



April 17, 2023

MEMO TO : Park Board Commissioners

FROM : Tiina Mack, Director Planning and Park Development

SUBJECT : **Kerrisdale Park/Point Grey Secondary School Track and Field – Licence Agreement and Custody, Care and Management of Land**

Dear Commissioners,

The purpose of this memo is to provide the Board with an update on the Kerrisdale Park – Point Grey Secondary School track and field upgrades project and specifically, a licence agreement between the Vancouver Board of Parks and Recreation (the “Park Board”) and the Vancouver School Board (the “VSB”) to facilitate the expenditure of development cost levies on the project and that will be going to Council for approval on April 25, 2023.

Context and Background

As outlined in Section 488(3) of the Vancouver Charter, the Park Board has custody, care and management to the extent prescribed by Council of such other areas belonging to or held by the City as Council may from time to time determine.

On April 25, 2005, Council approved a licence agreement between the Park Board and the VSB. Under that agreement, the Park Board received a licence from the VSB to use a portion of their land at Point Grey Secondary School. Subsequently, the Park Board built the existing track and field so that it spans the Park Board’s land and the VSB’s land, as is shown on Figure 1. In that April 25, 2005 report, Council designated the portion of the VSB’s land to which the Park Board received a licence to be under the custody, care and management of the Park Board.

On September 30, 2019, the Park Board approved the [Vancouver Park Board Track and Field Strategy](#), which guides short-term and long-term investment, management and programming at Vancouver’s track and field facilities. At the same time the Park Board also approved the prioritization of upgrades to the track and field facility located on the Kerrisdale Park and Point Grey Secondary School lands subject to VSB approval and a shared use agreement. Priority scope elements for the Kerrisdale/Point Grey site are listed in the strategy’s facility improvement plan.

On October 28, 2019, the VSB approved the Park Board-funded prioritization of upgrades to the track and field facility at Kerrisdale Park and Point Grey Secondary School, subject to a shared use agreement.

The lands that the Park Board wishes to use to upgrade the track and field at Kerrisdale Park and Point Grey Secondary School are not the exact same footprint as they were in 2005 and have expanded to include additional lands (see Figure 1 and Figure 2 attached).

The Park Board will partially fund the track and field upgrades with taxes and partially with City-wide development cost levies collected for the purpose of providing or improving park land. The development cost levies were allocated to track and field amenities under the approved 2019-



2022 Capital Plan. If the licence agreement is approved by Council, the Park Board will be able to use development cost levies on the portion of the project that is situated on the New Licence Area on School Board Lands, in addition to the Old Licence Area on School Board Lands.

Section 523D of the Vancouver Charter provides the framework for Development Cost Levies (DCLs), including authority to allocate DCLs for “providing and improving park land”.

Project Scope

The track and field upgrades project was initiated in 2021 and work to date has included 2 rounds of stakeholder engagement with the Track and Field Advisory Group and representatives from the VSB to develop a design that includes; replacement of the existing track surface with low-impact rubberized surfacing last upgraded in 2007, upgraded jumping and throwing amenities including a new high jump area and discus cage, new seating and storage opportunities, and improved lighting and parking infrastructure (see Figure 4). Washroom renovations are also planned at the adjacent Kerrisdale Arena as a separate, but related project to support the facility and improve accessibility. The Vancouver Field Sport Federation has been receiving regular updates on the project since September 2022.

Discussion

In 2005, the Park Board and the VSB entered into a licence agreement, under which the Park Board received a licence to the Original Licence Area from the VSB and the VSB received a licence to a portion of Kerrisdale Park, as shown in Figure 1. Council subsequently designated the Original Licence Area as under the custody, care, and management of the Park Board, which made it possible for the Park Board to use development cost levies to build the track and field.

Now, following recommendations outlined in the approved track and field strategy, the Park Board staff would like to upgrade and expand the track and field facility at Kerrisdale Park and Point Grey Secondary School. Consequently, in order to use development cost levies to fund the expansion of the facility and to complete the project, the Park Board staff is asking Council to approve the licence agreement and designate the expanded area (see Figure 3) under the care, custody and management of the Park Board.

