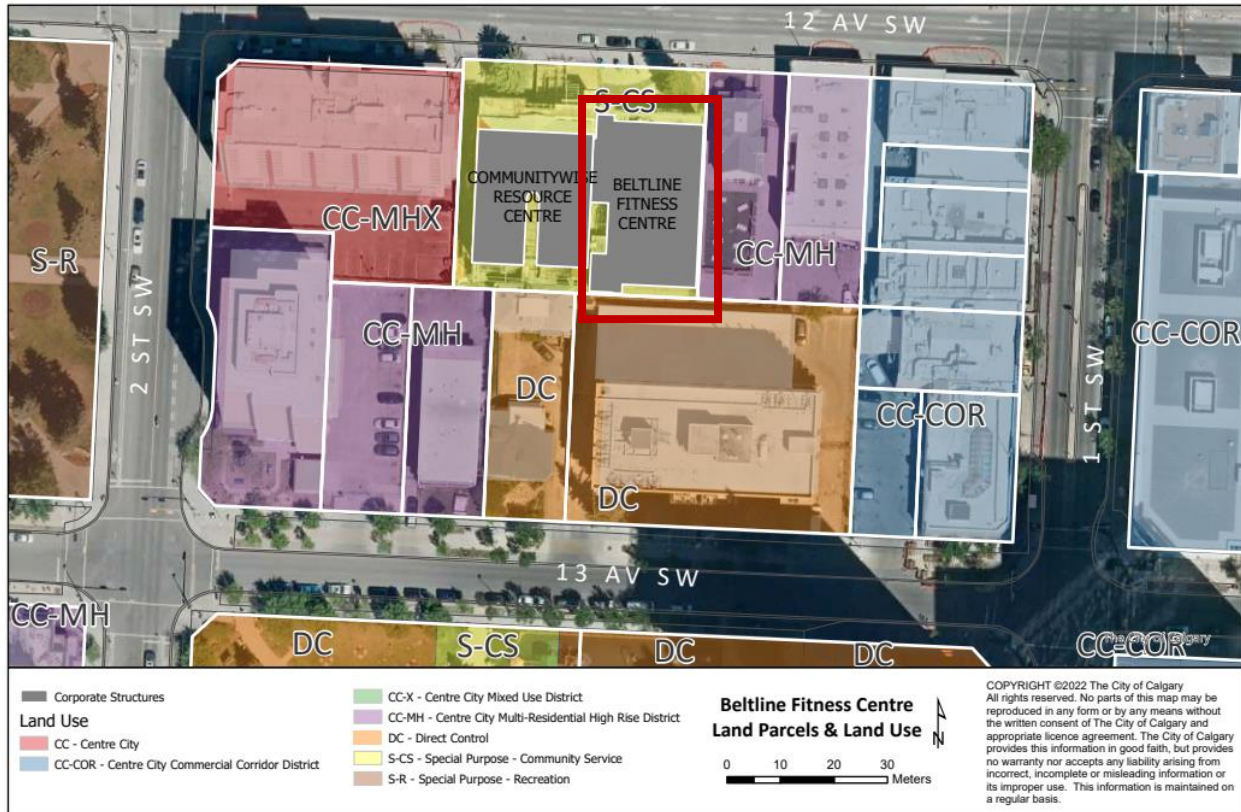


Beltline Facility Overview



Background

The Beltline Aquatic & Fitness Centre (Beltline facility) was purpose-built in 1954. It is 17,588 square feet and includes a gymnasium, weight room, fitness studio, and four-lane, 18-metre pool (smaller than a standard 8 lane 25-metre pool). The building is attached to the historic YWCA, currently operated by the CommunityWise Resource Centre and the two buildings share servicing. The facility is stewarded by the Facility Management business unit.

As directed by Alberta Health Services and orders declared under the Municipal State of Local Emergency to help limit the spread of COVID-19, all recreation facilities closed on March 15, 2020. The Beltline facility re-opened without the pool amenity in October 2021 to provide integrated social recreational programs as part of Administration's re-purposing feasibility study.

Corporate and external uses of the facility

In 2020, an internal circulation across all City of Calgary business units was completed to determine service needs for the site and facility. No responses were received.

A Request for Information (RFI) was issued on The City's open procurement system and made available for third-party response for almost six weeks. The RFI was publicized via City communication channels and courtesy emails describing its purpose and timelines, and with

submission instructions, were sent to nearly 30 social and recreational organizations, neighbouring community associations and Business Improvement Areas. The RFI generated no responses.

Existing condition

The building:

- is not accessible and cannot be made accessible without significant investment and renovation,
- is limited for re-development by its age, footprint and site size
- will require significant building code upgrades if renovation or re-purposing occurs,
- does not contribute to or activate the street or urban realm, and
- does not have parking.

Due to the pool basin, there is limited floor area available for adaptive re-use without significant investment and the building's adjacencies, size, and orientation limit future uses.

Land value and the opportunity for demolition and sale

A third-party valuation was completed in 2021. Due to the purpose-built nature of the facility, the extent of deferred maintenance, and required modifications necessary to adapt the facility for a future use, the valuation focused solely on land value. Valuation indicated a land value of \$2.36M and assumed a clean and vacant lot.

Demolition, due in part to the shared servicing with the adjacent Historic YWCA, is estimated to exceed \$3M (Class 5 estimate per a 2020 consultant report), leaving The City at a loss should a choice be made to dispose of the property.

The longer a decision about the future of the facility takes the more costs will be incurred without community benefit. The collaborative process between Facility Management and Real Estate & Development Services will determine the best value future use of the facility and lands.