, and deliverable within the 2027–2030 period, while also funding the planning and development work required to define future major capital investments. Many larger facility initiatives remain in the early stages of planning and require additional service planning, feasibility assessment, site investigation, partnership discussions, business case development, operating analysis, and Class C cost estimates before full project funding or delivery commitments can be responsibly supported. The difference between the Board’s identified investment needs and the proposed allocation should therefore be understood not only as a funding gap, but also as a reflection of project maturity and the need for further planning before significant capital commitments are made.

Recreation facilities are essential community infrastructure that support health, aquatic safety, accessibility, social connection, and year-round programming. Investment will focus on immediate renewal, capital maintenance, lifecycle replacement, targeted upgrades, and service-continuity requirements, while advancing planning for larger facility investments identified through Board policies and approved strategies

The Park Board establishes the strategic direction, community levels of service, and recreation service priorities. REFM provides technical levels of service, delivery expertise, and implementation leadership in collaboration with Park Board staff. This partnership is essential to advancing complex facility projects requiring coordinated planning, asset analysis, design, costing, funding, phasing, procurement, and construction delivery.

Recreation facility investment will be guided by approved Board policies, technical asset information, and public and partner input. Community centre investments will be informed by the Community Centre Strategy; aquatic investments by VanSplash; and broader facility planning by VanPlay, asset condition, equity, accessibility, operating impacts, partnership readiness, and deliverability. Staff will also continue to assess integrated facility opportunities where community centres, pools, rinks, libraries, childcare, housing, or other community-serving uses can be coordinated to improve public benefit, energy performance, operating efficiency, accessibility, land use, and user experience.

Consistent with the program-based approach, this section identifies priority investment areas rather than a fixed project list. Named facilities reflect funded work, prior Board direction, advanced planning, approved strategy direction, partnership opportunities, or known high-priority renewal needs. Specific recreation facility projects will be brought forward through the annual capital budget and/or quarterly budget adjustment process once funding, project readiness, scope, timing, operating impacts, risks, funding strategy, delivery requirements, and Class C cost estimates are sufficiently defined. Table 6 outlines the recreation facility allocations information.

Program Area	Description
Aquatic Facilities	<p>Investment will advance renewal, replacement, planning, and lifecycle investment in indoor and outdoor aquatic facilities to support aquatic access, service continuity, accessibility, resilience, and long-term system modernization. This investment area is guided by VanSplash’s 25-year aquatics vision, service-level direction, aquatic access objectives, asset condition, and long-term renewal priorities. Identified priorities include:</p> <ul style="list-style-type: none"> – Kitsilano Pool, Planning for a new 50m pool, and community pools
Arenas	<p>Investment will consider known needs and opportunities related to existing rink infrastructure where scope, feasibility, funding, partnership readiness, and annual budget approval support investment.</p>
Community Centres	<p>Investment will advance major renewal, capital maintenance, lifecycle renewal, and targeted upgrades across aging community centres to sustain safe, reliable, accessible, and efficient service. This investment area is informed by the Community Centre Strategy’s 17 Optimum Level of Service Targets, its renewal prioritization approach, and the VanPlay target to renew or substantially improve an average of two existing community centres per capital plan, while also maintaining facilities not immediately advanced for full renewal.</p> <ul style="list-style-type: none"> – Prioritizing renewal of Hastings, Kensington and Renfrew, and maintenance at all others

Partnership, In-kind, and Growth-related Facilities	<p>Investment will support new, expanded, or renewed facilities in growth areas and underserved communities where projects are advanced through partnerships, in-kind delivery, or integrated community hub models. Given the scale and complexity of these initiatives, investment during the 2027–2030 period may focus on planning, feasibility, scope refinement, cost estimating, partner readiness and agreements, and funding strategy before full construction funding is confirmed.</p> <ul style="list-style-type: none"> – Britannia Community Centre, ice rink enhancements, pool renewal, covered skate park, and community centre spaces (in collaboration with Province and other Partners) – Support government partnered facilities at Ray-Cam (with BC Housing), and West End Community Hub and Strathcona Community Centre (both with Vancouver School Board) – Planning support for developer led projects including the new NE False Creek community centre and skating rink and new Fraser River District Community Centre
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Table 6: Recreation Facility Allocation Information

Project Phasing and Future Investment Planning

The April 2026 direction identified approximately \$1.43 billion in parks and recreation needs, including long-term priorities, renewal requirements, growth-related investments, and major facility aspirations. Several major initiatives, including Britannia, the new 50m pool, Ray-Cam, West End Community Hub, Strathcona Community Centre, Northeast False Creek, and Fraser River District, require further feasibility work, service planning, partnership agreements, site analysis, operating impact assessments, and Class C cost estimates before full project funding can be responsibly committed.

