

RECREATION FIELDHOUSE AND SOCIAL/CULTURAL CENTRE AT THE FISH CREEK – LACOMBE TRANSIT ORIENTED DEVELOPMENT STATION AREA

EXECUTIVE SUMMARY

Council directed Administration to explore options for the development of a multi-purpose recreational fieldhouse and social/cultural centre (community centre) at the Fish Creek – Lacombe Transit Oriented Development Station Area (TOD) and to report back to the SPC on Community and Protective Services no later than 2014 May.

The investigation included a recreation amenity analysis, development feasibility, and policy analysis. Although the development of a fieldhouse and community centre facility within the TOD site would meet the regional recreation needs of southwest Calgary and the local community, it is not recommended as a standalone facility due to its inability to be economically sustainable. To address both the regional and community needs, Administration will:

- Work with Shawnee Evergreen Community Association (SECA) to explore the development of a community centre within the TOD if they desire to pursue such an amenity; and
- Explore the opportunity to incorporate a fieldhouse into the planning and development of the regional recreation centre that has been identified in the West Macleod Area Structure Plan. This type of development would look to maximize long-term sustainability, and not compete with the operations/sustainability of existing recreation facilities currently servicing the region.

ADMINISTRATION RECOMMENDATION(S)

That the SPC on Community and Protective Services recommends that Council receive this report for information.

RECOMMENDATION OF THE SPC ON COMMUNITY AND PROTECTIVE SERVICES, DATED 2014 APRIL 30:

That the Administration Recommendation contained in Report CPS2014-0325 be approved.

Excerpt from the Minutes of the Regular Meeting of the SPC on Community and Protective Services Dated 2014 April 30:

“And further, that the Legislative Assistant attach the distribution to the Report, prior to being forwarded to Council.

CARRIED”

PREVIOUS COUNCIL DIRECTION / POLICY

On 2013 February 11, Council approved a Motion Arising with respect to Bylaws 23P2012, 51D2012, 52D2012, 53D2012 and 54D2012, that Administration, in consultation with the community, explore options for a multi-purpose recreational fieldhouse and social/cultural centre at the Fish Creek – Lacombe Transit Oriented Development Station Area and report back through the SPC on Community and Protective Services no later than 2013 December.

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On 2013 December 16, Council adopted Administration's request to defer the report on a Recreation Fieldhouse and Social/Cultural Centre at the Fish Creek – Lacombe Transit Oriented Development Station Area and report back through the SPC on Community & Protective Services by 2014 May.

BACKGROUND

During Planning, Development & Assessment's Shawnee Slopes Update report (C2013-0053) to Council on 2013 February 11, the SECA proposed that "City Council impose a one year moratorium on rezoning a 3.73 hectare (9.22 acre) parcel of land within the proposed Shawnee Park development to allow for a SECA/Calgary Minor Soccer Partnership to conduct a feasibility study and further explore purchase of the land from the developer to meet community recreational land needs through the development of a multi-purpose fieldhouse and community centre".

Council did not adopt SECA's proposal however a Motion Arising, moved by Councillor Colley-Urquhart, instructed Administration, in consultation with the community, to explore options for a multi-purpose recreational fieldhouse and social/cultural centre (community centre) at the Fish Creek – Lacombe Transit Oriented Development Station Area (TOD).

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The Recreation and Local Area Planning & Implementation (LAP&I) business units worked closely with the Office of Land Servicing & Housing (OLSH) to investigate the development of a multi-purpose recreational fieldhouse and community centre at the Fish Creek – Lacombe TOD Station Area. The details of the investigation are outlined in Attachment 1.

The investigation which included a recreation amenity analysis, development feasibility and policy analysis concludes that although a fieldhouse and community centre development within the TOD would meet recreation gaps in southwest Calgary, the development of such a facility should not be pursued based on the following:

- A standalone field house/community centre facility would not be economically sustainable without being associated with other recreation amenities. If more amenities were added to the development they would compete with the operations/sustainability of existing facilities currently servicing Shawnee Slopes.
- The cost of building a standalone field house and community centre would be approximately \$59.59 million. To be added to this cost is the opportunity cost of not selling the land for development to highest and best use which is in the millions of dollars. The result would be substantially reduced revenue and increased cost to The City in the development of the TOD.
- A field house community centre development is not considered to be the optimal transit-supportive use. Higher density residential and employment developments are the preferred forms of development within the TOD.
- The 6th Street Aspen Grove located in the SW corner of the subject property would have to be removed to accommodate the proposed development. This grove of trees is identified in the Fish Creek - Lacombe Workshop Summary as a natural area that should be preserved.

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- The development of the fieldhouse and community centre will not allow for a more urban street grid with smaller block sizes typically associated with higher density, mixed-use transit-oriented communities.

LAP&I has indicated that the development of a community centre, without a fieldhouse, within the TOD is strongly supported by policy. The community centre would be available to SECA under a nominal lease within Municipal Reserve land and it would be the responsibility of SECA to raise the funds for its capital construction and long-term sustainability. At this point in time SECA is not sure if they want to pursue such a development primarily due to its long-term lifecycle/maintenance responsibilities.

Stakeholder Engagement, Research and Communication

A representative of the Recreation business unit met with the SECA Board of Directors on 2014 March 11. The above investigation and conclusions were presented. SECA's response to the presentation (Attachment 2) was that they appreciated The City's efforts to explore the possibility of incorporating a fieldhouse / community centre onto City owned lands within the TOD. However, their initial requests for recreational land on the golf course lands have not been satisfied by this investigation. SECA has indicated that they will be submitting a formal letter to address this concern.

Strategic Alignment

The analysis and conclusions presented in the report are in alignment with the following:

- The Municipal Development Plan (2009)
- Transit Oriented Development Policy Guidelines (2004)
- The Recreation Master Plan (2010)
- 10 Year Strategic Plan for Sport Facility Development & Enhancement (2008)
- Revised Midnapore Phase 2 Area Structure Plan (revised 2013)
- Fish Creek – Lacombe Station Area, Community Planning and Design Workshop Summary (2012)

Social, Environmental, Economic (External)

The City of Calgary seeks to promote and maintain a high quality of life through the provision and support of opportunities for cultural and recreation activities, which are essential elements of a complete community.

A strong social infrastructure is integral to a strong economy. The City supports cultural and recreational activities through investments in infrastructure and programs, and by leveraging partnerships that result in facility development opportunities.

Financial Capacity

Current and Future Operating Budget:

As a result of Administration's recommendation there is no operating budget impact at this time.

Current and Future Capital Budget:

There is no capital budget impact at this time.

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Risk Assessment

There are no significant risks associated with this issue and operational and/or project risks which have been identified are being managed. Operational and long term sustainability risks were identified and will be mitigated by:

- Exploring the opportunity to incorporate a fieldhouse into the planning and development of the regional recreation centre that has been identified in the West Macleod Area Structure Plan; and
- Exploring, upon SECA's request, the development of a community centre within the TOD.

REASON(S) FOR RECOMMENDATION(S):

Administration recommends that this report is received for information only as the investigation was reviewed against Council approved planning, policy, budgeting and operational processes. At this time, Administration will continue to support SECA but no further investigation is required regarding the Fish Creek – Lacombe Transit Oriented Development Station Area at this time.

ATTACHMENTS

1. Investigation – Amenity Analysis, Development Feasibility and Policy Analysis
2. Shawnee Evergreen Community Association's Response
3. **Committee Distribution**