

POSITION OF THE GENESIS CENTRE OPERATING PARTNERS RE: THE FUTURE USE OF THE JUCC/ATTAINABLE HOMES PARCEL

The Genesis Centre Operating Partners (the YMCA Calgary, the Calgary Public Library and the NE Centre of Community Society) believe that the JUCC/Attainable Homes Parcel should remain Special Purpose - Recreation (S-R) and be reincorporated back into the Genesis Centre Site. As part of the Genesis Centre, the lands would be used to address a major parking problem and would facilitate the opportunity for future expansion.

The Parking Issue

The Genesis Centre has a significant parking problem. On a typical week night or weekend many users have difficulty finding a parking space. However, when there is a major event or tournament at the Centre, parking on the site is near impossible. In fact, the lands in question are often used for overflow parking during these times and many patrons have no choice but to park on surrounding residential streets or adjacent commercial properties.

The Operating Partners believe the magnitude of the parking problem at the Genesis Centre can best illustrated by comparing the existing parking supply to the bylaw parking requirements.

There are currently 672 stalls at the Genesis Centre Site (145 in the East Lot, 480 in the Main Lot and 47 stalls assigned to the Centre in the CBE Shared Use Lot.)

The Bylaw Parking Review undertaken by D.A. Watt as part of the Transportation Impact Assessment (TIA) for the development determined that 812 stalls were actually required to support the Genesis Centre - 657 stalls for Phase 1 and another 155 for Phase 2.

At the time that the TIA was prepared, the Phase 2 development was expected to function primarily as an indoor sports amenity, hence the bylaw allocation of 155 stalls. However, due to community need and requirements, Phase 2 is actually used as an "event centre" much of the time. As an event centre, the bylaw requires 1 stall per 4 person capacity of the assembly area which, given the capacity of 2000 people, translates into a need for 500 stalls.

As such, the bylaw parking requirements for the Genesis Centre with Phase 2 being considered as an event centre is 1,157 parking spaces (657 for Phase 1 and 500 for Phase 2). This results in a shortfall of 485 stalls when compared to the existing supply of 672.

The Operating Partners want to ensure that there is sufficient parking at the Genesis Centre to meet their customer's needs and expectations now and in the future and, as such, believe that access to the lands in question can be part of the solution in this regard.

The Need to Accommodate Future Expansion

The Genesis Centre Operating Partners are well aware that the recreational, social and cultural needs and expectations of communities evolve and grow over time and that regional recreation facilities, such as the Genesis Centre, must also change and grow to remain relevant and sustainable.

By way of example, the three regional recreation facilities built prior to the Genesis Centre have all undergone major expansions:

- Westside Recreation Centre, which opened in 2000, conducted its first major expansion in 2010 and is currently planning another significant upgrade and expansion.
- Vivo Recreation Centre, built in 2002, has been upgraded once and has plans to expand the existing facility by approximately 50% by adding more aquatic and fitness facilities, change rooms and a major indoor park.
- South Fish Creek Recreation Centre, which opened in 2001, underwent a significant expansion in 2012 that saw the addition of 2 new arenas, 5 multi-purpose rooms, tenant space and administrative offices.

The Genesis Centre Operating Partners expect that there will be a need, in the near future, for the Genesis Centre to grow and expand in response to changing community needs and expectations. The Genesis Centre is located in the fastest growing and most diverse quadrant of the City and is currently functioning at near capacity with over 1.6 million visits in 2016. Clearly, having the opportunity to access to a land base, such as the JUCC/Attainable Homes Parcel, that could accommodate and facilitate future expansion is of critical importance to the Genesis Centre Operating Partners.