

BRIEFING

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Item # 11.1

**Community Services Briefing to
Community Development Committee
2022 September 27**

**ISC: UNRESTRICTED
CD2022-1076**

Beltline Facility Re-purposing Feasibility Study

PURPOSE OF BRIEFING

This briefing responds to Council's direction in CPS2021-0748 to report back on the results of a feasibility study to convert the Beltline Aquatic & Fitness Centre (Beltline facility) to deliver integrated social recreational programming. Please see Attachment 1 for Background and Previous Council Direction.

SUPPORTING INFORMATION

Feasibility Study Outcome

Results of the feasibility study found that delivering integrated social and recreational programming from the Beltline facility is not viable. As such, the building will be closed to the public in mid-October 2022. The expedited timeline for closure is due to current unavailability of programming staff.

Administration is reviewing social recreational programs currently offered at the Beltline facility to determine which are priorities for the community and can be transitioned to alternate locations. For example, the Calgary AfterSchool program will be relocated to area schools.

Following closure, the facility and lands will remain in The City's building inventory under Facility Management's (FM) stewardship while work to determine the future best value use is completed. This work will be conducted:

- per the Corporate Facility Planning & Delivery Policy (CP2018-04),
- through the integrated portfolio planning and management process, and
- in collaboration with Real Estate & Development Services, the Downtown Strategy, and other service lines as appropriate.

FM's process will explore options for the site, including but not limited to re-purposing, demolition, sale, lease, and/or re-development in collaboration with the private sector. Please see Attachment 2 for an overview of the Beltline facility.

Summary of Feasibility Study Learnings and Decision Rationale

The feasibility study explored:

- delivering integrated social recreational programs from the facility in its current state,
- collaborating with a consultant (GAME) to explore innovative and non-traditional re-purposing (please see Attachment 3 for the GAME feasibility report summary), and
- previous work completed as part of the Beltline & Inglewood Pools Program to determine corporate and third-party interest in operating the facility.

Findings from the feasibility study are summarized below:

- Current State Delivery
 - The facility is not fit-for-purpose for long-term delivery of integrated social recreational programs. Significant upgrades are required for accessibility, to re-purpose the pool basin, and update mechanical and electrical systems

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- The City's investment in expansion of the MNP Community and Sport Centre (MNP Centre) fulfills the community's needs for aquatic amenities and provides a welcoming, family-friendly recreation facility within walking distance of the Beltline community.
- Innovative and Non-Traditional Re-Purposing
 - GAME concludes it is possible to convert the facility for integrated social and recreational programs but a capital investment between \$15 and \$35M and long-term annual programming funding between \$750K and \$1M would be required. In addition to the high capital costs, there is no programming cost advantage to proceeding with GAME as a partner.
 - The difficulty of subdivision, high cost of demolition, historic designation of the attached YWCA (occupied by CommunityWise Resource Centre) and restrictive land use lowers the overall attractiveness of the site to the private sector.
- Corporate and Third-Party Interest
 - There is no identified corporate service need for the facility in its current state, nor any service need for the land parcel.
 - A competitive Request for Information circulated to the market in 2020 to gauge third-party interest in operating the facility in its current state yielded no responses.

Risks and Mitigation

Facility closure. Community members may object to closure of the facility, the short timeline for the closure as a result of staffing challenges, and the resulting loss of a community service amenity. The City's investment in the MNP Centre will provide local access to aquatic and other recreation programs. Administration will seek out and communicate the availability of alternate locations for social recreational programs in the community. Community members will continue to be engaged to explore the future best value use of the facility and lands.

Continued facility operation. The longer it takes to decide the future of the facility and lands, the more operating costs will be incurred without community benefit. Options will be explored and delivered as quickly as possible.

ATTACHMENTS

1. Background and Previous Council Direction
2. Beltline Facility Overview
3. GAME Feasibility Report Summary