

Urban Strategy Report to
Priorities and Finance Committee
2019 December 03

ISC: UNRESTRICTED
PFC2019-1430

Beltline Community Investment Fund Request for Humpy Hollow Park

EXECUTIVE SUMMARY

In April 2019, The Beltline Neighbourhoods Association (BNA) submitted a project application and funding request to the Beltline Community Investment Fund (BCIF) to support the re-imagining of Humpy Hollow Park, included as attachment 1 to this report. The request was approved by the BCIF committee for the total project estimate of \$1,230,386.00.

Humpy Hollow Park is a City of Calgary owned park space that sits on the northwest corner of 17 Avenue SW and Centre Street SW within Calgary's Beltline neighbourhood. The park is home to Calgary's historic McHugh House – a three-storey brick and sandstone Queen Anne Revival-style building known for its architectural character and historical significance to the community. In 2016, McHugh House was saved from demolition and moved (with funding assistance from the BCIF) to its current location adjacent to Humpy Hollow Park, where it now serves as the primary hub for the Beltline Neighbourhoods Association (BNA). Although the park is located next to this community hub, in its current state it is under-utilized, unnoticed and under appreciated.

ADMINISTRATION RECOMMENDATION:

That the Priorities and Finance Committee recommends that Council:

1. For the purposes of capital construction of Humpy Hollow Park, approve the request for funding of \$1,230,386 from the Beltline Community Investment Fund (BCIF);
2. Approve a capital budget increase of \$1,230,286 to Parks Budget ID P500_006 (\$200,000 in 2020 and \$1,030,386 in 2021) funded by the transfer of \$1,230,386 from the Beltline Community Investment Fund (BCIF).

PREVIOUS COUNCIL DIRECTION / POLICY

On 2019 November 18 Council approved PUD2019-1321 Beltline Community Investment Fund Terms of Reference Review. As outlined in these terms, project funding requests that exceed \$200,000 must be approved by Council.

On 2011 June 20 Council approved report LPT2011-40 Terms of Reference – Beltline Community Investment Fund (BCIF). As outlined in these terms, project funding requests that exceed \$75,000 must be approved by Council.

On 2007 May 07 Council approved the Centre City Plan (CPC2007-049) with a long-term vision to “make Centre City a livable, caring and thriving place.”

On 2006 May 15 Council approved the Beltline Area Redevelopment Plan (ARP), which allows for the earning of bonus density through cash contributions to the Beltline Community Investment Fund (BCIF). The Fund was created in conjunction with the density bonusing policies outlined in the ARP and implemented through the Land Use Bylaw 1P2007.

Beltline Community Investment Fund Request for Humpy Hollow Park

BACKGROUND

Since 2006, The City of Calgary has been accepting contributions to the Beltline Community Investment Fund (BCIF) as part of the density bonusing system for development permit applications within the Beltline. The BCIF is to be used for projects on public lands or within public rights-of-way within the Beltline related to public realm improvements, including but not limited to:

- Public open space design, redevelopment or enhancement;
- Streetscape design and improvements;
- Implementation of urban design strategies and public art on public land; and
- Public open space acquisition.

In April 2018, the BNA was awarded a Conceptual Drawing Grant from the Parks Foundation Calgary to provide funding for the creation of an initial concept for Humpy Hollow Park, included in Attachment 1 (Page 6 – Proposed Humpy Hollow Park Concept). Through a Request for Proposals (RFP), the BNA procured Dialog to undertake the initial concept.

In April 2019, the BCIF Committee approved the Humpy Hollow Park funding request for the full project cost of \$1,230,386.00, which includes detailed design and construction. The project cost breakdown can be found in Attachment 1 (Page 10 - Detailed Cost Breakdown). As the application for funding exceeds \$200,000, the request must be approved by Council.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Since the initial submission from the Beltline Neighbourhoods Association, Calgary Parks has appointed a project manager to work with the community to advance the project to a stage where it is now included within Parks work program. If funding is approved by Council, Parks will be in a position to deliver this project starting in 2020 with an anticipated completion date of Q3 2021. The proposed funding will be used to hire a design consultant to prepare the detailed design and construction drawings as well as engage the surrounding community. The funding will also be used to construct the park.

Stakeholder Engagement, Research and Communication

In June 2018 Dialog facilitated a workshop with approximately 20 targeted stakeholders. Discussions included site development ideas, open space requirements, design opportunities and any strengths and weaknesses present within the site. In October 2018, the findings from the initial design workshop were presented to the BNA. The feedback was incorporated into the final conceptual park design. Further public engagement will be required as the project progresses through detailed design.

Strategic Alignment

This proposal is fully aligned with Calgary's Comeback and the Downtown Strategy's Live and Place Focus Areas. It will deliver a project and amenity that will serve the needs and enhance the quality of life of existing residents while at the same time will serve to enhance the marketability of new commercial and residential development in the immediate vicinity.

Beltline Community Investment Fund Request for Humpy Hollow Park

Social, Environmental, Economic (External)

The redevelopment of Humpy Hollow Park will provide enhanced social space for residents and expand the potential programming space of a community hub that has been successful in hosting events and drawing neighbours and community members together. An enhanced open space will also increase the marketability of the immediate area and will help to bring vibrancy and investment to 17 Avenue SW, a street that experienced significant business disruption during the reconstruction project over the past 3 years.

From an environmental perspective, developing attractive and desirable high density living environments will help reduce the city's overall footprint and help reduce the number of trips made by motor vehicles, in turn reducing greenhouse gas emissions.

Financial Capacity

Beltline Community Investment Fund Capacity

The current balance of the Beltline Community Investment Fund is \$3,522,584.42. A list of examples of previously funded projects can be found in Attachment 4.

Current and Future Operating Budget:

Park upgrades may increase maintenance costs of the park space, although not significantly. No extra costs will be incurred until after the 2-year maintenance and warranty period (2024).

Current and Future Capital Budget:

Calgary Parks has allocated an additional \$75,000 to incorporate playful elements into the park, in lieu of a lifecycle upgrade of the current outdated playground equipment on site.

Risk Assessment

The project is dependent on this capital request. The risk of not investing in the space is a loss of community momentum working directly on public realm projects and a missed opportunity in the use of funds from developer contributions, to enhance an underutilized park asset.

REASON(S) FOR RECOMMENDATION(S):

The Beltline Community Investment Fund (BCIF) committee is recommending approval of the funding proposal as the project meets the eligibility criteria of the fund and will improve existing park space to support both existing and future residents with quality public environment.

ATTACHMENT(S)

1. Attachment 1 – Humpy Hollow Park Beltline Community Investment Fund Application
2. Attachment 2 – Updated Project Timeline for the Redevelopment of Humpy Hollow Park
3. Attachment 3 – Letters of Support
4. Attachment 4 – Examples of Projects Funded by BCIF