



October 29, 2026

MEMO TO : Park Board Commissioners

FROM : Director, Park Planning and Development

SUBJECT : **Beaconsfield Park Synthetic Turf Field – Amended Concept Design - Board Briefing Memo**

Dear Commissioners,

PURPOSE

The purpose of this memo is to provide an update on the March 30, 2026, Board decision on the Beaconsfield Park Synthetic turf field concept design. The Board approved [the concept plan](#) with an amendment that included the condition that the field be designed to achieve a minimum playable width of 60 metres; and ideally 64 metres, rather than the originally proposed 55 metre width.

This memo outlines the actions staff have taken in response to the motion and the key considerations to increasing field width. After thorough review, staff confirm a 60-metre-wide field is feasible and will proceed toward detailed design and construction accordingly.

BACKGROUND

- Beaconsfield Park has been considered for many years as a candidate location for a new synthetic turf field and this location was reaffirmed in the approved 2024 [Vancouver Sport Field Strategy](#).
- On July 7, 2025, the Board approved the motion titled [Accelerating the Turf Field Upgrade at Beaconsfield Park for Inclusion in the 2027-2030 Capital Plan](#) which directs staff to prioritize the project for inclusion in the 2027-2030 Capital Plan and was subsequently supported by a [September 2025 council motion](#).
- Following Board and Council direction, staff undertook a feasibility study that concluded converting the all-weather field to synthetic turf is feasible but with several key considerations identified including site fit, ground and environmental conditions and neighbourhood impacts.
- Following the feasibility study, a concept design of the field was developed with a 55m x 100m size which falls within the standard full-sized range per International Football Association Board (IFAB) Laws while balancing site constraints with desired amenities.



AMENDED CONCEPT DESIGN

Following Board direction, staff worked with the project's consulting team experienced in sport field development and environmental management to investigate the feasibility of increasing the field width from 55m to 60m and 64m respectively.

The study concluded a 64m width field is not achievable due to the physical limits of the site, but a 60m field is achievable, as shown in Appendix A, and offers both benefits and trade-offs.

Benefits

Compared to a 55m field, a 60m field more closely aligns with dimensions commonly used for senior amateur soccer, youth premier soccer and community tournament play in Vancouver and therefore better accommodates a greater range of ages and abilities. While both field widths fall within the dimensions permitted under IFAB Laws of the Game, the wider field provides additional space for player movement and technical development during match play. The increased field width also provides greater adaptability for future user needs and broadens the range of organizations able to utilize the facility.

Trade-Offs

The expanded footprint of a 60m field significantly reduces available space between the field edge and site constraints like the Metro Vancouver sewer right-of-way corridor. As a result, there is limited flexibility for accommodating additional site amenities (i.e. spectator seating) and circulation routes.

Key interested parties and partner groups have indicated that additional site amenities are considered secondary to the priority of increasing the field width to 60m, and that there is an interest in community fund raising for additional amenities. The wider footprint also requires additional grading and retaining intervention compared with the 55m concept. Although these challenges do not render the concept infeasible, they increase design complexity and construction costs relative to the original concept. This information has been shared with the interested groups.

Environmental Considerations

Environmental impacts continue to be a key project consideration, but the expanded field width will not impact the environmental protections already considered in the initial feasibility study which will be addressed in the project details and material selections. Further environmental consulting and protective measures will be undertaken during the detailed design and construction phases of the project.

FINANCIAL CONSIDERATIONS

The additional construction cost to increase the field width from 55m to 60m is estimated at \$1M due to additional excavation, fill and retaining wall requirements. The original project budget of \$9.8M, funded through the 2023-2026 and 2027-2030 Capital Plans is still anticipated to be sufficient to manage the added costs.



NEXT STEPS

Following issuance of this memo, staff will initiate the competitive Request for Proposal (RFP) process to procure consultant services for detailed design of a 60m wide field, while continuing engagement with interested parties, partner groups and the Musqueam, Squamish and Tsleil-Waututh First Nations. Construction is targeted to begin in mid-2028, subject to future budget approvals.

Regards,

A handwritten signature in black ink, appearing to read "Tiina Mack".

