

# City Staff Report

Original signed by: Acting City Manager Bolton

Report Date: April 29, 2024  
Meeting Date: May 7, 2024 – Joint Advisory Committee

To: City Manager  
From: Director of Community Services  
Subject: Quesnel Kangaroo's Request for Storage and Dressing Room

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## Purpose

The purpose of this report is to obtain direction from the North Cariboo Joint Advisory Committee (the Committee) regarding the Quesnel Kangaroo's request for storage and/or dressing room space in the West Fraser Centre (WFC).

## Summary

- At its April 9, 2024 meeting the Committee passed a resolution directing staff to meet with the Quesnel Kangaroos and to bring a report to a future meeting outlining space and cost options to address the storage and dressing room needs of the Quesnel Kangaroos.
- Staff met with representatives of the Quesnel Kangaroos and discussed options for construction of a new dressing room, in addition to discussing two storage options.
- Regarding the potential long-term option of constructing a new dressing room, the City hired an architect to develop concept drawings.
- Regarding the storage options, staff and the representatives of the Quesnel Kangaroos looked at the main storage room for the WFC in addition to space in the vestibule of Dressing Room F.
- The WFC currently has dressing room(s) that the Quesnel Kangaroos could use for their games and practices however these rooms can not be provided to the team exclusively, which would require players to bring their own equipment to and from each game/practice, as the majority of Central Interior Hockey League (CIHL) teams do.
- While this is a common practice in the CIHL, the Quesnel Kangaroo players have not been required to do this since they reestablished the team following the departure of the Quesnel Millionaires Jr. Hockey Team, because they've been provided with a dedicated dressing room.
- One option to allow players to use an existing dressing room without having to bring their equipment to and from each game/practice is to provide the team with a storage area in the WFC.



- Currently the main facility storage room is used to store a number of items including the stage which takes up approximately 22 square meters of space. This space could be made available to the Quesnel Kangaroos if arrangements were made to store the stage offsite.
- This could be accomplished with the purchase of a trailer at an estimated cost of \$26,000.
- This option was discussed with the representatives of the Quesnel Kangaroos however the organization maintains that they feel they need the entire storage room so that they can convert it into a change room.
- The conversion of this space into a change room is not ideal for a variety of reasons:
  - Items currently stored in the storage room that would have to be relocated if the space were provided to the Quesnel Kangaroos include hockey nets of various sizes that are used by multiple user groups including the Quesnel Kangaroos, the Jr. Hockey team, adult hockey groups, and Quesnel Minor Hockey, in addition to rink dividers that are used regularly for children's hockey.
  - These items cannot be stored offsite because they are used daily/weekly during the ice season and there is insufficient space in the building to store them elsewhere.
  - In order to accommodate the storage needs for these items it would be necessary to construct a new storage room expansion at the back of the building.
  - The storage room would only be accessible by an exterior door which would require staff to go outside to transfer equipment from the storage room back and forth.
  - While the room could be converted into a change room, it is too small and it would be too expensive and difficult to install showers and washroom amenities in it.
  - The space therefore could only be used for changing which would mean that players would have to walk through open hallways from one change room to another in order to shower or use the washroom.
- If the Committee would like to provide a dedicated dressing room for the team a better long-term solution would be to construct a team dressing room.
- Construction of a new dressing room is expected to cost approximately \$400,000 - \$450,000.
- Concept drawings are attached for consideration by the Committee.



