

## **Beltline and Inglewood Pools Program**

### **RECOMMENDATIONS:**

That the Standing Policy Committee on Community and Protective Services recommend that Council direct Administration to:

1. Address the need in the city centre for specialized leisure aquatic amenities by investing in the modernization and upgrade of Repsol Sport Centre (Repsol Centre). Approve the capital budget of \$45 Million for Repsol Centre funded from the current and future balance of the Community Investment Reserve (2022 – 2026).
2. a) Approve one-time funding of \$400,000 in 2022 from Budget Savings Account for the Beltline Aquatic & Fitness Centre (Beltline facility) to allow community use while work to re-purpose the facility is underway.  
b) Report back through the Priorities and Finance Committee in Q2, 2022 with the results of a feasibility study (including capital and operating needs) for converting the facility to deliver integrated social recreational programming.
3. a) Approve one-time funding of \$400,000 in 2022 from Budget Savings Account for the Inglewood Aquatic Centre (Inglewood facility) to allow the community to demonstrate use in alignment with CPS2020-0236 targets (tax support per visit), keeping the facility open in the short term if targets are met, and closing the facility if targets are not met.  
b) Close the facility when Repsol specialized leisure aquatic amenities are ready for use.

### **HIGHLIGHTS**

- Recommendations are based on Council-directed research and engagement activities to understand and respond to the social and recreational needs of community members in the Beltline and Inglewood facility catchment area (the service catchment). Please see Attachment 2 for a summary of activities delivered in response to Council's direction.
- **What does this mean to Calgarians?** Recommendations address current and future social and recreational needs of community members in the service catchment.
- **Why does it matter?** Recommendations enable equitable recreation service provision, address an amenity need in the city centre and respond to social and recreational service needs and preferences expressed through community engagement.
- In addition to the specific recommendations, Administration proposes to address community members' long-term social and recreational needs of through a variety of outdoor community-focused programming and amenities. Please see Attachment 3 for a summary of these programs and amenities.
- Both facilities will re-open in 2021 in alignment with Calgary Recreation's phased re-opening plan and current public health orders, but neither facility meets the long-term aquatic needs of the service catchment.
- On-going operation of the Beltline and Inglewood facilities is not required to provide fundamental aquatic recreation amenities (e.g. lane swimming) in the service catchment as these amenities are currently provided by other City- or partner-operated facilities. The need for specialized leisure aquatic amenities (e.g. water slide, wave pool, lazy river) can be met through investment in Repsol Centre. Please see Attachment 4 for details on the recommended aquatic amenity for the city centre.
- The Beltline facility will re-open with a focus on community programming and without the pool amenity. Administration is procuring a consultant to conduct a feasibility study to

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assess converting the facility to deliver integrated social recreational programming. Please see Attachment 5 for short- and long-term program plans at the Beltline facility.

- The Inglewood facility will re-open with increased prime-time (evening and weekend) swim hours for community members. The site is proposed as part of a larger re-development proposal currently under discussion with Community Planning and will form part of a larger conversation on opportunities to support community social and recreational uses in the service catchment. Please see Attachment 6 for details on Inglewood facility operating targets and short-term program plans.
- Strategic Alignment to Council's Citizen Priorities: A healthy and green city.
- Background and Previous Council Direction is included as Attachment 1.

## **DISCUSSION**

Administration advanced the Council-directed program of work through:

- community engagement;
- the Pools Study (part of the Facility Development and Enhancement Study) to analyze service delivery, programming and infrastructure at City- and partner-operated pools;
- a Request for Information (RFI) to assess third-party operator interest in the facilities;
- a review of facility usage, financial performance and building condition assessments.

Recommendations reflect the following key considerations:

- expressed community needs, values, and preferences;
- availability of aquatic service in the city centre;
- low third-party interest in operating the facilities.

### *Expressed community needs, values and preferences*

Through engagement, community members expressed that they value equitable, accessible, flexible, varied and safe social and recreational opportunities, amenities and programs. Administration is responding through the recommendations and by pursuing a variety of outdoor, community-focused programs and amenities.

### *Availability of aquatic service in the city centre*

The Pools Study confirms existing City- or partner-operated facilities in the service catchment can accommodate needs for city centre fundamental aquatic recreation amenities, despite the confirmed closure of the Gray Family Eau Claire YMCA and proposed long-term closure of the Beltline and Inglewood facilities. The Pools Study identifies a remaining need for city centre specialized leisure aquatic amenities. Re-development of Beltline and Inglewood facilities to accommodate these amenities is limited by asset age, building footprint and site size. These facilities require upwards of \$5M in immediate investment for lifecycle and accessibility issues. Investment in Repsol Centre, a City-owned asset, meets community and Calgarians' needs for these amenities, prevents future costs for the Beltline and Inglewood facilities, and extends this asset's useful service life. The investment is a cost-effective way to ensure availability of a broad spectrum of aquatic service in the city centre.