As part of this arrangement the VSB will have the right to use the track and field amenities during school hours and for school events, while the Park Board will have access to the facilities outside of school hours for community use and bookings for organized sports group use when permitted through the Park Board. The term of the licence is the lifespan of the track and field upgrades. The Park Board is solely responsible both physically and financially for the installation of the track and field upgrades and for the maintenance of these facilities. It is expected that these licences will be augmented so as to elaborate and confirm details of the shared use of the field, including times of use, maintenance obligations and other matters needing to be defined through a shared use agreement. Guidance in this regard will be given by similar existing arrangements already in place for the playfield.

Financial Implications

The total overall costs of the project are estimated to be \$4.25M. If Council approves the recommendations outlined in the Council Report, the Park Board will be able to spend



development cost levies from the approved 2019-2022 Capital Budget track and field accounts within both the New Licence Area and the Old Licence Area on VSB lands. If not approved, Park Board will need to reallocate an estimated \$900,000.00 of tax dollars in order to complete the project, which would have a significant impact on other planned infrastructure renewal projects.

Next Steps

Subject to approval and execution of the licence agreement, Park Board staff, working with the project's professional consulting team, will finalize detailed design drawings in preparation for tendering mid-2023. Staff anticipate bringing construction contract award recommendation to the Board in the fall of 2023 for approval. It is expected that construction of the track and field upgrades begin in the winter of 2023 and are targeted for completion before the end of 2024 as there is fair and warm weather dependency for some aspects of the work.

Regards,
Tiina Mack, Director Planning and Park Development

TKM/JM

Copy to: PB Leadership Team
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Figure 1: Original Licence Area