## Policy

- At its meeting on April 9, 2024 the North Cariboo Joint Advisory Committee passed the following resolution:

*THAT the North Cariboo Joint Advisory Committee direct Staff to meet with the Quesnel Kangaroos Hockey Club and bring a report forward to a future meeting, outlining space and cost options to accommodate the dressing room and storage needs of the Quesnel Kangaroos, at the West Fraser Centre*

## Recommendation

**THAT the North Cariboo Joint Advisory Committee allocate \$26,000 in the 2024 North Cariboo Recreation and Parks capital budget to purchase a trailer to store the West Fraser Centre stage off-site and provide the vacated space in the main storage area at the West Fraser Centre to the Quesnel Kangaroos Hockey Team for storage of equipment and supplies;**

**AND THAT the North Cariboo Joint Advisory Committee allocate \$10,000 in the 2024 North Cariboo Recreation and Parks capital budget for design work for the potential construction of a new dressing room;**

**AND THAT staff be directed to provide information regarding a preferred design, project cost, and funding options of a new dressing room for consideration by the Committee as part of the 2025 North Cariboo Recreation and Parks budget process.**

## Financial Implications

- The financial implications will vary depending on the option selected by the Committee but could be as high as approximately \$450,000.
- The cost to the NCRP budget could be offset in part if the Quesnel Kangaroos contributed toward the expense of the project through fundraising and sponsorship donations of cash, material, or in-kind labour.
- More detailed design work and cost estimates are required to obtain more precise cost estimates.

## Options

- The following options may be considered by the Committee:
  1. Advise the team that that they will be provided with non-exclusive use of one (or two) of the regular changerooms in the WFC for their games and practices as needed and that no space will be provided in the main facility storage area for player's personal equipment. Direct staff to work with the team to provide storage for other items that can be accommodated in a new, larger storage cupboard in the vestibule of one of the dressing rooms.



2. Advise the team that approximately 22 square meters of storage space can be provided in the main storage room for player equipment or other items as required. Additional space can also be provided in the form of storage cupboard in one of the dressing rooms. Provide a funding allocation of \$26,000 in the 2024 capital budget to purchase a trailer for the stage to be stored offsite.
  3. Provide the Quesnel Kangaroos with the entire storage room space as requested and direct staff to adjust the five-year capital plan to incorporate construction of a storage room in 2025.
  4. In combination with Option 1 or 2 above, direct staff to proceed with additional design work for a new changeroom addition to the facility and bring forward options and more refined cost estimates for consideration by the Committee as part of the 2025 budget process. Provide a funding allocation of \$10,000 in the 2024 capital plan for design work and costing.
  5. Any other option deemed appropriate by the Committee.
- The Committee should note that the Quesnel Kangaroos may choose to fold if they are not provided with the entire storage room as requested in Option 3.

#### **Attachments:**

- Photos of storage room at the West Fraser Centre
- Change Room Options – Dialog Designs
- Email April 3, 2024 – Quesnel Kangaroos
- Letter April 17, 2024 – Quesnel Kangaroos
- Letter April 23, 2024 – Quesnel Kangaroos

#### **Background**

- At their meeting on March 12, 2024, the Committee approved entering into an agreement with Parallel Sports Group to bring a Kootenay International Junior Hockey League (KIJHL) team to Quesnel.
- The agreement provides the new Junior team with exclusive use of the Team Dressing Room (79 square meters) previously used by the CIHL Men's Senior hockey team, the Quesnel Kangaroos.
- The dressing room served as both a dressing room for the team and as storage for the Quesnel Kangaroos.
- An email from the Quesnel Kangaroos was included on the Committee's April 9, 2024 agenda, requesting that three elected officials meet with the Quesnel Kangaroos to look at options to address the team's needs in the WFC. In the email, the team indicated that *"they would be unable to function without a proper dressing room"*.



- The Committee received the email and passed a resolution directing staff to meet with the Quesnel Kangaroos and to bring a report to a future meeting outlining space and cost options to address the storage and dressing room needs of the Quesnel Kangaroos.

