



Report Date: July 15, 2026

VanRIMS No.: 08-3000-30

[Submit comments to the Board](#)

TO: Park Board Chair and Commissioners
FROM: Director, Park Planning and Development
SUBJECT: FIFA World Cup 26 Vancouver - Killarney Park Venue Specific Training Site - Site Works Contract Amendment Award

RECOMMENDATIONS

- A. THAT the Vancouver Board of Parks and Recreation ("Park Board") authorize staff to negotiate to the satisfaction of the Park Board's General Manager, the City of Vancouver's (the "City") Director of Legal Services, and the City's Chief Purchasing Official to add additional scope, as described in this report, to Construction Management Agreement PS20240847- VBPR-RFP - FIFA World Cup 26 Vancouver VSTS with Canadian Turner Construction Company, Ltd. (the "Agreement"). The Change Order carries an estimated, cumulative value of \$2,137,216.00 plus applicable taxes, to be funded through the capital project budget and an extension of the overall term of the contract to December 31, 2026; and
- B. THAT the City's Director of Legal Services, Chief Purchasing Official and Park Board's General Manager be authorized to execute on behalf of the Park Board the contract contemplated by Recommendation A above.
- C. No legal rights or obligations will be created by the Park Board's adoption of Recommendations A and B above unless and until such contract is executed by the authorized signatories of the City as set out in these Recommendations.

PURPOSE AND SUMMARY

To amend the City's existing Agreement with Canadian Turner Construction Company Ltd., approved by the Park Board on December 9, 2024, and first amended on April 14, 2025, to add the remediation site works package necessary to return the Killarney Park Venue-Specific Training Site for FIFA World Cup 26™ Vancouver to its intended public park use.

Because the scope of the Agreement initially included only the early works and site works required to deliver the project for the FIFA World Cup 2026 (FWC26) for use as an event training site, another Change Order is required to add an additional and final bulk work package to the Agreement as described in this report. This work is funded through the City's capital project budget (FWC26 Incremental Budget Reserve) and does not impact the Park Board's capital budget.

BOARD AUTHORITY / PREVIOUS DECISIONS

As per the [Vancouver Charter](#), the Park Board has exclusive jurisdiction and control over all areas designated as permanent and temporary parks in the City of Vancouver, including any structures, programs and activities, fees, and improvements that occur within those parks.

As per the [Park Board Procurement Policy](#) approved in October 2025 all contracts with values of \$2,000,000 and greater require Council approval, with Vancouver Park Board, Park Board General Manager, City Manager and Director, Legal Services concurrence.

On [December 9, 2024](#), the Park Board authorized Park Board staff to negotiate and execute an Agreement with an estimated total value of \$16,250,000 plus GST with Canadian Turner Construction Company, Ltd. for the early construction works for the FIFA World Cup 26 Vancouver Venue Specific Training Sites (VSTS) at Killarney Park.

On [April 14, 2025](#), the Park Board authorized staff to negotiate and execute an amendment to the Agreement to add the balance of trades site works package to the scope of work, with an estimated total value of \$11,000,000 plus GST which included the bulk remainder site work required to deliver the Killarney Venue Specific Training Site for FWC26 Vancouver, pursuant to the City's Procurement Policy ADMIN-008, which was subsequently approved by Council on April 16, 2025 and a satisfactory final form of the contract amendment was been negotiated between the parties.

The successful delivery and operation of the VSTS for FWC26 were acknowledged by the FIFA team, who praised the facility's outstanding calibre and quality.

CONTEXT AND BACKGROUND

The Vancouver Park Board required that construction, infrastructure, and facilities of designated FWC26 VSTS comply with specific standards and guidelines put forth by FIFA which must be delivered by December 31, 2025, in compliance with legal agreements.

Canadian Turner Construction Company Ltd was engaged as a Construction Manager per RFP PS20240847-VBPR-RFP in July 2024 to provide pre-construction management services for the project, which included providing construction related consultation services for City staff and conducting a competitive tendering process for subcontractor trades services for the construction phases of the project. Park Board staff and the City, jointly with the Construction Manager, phased the construction work into multiple packages to achieve the expedited schedule required.

The first phase of early construction works at Killarney Park was awarded to this firm in December 2024 and the second phase was awarded through a contract amendment in April 2025. The construction of the training site was substantially completed by December 31, 2025, in compliance with obligations.

This second and final anticipated contract amendment will facilitate the site's return to public park use.

A photo of the existing site conditions is attached as Appendix A in this report.