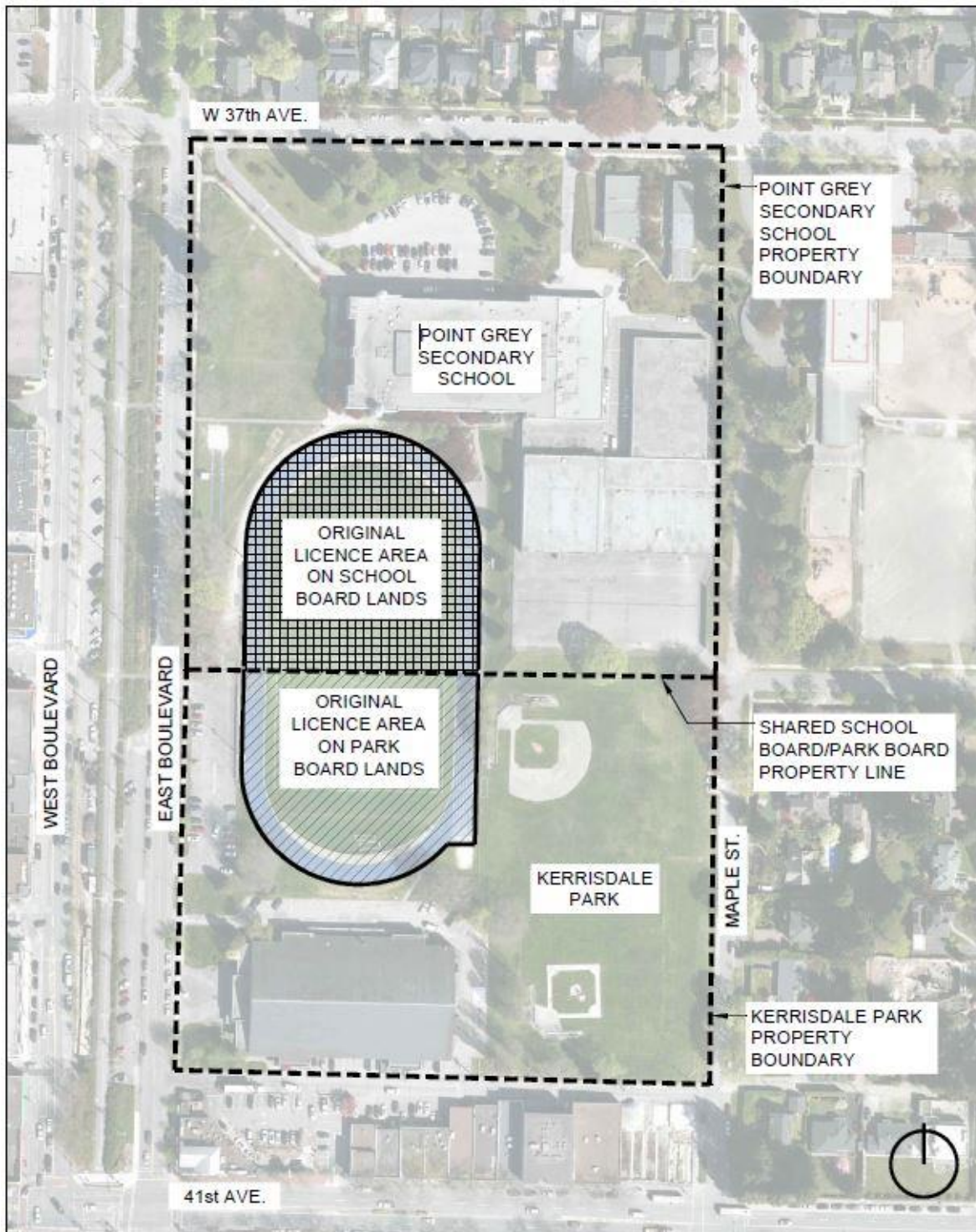


Figure 2: New Licence Area

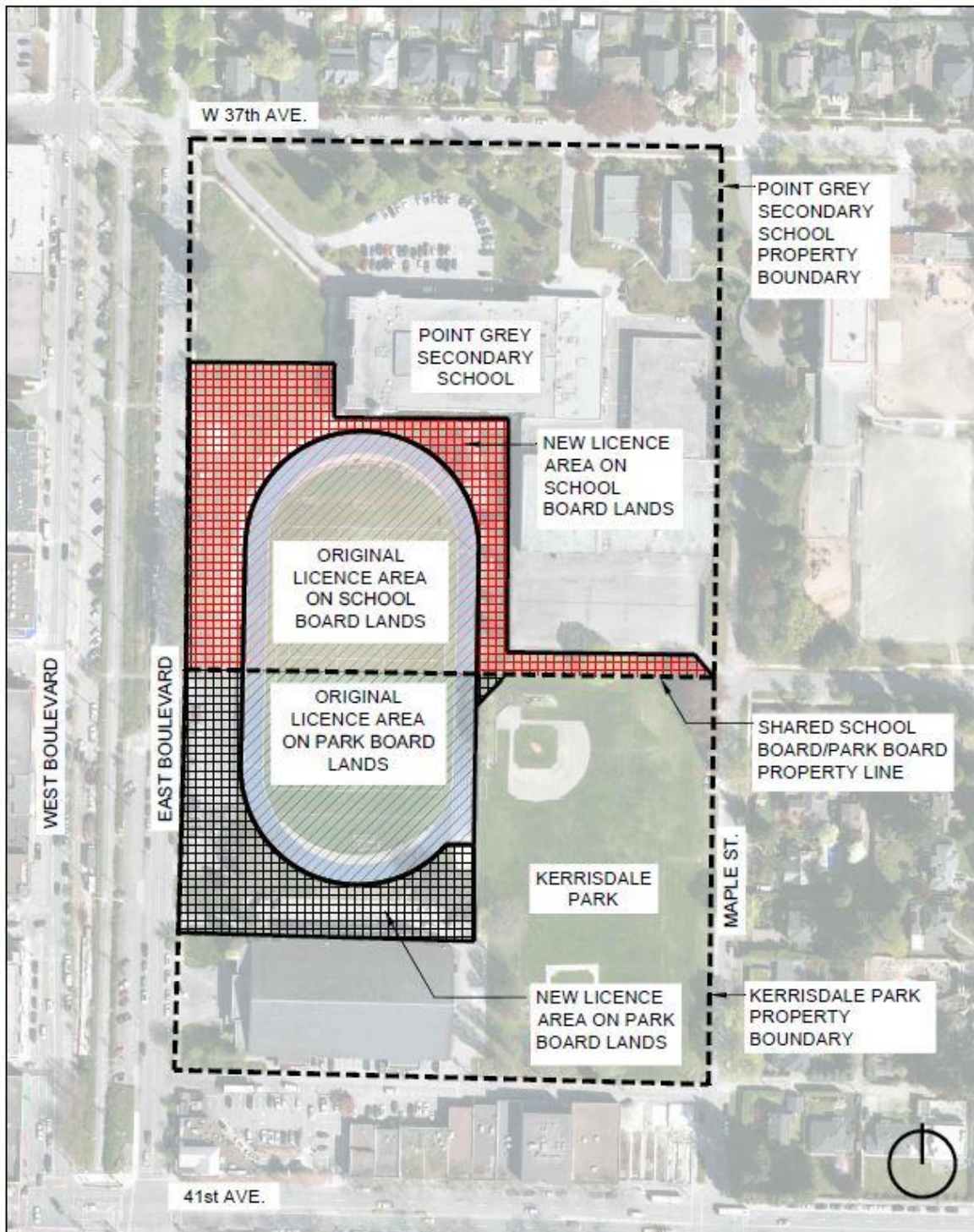