#### Storage Options:

- Storage Cupboard in Dressing Room F Vestibule
  - There is an existing storage cupboard in this space that was previously used by the Goldpanners Men's Hockey Team.
  - The existing cupboard could be utilized, or a new, larger, purpose-built cupboard could be constructed in its place.
  - While this space may not be able to accommodate all of the storage requests of the team, notably player equipment, it could be used for general items like first aid kits(s), skate sharpening machine, and miscellaneous tools, items, and equipment.
  - Construction of a storage cupboard could be undertaken by the Quesnel Kangaroos at their expense or could be undertaken by staff and absorbed within the existing North Cariboo Recreation and Parks (NCRP) operating budget.
  - Photos of the space are attached to this report.
- Main Facility Storage Room:
  - The main storage room for the WFC is approximately 47 sq m. and is used to store items like the stage, spare arena glass, hockey and lacrosse nets, rink dividers, and, on occasion, rink boards.
  - There isn't sufficient space elsewhere in the facility to store all of these items which means that if some, or all, of the space is provided to the Quesnel Kangaroos, items would need to be stored offsite and/or a new storage space would need to be constructed.
  - Items like the hockey nets are used by multiple user groups including the Quesnel Kangaroos, the Jr. A Hockey Team, adult recreational hockey groups, and Quesnel Minor Hockey on a daily or weekly basis making it impractical to store them off site.
  - The stage, on the other hand, is only used a few times a year, typically during the spring/summer so it could potentially be stored offsite.
  - Storing the stage off site could be accomplished with the purchase of a trailer which could be kept off site on a secure City property and towed to the WFC for events when required. The cost for the trailer is estimated to be approximately \$26,000.



- Storing the stage offsite would free up approximately 22 sq. m in the storage room that could be used by the Quesnel Kangaroos for storage.
- Construction of storage shelving or cupboards in the main storage room could be undertaken by the Quesnel Kangaroos at their expense or could be undertaken by staff and absorbed within the existing NCRP operating budget.
- Photos of the storage area are attached.
- These two storage options were presented to representatives of the Quesnel Kangaroos who advised that they would share the information with their Board of Directors.
- On April 17, the Quesnel Kangaroos sent an email message to Committee members indicating that they had *"unanimously voted that to properly run the Quesnel Kangaroos organization we need the full stage storage room as a dressing room to move forward."*

#### Dressing Room Options:

- Conversion of the Main Facility Storage Room:
  - It is not permissible under the Building Code to convert this storage room into a shared storage/dressing room. It would have to be one or the other.
  - This space is needed for storage of equipment that is used by multiple user groups. There is insufficient space in the building to store these items elsewhere.
  - The room is too small, and it would be too difficult and expensive to convert it into a proper dressing room with showers and washroom facilities.
- Construction of a New Dressing Room:
  - While expensive, the best long-term solution, if it is deemed a priority of the Committee to provide an exclusive dressing room space to the Quesnel Kangaroos, would be to construct a new team dressing room.
  - If the Committee wished to proceed with a project, there would not be sufficient time to complete the work this year.
  - A more realistic expectation, if the Committee supports proceeding with construction of a new dressing room is that the work be planned and budgeted for in 2025.
  - To provide the Committee with concept drawings for construction of a new dressing room, the City retained the services of Mark Hentze of Dialog Design. Mark was previously an architect with CEI Architecture/HDR Architecture, who designed the WFC.
  - The concept drawings are attached for consideration by the Committee.



- Option 1:
  - The option provides 24 square meters of vestibule space, 44 square meters of change room space, and 21 square meters of shower/washroom space, for a total of 89 square meters.
  - This option provides a storage room that is similar in size to the current storage room.
  - This option includes repositioning and covering the emergency exit stairwell from the upper concourse at the northeast corner of the building, which would reduce issues of loitering, vandalism, and maintenance.
  - The estimated cost of this option is approximately \$450,000.
- Option 2
  - The option provides 27 square meters of vestibule space, 48 square meters of change room space, and 21 square meters of shower/washroom space, for a total of 96 square meters.
  - This option would result in a significant reduction in the area of the storage room (from 48 square meters to 21 square meters) which would necessitate the need for an offsite storage solution for the stage.
  - This option includes covering the emergency exit stairwell from the upper concourse at the northeast corner of the building, which would reduce issues of loitering, vandalism, and maintenance.
  - The estimated cost of this option is approximately \$400,000.
- Option 3 (a)
  - This option is provided for illustrative purposes and shows the storage room space converted into a change room with a washroom and showers.
  - This renovation would result in a space that is similar in size to the flex dressing rooms and would be much too small for a team dressing room.
- Option 3 (b)
  - This option is based on converting the storage room into a change room only, with no shower or washroom amenities, as requested by the Quesnel Kangaroos.
  - The option provides 13 square meters of vestibule space, 34 square meters of change room space, and 0 square meters of shower/washroom space, for a total of 47 square meters.
  - Construction of a new storage space is proposed that would be accessible by exterior doors only to provide storage space that is equivalent in size to the current storage room (46 square meters).
  - The estimated cost of this option is approximately \$250,000.