Tiina Mack (she/her)

Director, Park Planning and Development – Vancouver Parks and Recreation

Copy to: PB Leadership Team

PB Communications

Ian Stewart – Associate Director, Park Development

Ben Mulhall – Project Manager II, Park Development

Jason McMillen – Landscape Architect II, Park Development

APPENDIX A

BEACONSFIELD PARK – SYNTHETIC TURF FIELD – AMENDED CONCEPT DESIGN

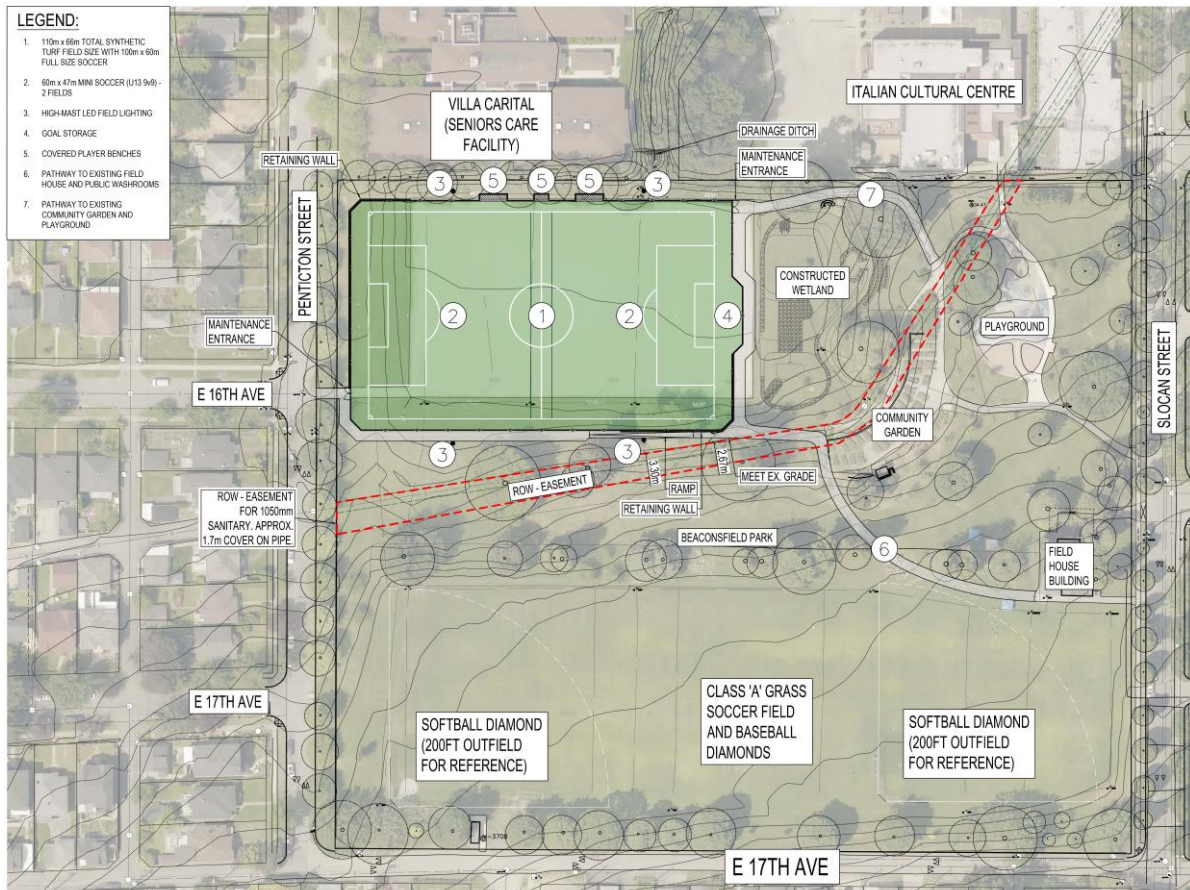


Figure 1: Beaconsfield Park – Synthetic Turf Field – Amended Concept Plan



Figure 2: Beaconsfield Park – Synthetic Turf Field – Amended Concept Rendering