DISCUSSION

In July 2026, the Construction Manager presented a cost estimate to complete the site remediation. The total price for the remediation contract is estimated at \$2,137,216.00 plus applicable taxes (with a construction contingency held separately).

The scope of work for this package will be added to the Agreement at the final approved tender cost by contract amendment. Canadian Turner Construction Company, Ltd. was previously contracted for this works through PS20240847-VBPR-RFP which was issued in accordance with Park Board's Procurement Policy. The Construction Manager met all the project requirements and has demonstrated the skills, knowledge, experience necessary. Based on demonstrated construction delivery progress to date, the project team concludes that Canadian Turner Construction Company, Ltd. can continue to meet the Park Board's requirements, provide overall best value, and should be retained to complete the project.

This final construction package, as planned, is for the trades site works package for the remediation work required to return the Killarney Venue Specific Training Site for FIFA World Cup 26 Vancouver for public use and enjoyment. Work is anticipated to commence on August 4, 2026, with substantial completion targeted for December 31, 2026. Specific work includes:

- Removal of temporary facilities (offices, washrooms, media building)
- Removal of temporary security features including perimeter fences, gates, and barriers
- Removal of the temporary asphalt parking lot and conversion back to a gravel play field
- Installation of new features to support public park uses (new fences and gates, new pathways and a new park maintenance storage compound).

The project has delivered a significant sports field legacy, including upgraded utilities, a sand-based irrigated grass sports field with an integrated drainage system, high-mast field lighting, and fencing. Staff are also exploring opportunities to retain a portion of the paved area to support a potential synthetic turf mini-soccer pitch that may be realized through grant funding. However, this opportunity has not yet been confirmed, requires input from interest holders, and would be advanced through a separate process, including Board approvals where required (Appendix B).

The field is expected to be available for community programming in early 2027, and staff anticipate strong demand for access to this venue, which hosted international elite level competitive soccer team practices during FWC26 event.

The field will be maintained as the highest quality sports field within the park system and will be permitted for community use with the potential to accommodate commercial sport use, until funding is secured for its future conversion to a synthetic turf surface, as identified in the Sport Field Strategy. Staff will provide additional information on the permit fee structure and allocation for the field through the 2027 Fees and Charges Report.

FINANCIAL CONSIDERATIONS

Financial Planning & Analysis (FP&A) has reviewed the cost of the service and concurs that funding is available from the capital project budget for the balance of trades site works package which includes the remediation work required to return the Killarney Venue Specific Training Site for FIFA World Cup 26 Vancouver for public use and enjoyment.

The total costs to date including this contract amendment in the context of the delivery of the Venue Specific Training Site by Canadian Turner Construction Company, Ltd. is as follows. A 15% contingency will be held to address any emergent issues or works related to the dissolution of assets on the site and the total costs are within the estimated and available project budget.

Construction Management (confirmed cost)	\$0.1M
Early Works Contract (confirmed cost)	\$8.4M
Balance of Trades Contract (Includes Change Order #1 ATCO Trailer Purchase and Change Order #2) including contingency	\$11.1M
Remediation Contract	\$2.1M
15% Contingency for Remediation Contract	\$0.3M
TOTAL	\$21.9M

LEGAL CONSIDERATIONS

Park Board Procurement Policy requires that all contracts, renewals, extensions, and any other forms of commitments and contracts will be on terms and conditions approved by the City Solicitor.

All contracts awarded by Council valued at \$2,000,000 or greater will be signed by the signed by Vancouver Park Board General Manager, the City Manager, and the Director of Legal Services.

CONCLUSION AND NEXT STEPS

Staff recommend that the Vancouver Park Board support amending the Agreement for a second and final time, with Canadian Turner Construction Company Ltd, which was previously amended on April 14, 2025, for General contractor services for the remediation works package, encompassing the bulk of the remaining site restoration activities necessary to return the Killarney Park Venue Specific Training Site for FIFA World Cup 26™ Vancouver to its intended public park use.

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APPENDIX A

KILLARNEY PARK VENUE-SPECIFIC TRAINING SITE FOR FIFA WORLD CUP 26™ VANCOUVER



Figure 1: Existing Site Conditions for Killarney Park Training Site

APPENDIX B

KILLARNEY PARK VENUE-SPECIFIC TRAINING SITE FOR FIFA WORLD CUP 26™ VANCOUVER Restoration Concept Plan



Figure 2: Restoration Concept Plan for Killarney Training Site