The draft Capital Plan therefore advances planning, feasibility, design development, and partnership work for longer-term priorities while focusing capital funding on projects that are sufficiently defined and ready to proceed. Table 7 identifies which Board priorities are being advanced through the current Capital Plan and which require further planning, scope refinement, partnership development, and cost estimating before full project funding can be requested.

	Draft Allocation	Board Direction	Projects Requiring Additional Planning
Parks and Open Spaces	\$223M	\$350M	<ul style="list-style-type: none"> – Coastal adaptation – Covered lacrosse box – Alder Bay Dock construction – Community led partnered facilities – Biodiversity initiatives
Service Yards	\$20M	-	
Recreation Facilities	\$496M	\$1.08B	<ul style="list-style-type: none"> – Britannia – West End Community Hub – Ray-Cam – Strathcona – NE False Creek – Fraser River District
Total	\$739M	\$1.43B	

Table 7: Board Priorities Requiring Further Planning and Project Development

Challenges, Opportunities, and Trade-offs

The draft Capital Plan was developed in a constrained financial and delivery environment.

Key constraints include:

- **Infrastructure renewal pressures** that exceed available resources, especially across aging recreation facilities, park assets, and operational infrastructure;
- **Construction cost escalation**, which continues to reduce purchasing power and increase project delivery risk;
- **Delivery capacity and project readiness**, which affect how quickly major projects can responsibly advance through planning, design, procurement, and construction.
- **Constrained development contributions**, which limit growth-related funding capacity;
- **Reduced availability of external funding**, particularly from senior governments; and

In response, the draft Plan focuses available funding on investments that address the highest risks, sustain core services, advance approved policy directions, and can reasonably progress within the 2027–2030 period. This required several trade-offs to maximize opportunities:

- **Prioritizing highest-risk and highest-impact investments** that support safety, service continuity, accessibility, equity, and long-term system sustainability.
- **Phasing major initiatives** so planning, design, and construction can proceed as funding, scope, and delivery capacity are confirmed;
- **Maintaining program flexibility** to respond to cost escalation, asset condition, funding-source eligibility, and emerging needs;
- **Pursuing strategic co-location and partnership opportunities** where they can improve service outcomes, reduce operating costs, improve energy performance, and increase long-term value; and
- **Deferring lower-priority or less-ready projects** to future capital planning cycles;

Deferral or phasing does not mean a priority is no longer valid. The draft Capital Plan advances the most critical and deliverable priorities within the anticipated funding envelope, while continuing to refine other needs for future consideration as funding opportunities, project scope, readiness, operating impacts, partnership requirements, and delivery capacity are confirmed.

FINANCIAL CONSIDERATIONS

The financial context described earlier in this report informs the proposed service-area allocations and program-based approach. The draft 2027–2030 Capital Plan must be delivered within the City’s overall capital funding capacity. The financial strategy reflects a constrained funding environment, increased reliance on debt and property tax-supported funding, and continued uncertainty related to development contributions and external funding. Within this context, the Plan prioritizes critical renewal, service continuity, and the most deliverable parks and recreation investments.

Funding Strategy and Sources

The program-based approach provides flexibility to respond to cost escalation, funding-source constraints, project readiness, and delivery capacity as specific projects are refined through the annual capital budget process.

The primary funding sources include:

- **Debt financing**, including expanded borrowing capacity of approximately \$300 million, resulting in total borrowing of approximately \$1.1 billion over the 2027–2030 period;
- **Development contributions**, estimated at approximately \$720 million over four years;
- **Property tax-supported funding**, including an increase to the infrastructure levy to 2% to support asset renewal;
- **Reserves and pay-as-you-go funding**, including contributions from property tax and utility fees; and
- **External funding and partnerships**, where available, to support priority projects.

Financial Implications

The draft Plan has several financial implications for parks and recreation capital delivery:

- **Borrowing capacity will remain constrained**, requiring careful sequencing of projects and continued prioritization through the annual capital budget process;
- **Construction cost escalation may continue to reduce purchasing power**, requiring scope refinement, phasing, or re-prioritization as projects advance;
- **Development contributions and external funding remain uncertain**, limiting the ability to advance some growth-related or partnership-dependent projects within the four-year period;
- **Renewal needs continue to exceed available funding**, requiring the Plan to focus on the highest-risk and most deliverable investments; and
- **Operating impacts must be managed through the annual operating budget**, particularly for new, expanded, or significantly upgraded facilities and amenities.

