
CITY OF KELOWNA

MEMORANDUM

Date: October 3, 2003
File No.: 7900-20
To: City Manager
From: Recreation and Cultural Services Manager
Subject: Memorial Arena Space Allocation Plan

RECOMMENDATION:

THAT the Council approve the space allocation plan for Memorial Arena which dedicates space to Kelowna Minor Hockey Association, Okanagan Military Museum Society and the Kelowna Minor Lacrosse Association as per the report attached from the Recreation and Cultural Services Manager dated October 3, 2003;

AND THAT staff be directed to develop partnership agreements with each of Kelowna Minor Hockey Association, Okanagan Military Museum Society and the Kelowna Minor Lacrosse Association to include the capital development and the operational responsibilities for the dedicated spaces.

Discussion:

Council has approved in principal the renovation of Memorial Arena, which includes the replacement of the arena floor, boards, related refrigeration equipment, related building improvements, and directed staff to develop a plan illustrating the work. Included in the work to develop the renovation plan is;

1. Determine the size of the playing surface – Note: Council has recently approved that the dimensions of the playing surface remain the same as they currently are.
2. Examine the potential uses of the other interior spaces, and the appropriate improvements and upgrades.
3. Examine the exterior façade, to determine appropriate renovations to improve the appearance of the facility.

In consultation and collaboration with the above mentioned groups, we have reached consensus on the allocation of space in the facility. A floor plan illustrating the dedicated space is attached. To a large extent, this space allocation plan does maintain the space that each of the groups currently uses. The major addition is the Okanagan Military Museum Society is assigned additional space at the Ellis Street front entrance, and the staff areas in the south east area of the facility.

Prime considerations resulting from this space plan;

1. The Okanagan Military Museum Society would assume control over the front entrance off Ellis Street, and potentially the ramps, which provide second floor access to the mezzanine and bleachers. This will necessitate the redevelopment of an improved entrance on Doyle Avenue, including improved stairway access to the second floor.
2. The public washrooms located by Ellis Street entrance will no longer provide service to arena users, so re-development of new washrooms is required by the Doyle Ave. entrance.
3. The space allocation plan clearly identifies common areas for arena users which the City will take the prime responsibility to upgrade. As the City proceeds with significant renovations to replace the playing surface and boards, improvements will also be required in several other areas of the facility.

4. Generally, the south side of the facility will be closed off during regular operations. The bleachers on that side will be used only for those special events and tournaments when the size of the event warrants access. The space under the south bleachers will be utilized for additional storage for minor sports. There is potential for minor sports to re-develop that area, should the demand become evident in the future.
5. The south side main floor washrooms will be refurbished to provide access to casual users during the daytime instead of opening up the normal change rooms.

Once the space allocation plan is approved, staff will continue to work with each of the community groups to develop partnership agreements. These partnership agreements will address operations, renovation/addition timelines, financial responsibilities, joint development of shared space, and related duties, accountabilities and responsibilities. To some degree, these items have already been discussed. In fact, the OMMS has provided a first draft of a phased development plan.

Staff continues to examine the appropriate level of exterior façade renovations. As Council may be aware, a "Design Charrette" encompassing the Cultural District is scheduled for early 2004. A component of this "Design Charrette" will be to provide direction on the form and design of many facilities in the Cultural District. The consultants and participants in this "Design Charrette" will be specifically requested to examine the Memorial Arena exterior façade. Staff will then use this information to establish recommendations and budget submissions for the future.

The following chart illustrates the City's potential renovation and financial considerations to date;

Renovation item	2003	2004	2005	2006
1. Playing surface, boards & refrigeration	\$150,000	\$650,000		
2. Common area phase 1, - washroom re-location and general improvements, dressing room upgrades including shower areas, lighting fixture replacement, interior painting, and shared used of north ramp.		\$140,000		
3. Common areas phase 2 – Doyle Ave entrance improvements , replace flooring			\$175,000	
4. Exterior façade			\$ TBA	\$ TBA
Total	\$150,000	\$790,000		

JWR Oddleifson
Recreation and Cultural Services Manager

Pc Director of Parks and Leisure Services
Sports and Facilities Manager
Civic Properties Manager

Attachment