Figure 3: Total Licence Area

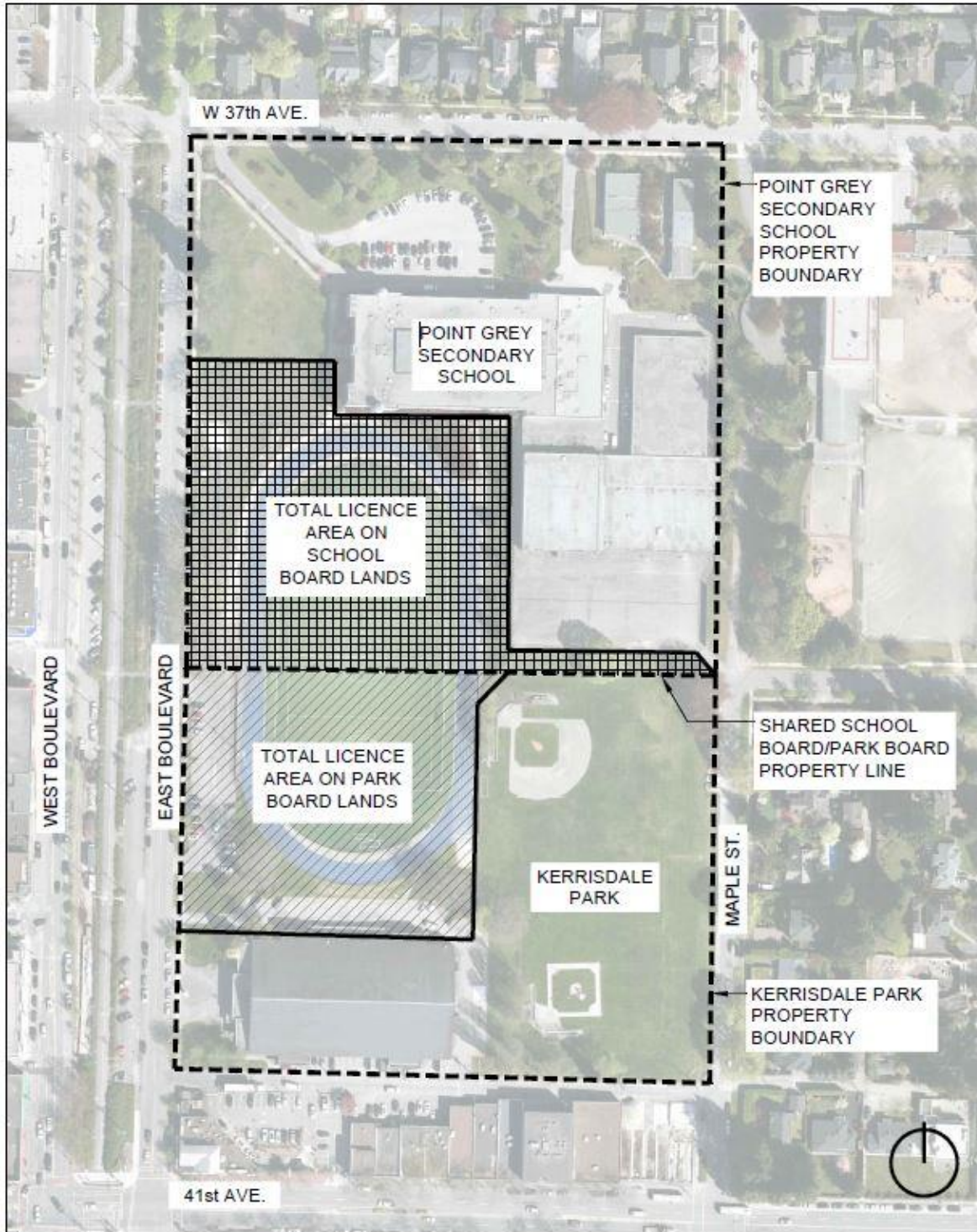


Figure 4: Concept Plan