Storage Cupboard Option  
Vestibule Dressing Room F



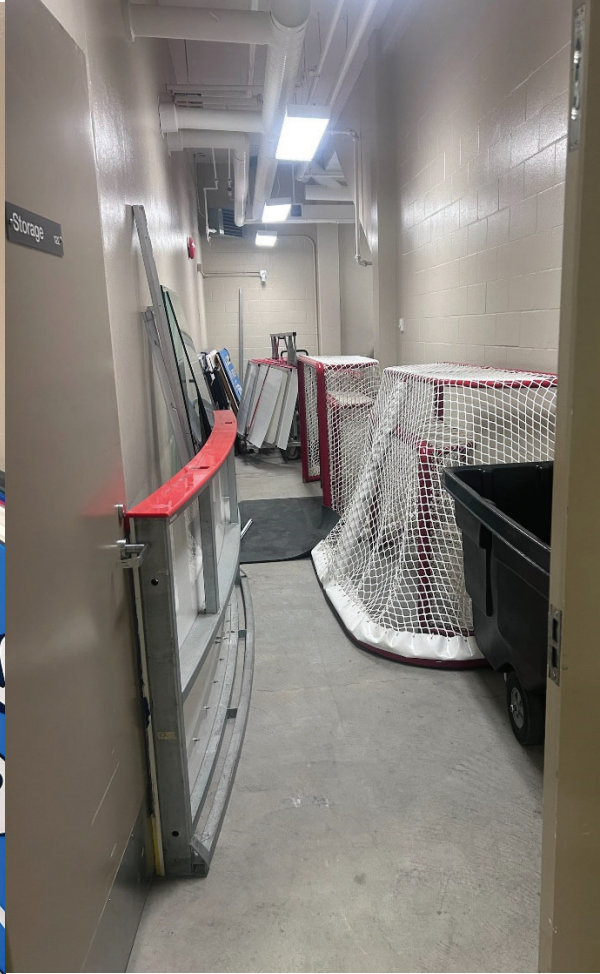




Main Facility Storage Room

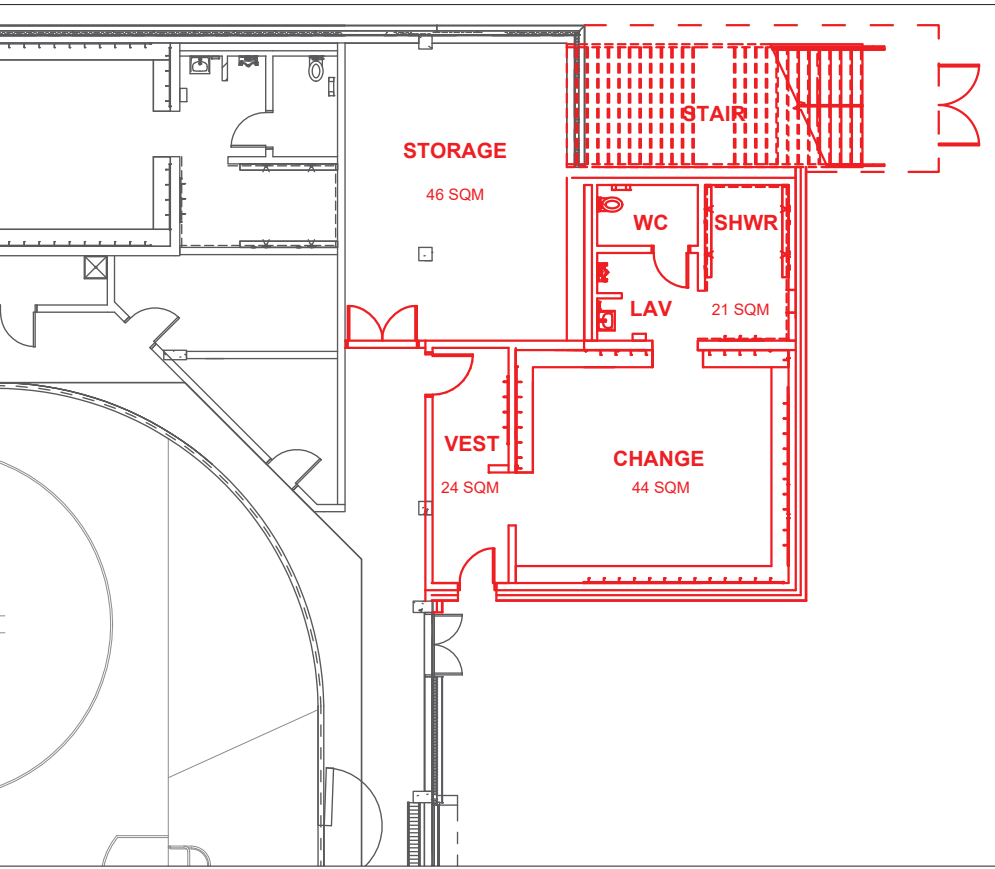
Stage



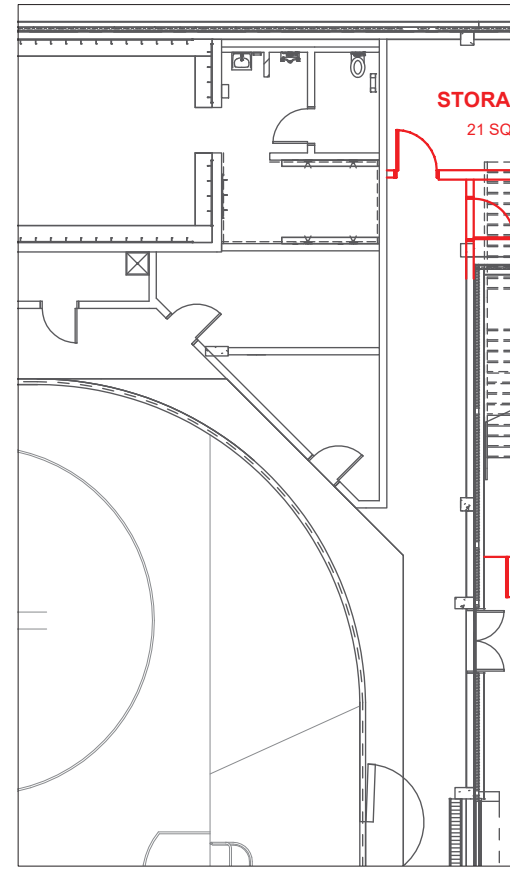


