

Date: September 22, 2006



**TO: Board Members – Vancouver Park Board**  
**FROM: General Manager – Parks and Recreation**  
**SUBJECT: Killarney Ice Rink and Lobby Reconstruction**

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## **RECOMMENDATION**

*THAT the Board approve the development permit schematic design plans for the Killarney Ice Rink and Lobby.*

## **POLICY**

The Board reviews and approves the schematic designs for major construction projects.

## **BACKGROUND**

The 2006 – 2009 Capital Plan includes a sum of \$10,000,000 for replacement of the existing Killarney Ice Rink and the Killarney Community Centre Lobby. VANOC is contributing \$2,500,000 towards this allocation. The ice rink and lobby are the two remaining elements of a recreation complex built in 1963. The community centre was replaced in 1999, and the pool has been recently replaced with a new leisure pool. Still remaining are the original ice rink and the lobby connecting the three main elements of the complex.

The new rink will provide practice space for the 2010 Vancouver Olympic and Paralympic Winter Games, and will have an ice sheet meeting international hockey standards. The replacement lobby will join together the pool, community centre and the new ice rink. After the Games, the rink will be retrofitted as necessary to convert from Olympic mode to the required community recreation mode.

The Board appointed Acton Ostry Architects, Inc. to provide full consulting services for the design and construction contract administration of the Killarney Ice Rink and Lobby project on March 20, 2006. On July 17, 2006, the Board received preliminary schematic design plans for the project.

## **DISCUSSION**

A Building Committee, including Planning, District and Community Centre staff, and Association representatives has met regularly since March 21, 2006. The Committee was instrumental in providing information for and recommending an architectural functional program and space summary. The Committee also has traveled to local newly

constructed rinks to view examples of modern ice rink innovation and technology. VANOC, as stakeholders and Building Committee members, have participated in and endorsed the process.

The Architect has held LEED workshops – confirming that the new building will be built to the LEED Gold standard, as is City policy.

The scope of the project includes:

- An ice rink of international size (100 ft. X 200 ft.), with 250 spectator seats
- Lounge, change rooms, and other areas to support the ice rink operation
- A lobby to join the three main elements of the Killarney complex
- Staff administration area and reception
- Modifications to the parking lot

The ice sheet will be converted to the NHL standard (85 ft. X 200 ft.) after the Olympic use.

Development Permit plans are attached as Appendix A of this report, and a full presentation will be made at the Board meeting.

In response to receipt of preliminary design plans on July 17, 2006, Commissioners requested staff to review the south wall height and reduce it if possible. The final design features a south wall that is 38 feet high, 6 feet lower than shown on July 17, 2006. The Building Committee has reviewed the current plans and support approval of the schematic design.

### Budget

The capital plan includes \$10 million for this project, of which \$ 2.5 million is funding from VANOC.

At the time of the writing of this report, the Board and Council had received a report requesting approval of an increase of \$4 million in the Killarney Ice Rink budget to account for approximately three years' cost escalation. On the basis that the Board and Council accept these recommendations, the architect has completed a schematic design cost report indicating that the project is currently estimated to be within the revised budget of \$14 million. The budget breakdown is:

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|---|--------------|
| • Construction (Sept 2006 costs)          | \$10,700,000 |
| • Consultants                             | 1,200,000    |
| • Miscellaneous Costs                     | 800,000      |
| • Escalation and construction contingency | 1,300,000    |
| • Total                                   | \$14,000,000 |

Public Process

The approved design drawings will be displayed at a public open house planned for early October.

The development permit process will also seek public input as mandated by the Zoning and Development By Law.

Schedule

The Olympic schedule, and therefore the rink re-construction schedule, is aggressive and will see the start of construction after the 2006-2007 skating season. Every effort will be made to complete the project before the 2008-2009 hockey season.

**SUMMARY**

The drawings presented are the schematic design drawings that will accompany the development permit application. The Board is requested to support the design direction, subject to continuation of the public process and further confirmation of costs and funding.

Prepared by:

Planning and Operations  
Vancouver Board of Parks and Recreation  
Vancouver, BC  
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