

DATE: July 7, 2020

FILE: 8020-02

TO: Chair and Members
Comox Valley Sports Centre Commission

FROM: Russell Dyson
Chief Administrative Officer

Supported by Russell Dyson
Chief Administrative Officer

R. Dyson

RE: Glacier Kings Junior B Team Dressing Room

Purpose

To update the Comox Valley Sports Centre Commission (CVSCC) of discussions with the Comox Valley Glacier Kings Junior B Hockey Club (Glacier Kings) owners to locate an existing portable structure they recently acquired at the Comox Valley Sports Centre (CVSC).

Recommendation from the Chief Administrative Officer:

None. This report is for information purposes only.

Executive Summary

The locally owned and operated Glacier Kings Junior B hockey club is a member of the Vancouver Island Junior Hockey League and has been in the valley for well over 20 years. The club is seeking permission to locate an existing portable structure they recently acquired onto the north east corner of Arena 1 at the CVSC, at the Glacier Kings Junior B hockey club's expense in exchange for its use during the Junior B hockey season.

- Phase 1 would be to provide a dressing room utilizing a portable the Glacier Kings have purchased and Phase 2 would consider adding shower facilities to this building.
- Over the past several years the Glacier Kings have looked at providing its players with a dressing room that would be for the exclusive use of the team during the hockey season.
- In June 2018, the Comox Valley Regional District (CVRD) Board approved entering into an agreement with the Glacier Kings for the construction of a team dressing room at the CVSC site.
- Due to costs associated with this project, the Glacier Kings were not prepared to move forward with the construction of a team dressing room near Arena 1 at that time.
- Terms and conditions will need to be outlined in a detailed agreement prior to locating an existing portable structure they recently acquired at the CVSC.

Prepared by:

J. Zbinden

Jennifer Zbinden
Senior Manager of Recreation
Services

Concurrence:

D. DeMarzo

Doug DeMarzo
General Manager of
Community Services Branch

Background/Current Situation

The Glacier Kings are a member of the Vancouver Island Junior Hockey League. The locally owned and operated club is in their 28th year of play. In 1990, they approached the Commission to allow them to construct a club dressing room. The CVSCC gave them permission to discuss the matter with staff. The idea was brought forward again in 2009 and once again in 2013. On all of these occasions, the project did not proceed.

In September 2016, the CVRD Board approved entering into an agreement with the Glacier Kings for the placement and operation of an equipment storage trailer at the CVSC site. This project also did not proceed.

In April 2018, the request for a dressing room built by the Glacier Kings for the exclusive use of their Junior B team came forward by the Glacier Kings again with an additional request that the CVRD support the project by applying the Kraft Hockeyville funds of \$25,000 towards the dressing room initiative. The Glacier Kings submitted the CVSC facility nomination to Kraft Hockeyville. Residents then had the opportunity to vote online, and the Comox Valley was the only BC community to make it to the shortlist, before moving to a final round of voting where the Comox Valley earned one of the runner-up prizes, of \$25,000 in 2017.

In May 2018, the CVRD Board approved entering into an agreement with the Glacier Kings for the construction of a team dressing room at the CVSC site and also approved that the 2018 – 2022 financial plan be amended to increase other professional fees by \$25,000 as a contribution towards the construction of a dressing room by the Glacier Kings to be funded by a transfer from the Kraft Hockeyville funds held in the capital works reserve.

In August 2018 staff met with the Glacier Kings owners where confirmation was provided from the Glacier Kings organization that the construction of a team dressing room at the CVSC site will not proceed at this time. This is due to the high costs associated with this project.

The Glacier Kings organization requested to move forward with the September 2016 CVRD Board approval for the CVRD to enter into an agreement with the Glacier Kings for the placement and operation of an equipment storage trailer at the CVSC site. CVRD staff would work with Glacier Kings owners and School District 71 (SD71) to establish trailer placement. CVRD staff would work with the Glacier Kings owners to draft a detailed agreement indicating items such as term of trailer placement, cost specifics and responsibilities, access to storage, etc.

There were five specific areas/project listed in Kraft Hockeyville funds application process; one being for a new dressing room for the Glacier Kings organization. As the temporary equipment storage trailer was not included as one of these areas/projects to utilize the funds, the \$25,000 Kraft Hockeyville funds could not be used towards the equipment storage trailer project.