Main Facility Storage Room

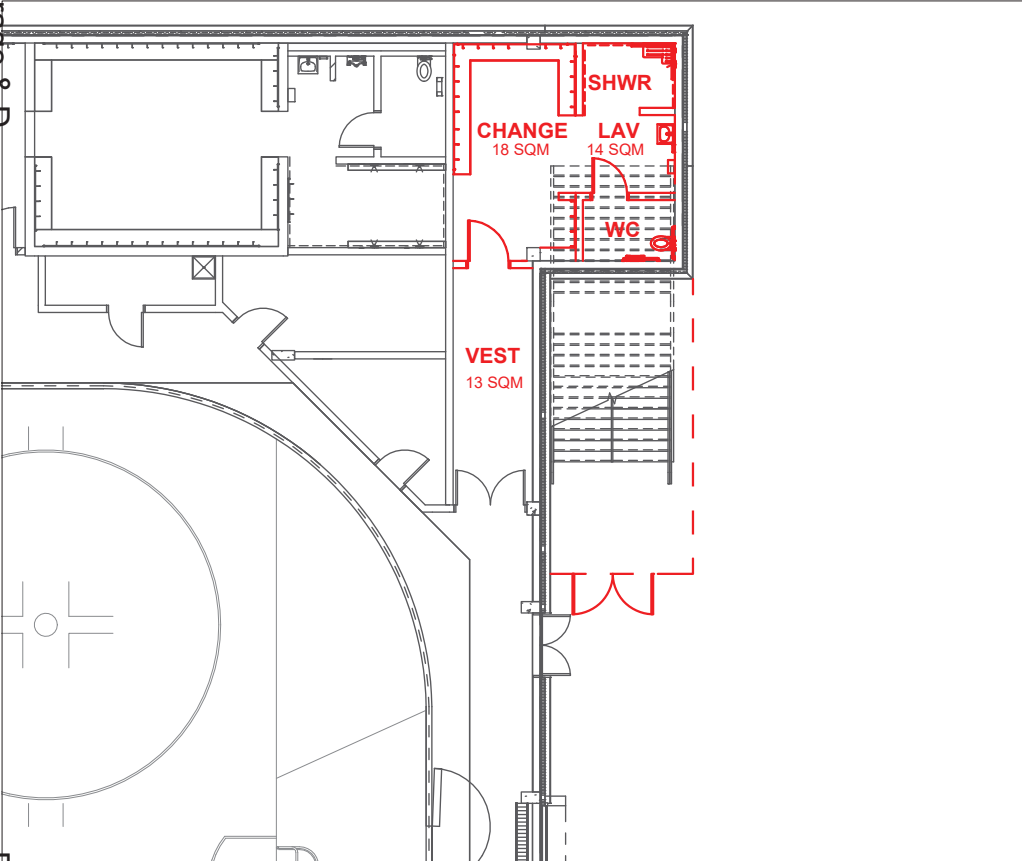




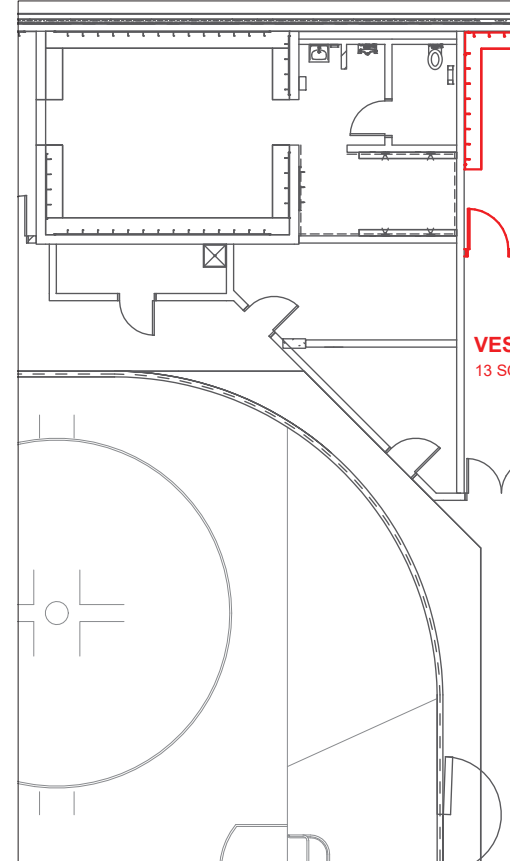
OPTION 1 - RELOCATED STAIR



OPTION 2 - STAIR REMAINS



OPTION 3A - EXISTING FOOTPRINT FLEX ROOM



OPTION 3B - EXISTING FOOTPRINT

**From:** qkhockeyclub <qkhockeyclub@gmail.com>  
**Sent:** Monday, March 25, 2024 8:49 PM  
**To:** Jeff Norburn <jnorburn@quesnel.ca>  
**Subject:** [EXTERNAL] Kangaroos letter request to go on NCJAC meeting agenda!