### *Low third-party interest in operating the facilities*

An RFI was issued on The City's open procurement system and publicized via City communication channels but generated low interest from third-party providers. The level of

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response suggests the facilities have low appeal and that operators are generally unwilling to take on risks related to lifecycle, capital costs, and associated operating considerations.

### **Next Steps**

The Beltline facility will re-open when public health restrictions permit with a focus on community programming. The pool amenity will not re-open due to high operating costs and low usage. Administration is procuring a consultant to investigate the feasibility of converting the facility to provide social programming that leverages recreational activities.

The Inglewood facility will re-open when public health restrictions permit with additional prime time hours allocated for community use until specialized leisure aquatic amenities are available at Repsol Centre. The Inglewood site forms part of the proposed Inglewood Brewery-Rail re-development lands and Administration will continue to pursue an agreement with the owner of the adjacent lands to ensure future land re-development amplifies public benefit.

Administration is also enhancing outdoor, community-focused programming and amenities. In the Beltline, Administration is working with the community to develop a Parks Strategy as a tool to support the Area Redevelopment Plan. In Inglewood, Administration is developing a bicycle pump track and addressing the carrying capacity of Inglewood open spaces by updating the Bend in the Bow project and preparing a capital request for 2023 – 2026 budget discussions.

Administration will report back to the Standing Policy Committee on Planning and Urban Development in November 2022 with an updated Recreation Facility Development and Enhancement Study per Council's direction in the Motion arising from PFC20219-1330.

## **STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- ☒ Public Engagement was undertaken
- ☐ Public Communication or Engagement was not required
- ☒ Public/Stakeholders were informed
- ☒ Stakeholder dialogue/relations were undertaken

See Attachment 7 for details on engagement tactics, demographics, and community needs.

## **IMPLICATIONS**

### **Social**

Delivering integrated social and recreational programming responds to expressed community values of equity, accessibility and social connectedness.

### **Environmental**

Outdoor community-focused programming will increase environmental awareness and advocacy.

### **Economic**

The recommendations will lead to lower tax support per visit and are the most economical way to achieve an equitable level of aquatic service provision.

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### **Service and Financial Implications**

*Other: New capital funding request and Existing operating funding – one time:*

Administration will invest \$45 Million in capital funding from the current and future uncommitted balance of the Community Investment Reserve in specialized leisure aquatic amenities to modernize and upgrade Repsol Centre. This work will include a comprehensive urban mixed-use master planning study to guide the planning and redevelopment of the available public lands at the Repsol Centre site for maximum benefit to Calgarians.

Administration requests Council approve one-time funding of \$800,000 from Budget Savings Account.

### **RISK**

**Repsol Centre:** The need for specialized leisure aquatic leisure amenities in the city centre remains if investment in Repsol Centre is not approved. Additional funding required for the Legacy expansion may lead to longer timelines for delivery of amenities. Administration will maintain close contact with Repsol Centre management regarding funding progress.

**Beltline facility:** The Beltline facility may not be viable to provide integrated social and recreational programming. Administration is procuring a consultant to evaluate feasibility.

**Community members:** Community members will not have an opportunity to demonstrate usage in the facilities if one-time operating funds are not re-committed and may feel their involvement in defining social and recreational needs will have been in vain if no actions are taken to meet those needs. The current facilities are popular with some community members and user groups and recommendations may be perceived as a loss of service. Administration will continue communications with community members and user groups about alternatives.

**Community Investment Reserve:** The Community Services capital infrastructure investment strategy identifies a growing infrastructure gap. Community Investment Reserve is one of the funding sources used to address this growing gap. Administration will need to continue to be deliberate with investments to ensure value and appropriate use of this reserve.

### **ATTACHMENTS**

1. Background and previous Council direction
2. Council direction progress summary
3. Summary of planned outdoor community-focused programs and amenities
4. Recommended aquatic amenity in the greater downtown area
5. Beltline facility short- and long-term program plans
6. Inglewood facility operating targets and short-term program plans
7. Engagement tactics, demographics and expressed community needs

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Executive Leadership Team	All departments	Inform