Operating Impacts of Capital Investment

Capital investments can create ongoing operating budget impacts that must be considered alongside the one-time capital funding required for delivery. These impacts may include staffing, utilities, maintenance, lifecycle renewal, programming, insurance, and other costs required to operate and maintain new, expanded, or renewed assets.

Because the draft 2027–2030 Capital Plan focuses primarily on renewal and rehabilitation of existing assets, operating impacts are expected to be more moderate than a growth-focused plan. However, new or expanded facilities, upgraded amenities, and service-level changes may still require additional operating funding. These impacts will be refined as individual projects are brought forward through the annual capital and operating budget processes.

The draft Capital Plan is expected to result in approximately **\$2 million** in incremental annual operating costs, corresponding to ~0.2% property tax impact over the four-year Capital Plan period. In addition, property tax increases would be required for the additional borrowing to support the Plan. The related property tax impact will be confirmed as project scopes, timing, operating assumptions, and funding decisions are refined through the final Capital Plan and annual budget processes.

CONCLUSION AND NEXT STEPS

The draft 2027–2030 Capital Plan sets out a focused, responsible, and deliverable investment strategy for Vancouver’s parks and recreation system. It significantly increases investment in Recreation Facilities, maintains strong investment in Parks and Public Open Spaces, and provides a program-based framework to support flexibility, predictability, and responsible sequencing over the four-year plan.

While the Plan does not fully fund every priority identified in the Board’s April 2026 direction, it advances the most critical and deliverable priorities within the anticipated funding envelope and positions other priorities for future consideration as project readiness, scope, cost estimates, funding opportunities, and delivery capacity are confirmed.

If endorsed, the Plan will provide the basis for advancing parks and recreation priorities through the annual capital budget process. Following Council’s confirmation of the final Capital Plan funding envelope, staff will refine priority project lists, assess readiness and delivery capacity, confirm scope and sequencing, and bring forward projects for Park Board and Council consideration.

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	Estimated Outcomes		Total Investment
	Unit	Measure	(\$M) 2027-2030
Parks & Public Open Spaces			
Arts, Reconciliation and Culture			3
Program			
Public Art & Monuments	3-5	artworks	1
Local Food Systems	3-4	sites	1
Decolonization & policy development	3-5	Programs	1
Park Amenities			113
Destination & Neighbourhood Parks			
New & improved Parks	8-10	sites	49
Policy, Plans & Service Reviews			
Development & updates of policies, plans & service reviews			3
Playground, Courts & Recreational Spaces			
New & improved dog off-leash areas	1-2	sites	2
New & improved playgrounds & spray parks	10-12	sites	20
New & improved sport courts and skateparks	1-2	sites	4
Sportfields & Ball Diamonds			
Maintenance & upgrades of Sportfields	64 - 104	sites	7
New & renewal of Synthetic Turf	4-6	sites	28
Park buildings, infrastructure & vehicles			67
Fleet			
Net New and Renewal of Vehicles- Parks	151	vehicles/equipment	20
Park buildings			
Park Buildings	4-5	washrooms	17
Washroom & Fiedhouse	2-4	retrofits	11
Park infrastructure			
Accessibility Improvements	2-4	sites	1
Aging Infrastructure & Critical Failures			3
Maintenance & rehabilitation of park infrastructure	15-16	Programs	16
Parkland			16
Parkland Acquisition			
Parkland Acquisition	32,000-48,000	sq.ft.	16
Seawall & Waterfront			13
Seawall, shoreline and marine structures			
Maintenance & repairs of marine structures	2-3	sites	4
Maintenance & repairs of seawall or shoreline	2	Programs	8
Urban Forest & Natural Area			12
Natural areas			
Convert park land to healthy habitat	4-5	sites	4
Urban forest			
Street/Park tree planting	8,600	Trees	6
Urban forest management	4-6	Programs	2
Parks & Public Open Spaces - Total			223

	Estimated Outcomes		Total Investment
	Unit	Measure	(\$M) 2027-2030
Community Facilities			
Recreation facilities			496
Swimming Pools			
Kitsilano Pool			
Community Centres			
Hastings Community Centre			
Kensington Community Centre			
Renfrew Community Centre			
Planning Facilities			
Planning for 50m pool			
Planning for Britannia Community Center			
Planning support for developer led projects			
NE False Creek Community Centre & Skating Rink			
Fraser River District Community Centre			
Planning support for government partnered programs			
Ray-Cam Community Centre			
West End Community Centre			
Strathcona Community Centre			
Community Facilities - Total			496
Civic Facilities & Equipment			
Service Yards			20
Yards Renewal			
Park Board Operation Facilities			20
Civic Facilities & Equipment - Total			20