To whom this may concern..your Quesnel Kangaroos would like to say moving forward if and when a Junior team comes to Quesnel. We understand in our contract that we would lose out on our team dressing room. However at the city council meeting both the Kangaroos and Jr representatives agreed that both teams need a space in the arena to run smoothly.

We have put alot of money into that room, purchasing the materials and building the stalls that can be removed etc. We have accumulated alot of stuff over 15 years of running this club consistently again and have just as much stuff or more then a junior hockey club. We would not be able to bring to each practice and game, pack it up afterwards and find storage.

We are asking to do a walk through of the arena with 3 representatives from council along with 3 of the Roos members to take a look at the options together as there are a few.

When we sat down last night as a board and directors we all came to an agreement that the team would not be able to properly function without a dressing room. We agreed to help bring a junior team to town but want to be a part of this picture for the future. We have great ideas moving forward we hope to share with you.

This has been sent to you, Laurey-Ann Roodenburg, Jeff Glassford and Richard Gauthier and Mayor Ron Paul. We are asking a request that it goes on the next North Cariboo Joint Advisory Committee meeting agenda.

Thank you,  
Sincerely, your Quesnel Kangaroos





# Quesnel Kangaroos

Senior AA Hockey Team in the CIHL

To whom this may concern,

Two members from the Quesnel Kangaroos board of directors met up with City staff for a walk through of the arena Tuesday afternoon. The Roos were shown the first option which was a 5ft tall by 4ft wide closet like storage. The second option they were shown is the storage room where the stage is kept, and told we could build a small storage spot within there. We were also told we have to be out of our room by May 1<sup>st</sup> and will be removing all stalls ect that we built and installed with our own money.

We sat down Tuesday night afterwards with all of our board members and have unanimously voted that to properly run the Quesnel Kangaroos organization we need the full stage storage room as a dressing room to move forward. Considering our current dressing room and the Observer Room, which has been empty until now, have now both been given to the River Rush.

If you were to put all our equipment side by side with the Junior teams, you would see we have equal amounts if not more. When we sat down together, and in public at the City Council meeting to agree on working together it was stated by both parties that both teams needed a dressing room in the West Fraser Centre to properly run. Now they have been given two full size rooms, and we are left with a closet space?

We have proven over the last 100 years that this city admires this team, we have put in extended effort over the last 15 years to make the kids, families, and community feel involved in this space and we deserve a room that we will take pride in. Minor hockey and other organizations can continue to use our space for special events and tournaments as we have always done in the past. This brand-new arena was built to hold more than one hockey team and has the capacity to do so. We know there is other options for the stage and other pieces of equipment that are being stored and feel we are being pushed out as these options are not being looked into.

Thank you,

Sincerely,  
Your Quesnel Kangaroos Hockey Club





# Quesnel Kangaroos

Senior AA Hockey Team in the CIHL

April 23, 2023

To whom this may concern

Your Quesnel Kangaroos and Quesnel River Rush sat down and discussed that May 1st they have been given permission to move into our current dressing room. They also said they will revamp the room so we will be taking out our stalls that we paid for down. We are down to **7 DAYS** to find and move into a new home for the Kangaroos Hockey Club.

Our board did a walk through of the arena 2 weeks ago with city staff and feel the storage room at the end of the rink would be the best room for us moving forward. The stage is only used once or twice a year and could easily be stored at a different facility. All of these details were stated in our last letter.

The Roos and River Rush both agreed in public in front of council and in private meetings with a support letter that both teams need a dressing room to properly function on an annual basis. This was not up for negotiation when we agreed to work together. If we could get a prompt response back from city members that would be great.

Thank you,

Sincerely,

Your Quesnel Kangaroos