As a result of the Glacier Kings Junior B Hockey Club being unable to move their project forwards the \$25,000 was subsequently reallocated to support accessibility improvements for the CVSC facility.

The concept of a dressing room built by the Glacier Kings for the exclusive use during the Junior B hockey season has again recently resurfaced. Club owners have requested that staff consider the proposal again. As a new resolution the first phase of a two phased process would be to locate an existing portable structure they recently acquired to provide space for hockey gear and team building time which will add to the team atmosphere and be a source of pride for the players followed by a shower room in phase two.

The CVSC facility lacks adequate storage, team meeting space and washrooms/change rooms — which are required for Junior B Hockey in order for successful recruitment, training and game play. The addition of an equipment/dressing room portable would also benefit our many user groups during the Junior B hockey club off season for several years to come.

Policy Analysis

Bylaw no. 2410 establishes the service for the purpose of constructing, equipping, enlarging, operating and maintaining ice arena - swimming pool recreation complexes and to contribute towards the cost of community use facilities and structures in the service area. This enlargement to a CVRD facility would be at the sole cost of an outside organization with no cost to the CVRD.

The following COVID-19 response and renewal framework for the CVRD services are supported.

- Maintaining core services at an affordable cost- Careful management of recreation services and assets essential to providing affordable and reliable services to citizens in the CVRD.
- Adapting to changing community priorities – Assessing recreation services for updates and improvements.

The following Sports Commission Strategic Plan Goals are supported.

- Strategic Goal 3 – Partnerships outcome - Partnership between jurisdictions and all external stakeholders. Building on relationships to work with our user groups for a safe opening of our facilities.
- Strategic Goal 3 – Partnerships outcome - Work with our user groups to increase public awareness of programs on health, wellness and active living.

Alternatives

At this time, this report is for information only. It is meant to advise the commission on discussions between the CVRD and the hockey club with respect of the possibility to locate an existing portable structure they recently acquired as a seasonally dedicated space at the CVSC for the Glacier Kings, at the club's expense. If agreement is reached, a report describing the relationship and seeking Board approval for an agreement would be presented to the commission. However, the Board retains the option to preserve all space as public.

Financial Factors

Any costs associated with drawing, construction, permits, engineering etc. will be borne by the Glacier Kings.

It is anticipated that the Glacier Kings will be seeking compensation for the upgrades to the CVSC. Compensation may take the form of reduced rental rates, establishment of a long term rental Agreement, or funding support for phase one or two.

Good fiscal management and financial best practices are at the core of the CVRD financial planning process. Careful management of services and assets is essential to providing affordable and reliable services to citizens and businesses in the CVRD. Wherever possible, partnerships with local services clubs and grants opportunities should be investigated.

Legal Factors

The CVSC is a public facility, and as such, exclusive use of a portion of that facility may come under scrutiny. Therefore, it is important to illustrate that the club has built and donated the dressing room in exchange for its use during the junior B hockey season

Therefore it is required that prior to the start of, a detailed agreement must be reached and approved. The agreement would include, but is not limited to, the responsibilities of each party, a construction schedule, terms of use, length of agreement, and financial responsibility.

Regional Growth Strategy Implications

- i. Public health and safety: Support a high quality of life through the protection and enhancement of community health, safety and well-being:
 - Objective 7A-5: Support the promotion of healthy lifestyles and invigorating community spirit through physical activity

Intergovernmental Factors

The CVSC is within the City of Courtenay. All approvals, permits, licenses and connection fees necessary for the project will be the responsibility of Glacier Kings. These conditions will be outlined in the future agreement.

The CVRD leases the property on which the Sports Centre is located from SD71, the land owner. Prior to any addition, CVRD staff will discuss the project with the land owner to get their approval. SD71 has been supportive of the past dressing room improvements and staff will work with them on the equipment storage trailer request from the Glacier Kings.

Interdepartmental Involvement

The recreation services department has taken the lead but has worked with finance and the corporate services branch on this initiative.

Citizen/Public Relations

We support and promote activities which are affordable and accessible. Together as a community, we can forge a healthier and more sustainable way of life in the Comox Valley. Supporting the Glacier Kings organization is important to attracting and keeping high level of junior hockey in the Valley

Communications with the CVRD and Glacier Kings provide updates to stakeholders and the general public.