

Investigation- Amenity Analysis, Development Feasibility and Policy Analysis

The following are the results of that investigation:

1. Recreation Amenity Analysis

The following analysis is to verify if a multi-purpose recreational fieldhouse and community centre, as was recommended by SECA, is a high priority facility for the Shawnee Slopes area. Currently, Shawnee Slopes falls within the service area of the following recreation facilities:

- A City-wide Natural Environment Park (Fish Creek Provincial Park);
- 3 Large Regional Recreation Centres (South Fish Creek, Southland, and Trico);
- 2 Small Regional Recreation Centres (Canyon Meadows, Shawnessy YMCA);
- 3 Athletic Parks (Tom Brook, Woodbine, Frank McCool);
- 5 Community Sportsfields; and
- 2 Tennis Court Facilities (Shawnee Slopes and Woodlands).
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These facilities are equitably distributed and provide geographical accessibility to the residents within their catchment area which includes Shawnee Slopes. To ensure their long-term viability and marketability, it is recommended to not duplicate the services provided by these facilities within the Fish Creek-Lacombe Station site.

In addition to examining the existing facilities, Recreation determined the future development priorities for the region using the Recreation Amenities Gap Analysis, 10 Year Strategic Plan for Sport Facility Development & Enhancement, Artificial Turf Report, Skateboarding Amenities Strategy, and the Art Spaces Strategy and Capital Plan.

The following amenities were reviewed according to the development priorities for the region:

- **Community centre:** The Shawnee Evergreen Community Association does not have a community centre. In accordance with the Recreation Master plan, the incorporation of such an amenity into recreation facilities promotes the development of community hubs that enhance neighbourhood integrity, cultural vitality, and strengthen social connections.
- **Indoor rectangular fields** – these are generally associated with a fieldhouse development.
- **Outdoor artificial turf fields in SW Calgary:** The goal of the Artificial Turf Report is to develop 2 fields per city quadrant. Currently an artificial turf field is planned for development at Tom Brooks Athletic Park which is in the service area of Shawnee Slopes and therefore this need is in the process of being met.

- Skate parks: The Recreation business unit is currently coordinating the development of future skateparks through a separate process and at this time other sites have been identified as the initial priority; and
- A Major Community Art Centre: This need will be met with the construction of the Seton Regional Recreation Facility which includes an Art Space Studio, Gallery, and Workshop.

The above examination supports SECA's recommendation to develop a recreation community centre and fieldhouse within the TOD. However, typically a community centre and field house as a standalone facility would not be economically sustainable without being associated with other recreation amenities. If more amenities were added to the development, in order to make it sustainable, they would compete with the operations/sustainability of existing facilities currently servicing Shawnee Slopes. Therefore, the long-term sustainability of a standalone fieldhouse/community centre would be reliant on the formation of partnerships and/or sponsorships.

2. Development Feasibility

The Office of Land Servicing and Housing (OLSH) contracted Urban Design Associates (UDA) to look at the appropriateness of developing a fieldhouse and community centre at the TOD as part of a larger transit-oriented development strategy. UDA's assessment identified that "The City has set clear expectations for the future development it anticipates around transit sites. The introduction of the recreation centre strays from the primary uses associated with a mixed-use, transit-oriented development site, but this type of facility is still considered by the Municipal Development Plan (MDP) as an encouraged land use within the development zone of a TOD". Therefore, UDA prepared the following concepts:

- **"Highest and Best Use"(i.e. no recreation centre): Appendix 1**
According to the Municipal Development Plan the TOD is designated as a Major Activity Centre which encourages high density, mixed use, transit oriented development that allows for a more urban street grid with smaller block sizes. To meet these objectives, a highest and best use concept was developed for the site that required the exclusion of a recreation facility.
- **Recreation Centre – Option 1: Appendix 2** (The recreation centre is located on Site 'A')The following are the key components of this concept:
 - requires removal of the aspen stand in the southwest corner of the site;
 - mixed-use liner buildings are attached to the structure;
 - the main floorplate is elevated to contain a majority of the facility on the second storey;
 - a two storey structured garage and space for a one-way access drive behind the development along Shawnee Gate;
 - does not require any changes to the street framework or block structure; and
 - the block lacks a true pedestrian or open space experience.
- **Recreation Centre – Option 2: Appendix 3** (The recreation centre is located on Site 'A')

The key components of this concept are the same as Option 1 except for the following:

- The 6th street alignment is straightened which allows the structured garage and recreation facility to be contained on the southern portion of the site. The result is room for corridor buildings along the northern edge.

The straightening of the 6th street alignment in Option 2 would be a costly venture, therefore, Option 1 is preferred over Option 2 if a fieldhouse and community centre was to be developed within the TOD. A high level cost estimate of developing Option 1 is provided below in Table A.

Cost Estimate of the Entire Block- Option 1

Table A

Construction Item	Estimated Cost
Site Servicing/ Infrastructure Costs	2,695,500.00
Community Centre (portion main & 2 nd floor)	980,000.00
Liner Building Office/ Retail Building (main & 2-4 floors)	5,000,000.00
Indoor Soccer Centre	40,000,000.00
Underground Parkade	25,100,000.00
Sub total	73,775,500.00
Contingency 25%	18,443,875.00
Estimated Construction Total	\$92,219,375.00

Estimated Construction of the Fieldhouse and Community Centre

Table B

Construction Item	Estimated Cost
Site Servicing/ Infrastructure Costs	2,695,500.00
Community Centre (portion main & 2 nd floor)	980,000.00
Indoor Soccer Centre	40,000,000.00
Parking stall (80 stall @ \$50K/stall)	4,000,000.00
Sub Total	47,675,500.00
Contingency 25%	11,918,875.00
Estimated Construction total	\$59,594,375.00

The cost estimate for Option 1 totalling \$92.22 million is for the construction of the entire block in which the fieldhouse and community centre would be located. The estimated

construction cost of just the fieldhouse and community centre as outlined in the above Table B is \$59.59 million. This cost excludes the costs of liner/office/retail buildings and includes the cost of developing 80 parking stalls and an overall 25% contingency. To be added to the \$59.59 million 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 of developing Option 1, and not highest and best use, would be substantially reduced revenue and increased cost to The City.

3. Policy Analysis

Land Use Planning and Policy (LUPP) does not support the development of a fieldhouse and community centre at this location. For the most part this proposal does not conform to the planning documents which apply to this area and the subject site. The key issues identified by LUPP are:

- A fieldhouse would not be considered the optimal transit-supportive use. Higher density residential and employment developments are the preferred forms of development on this site.
- The 6th Street Aspen Grove located in the SW corner of the subject property would have to be removed to accommodate the proposed field house. This grove of trees is identified in the Fish Creek - Lacombe Workshop Summary as a natural area that should be preserved.
- 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

4. Attached Appendix

- a. Appendix 1: Highest and Best Use
- b. Appendix 2: Recreation Centre – Option 1
- c. Appendix 3: Recreation Centre – Option 2

SITE CAPACITY TEST OF MAC — ILLUSTRATION OF HIGHEST AND BEST USE

This is a feasibility analysis of the Fish Creek–Lacombe Station site that illustrates the highest and best use based upon the policies of the Municipal Development Plan (MDP). According to the MDP, this site is designated as a Major Activity Centre (MAC) which does not include a recreational component, but encourages high density mixed-use development.

MUNICIPAL DEVELOPMENT PLAN (MDP)

Major Activity Centres (MAC) are areas of high job and population growth located in strategic areas central to larger residential catchment areas and linked city-wide by the Primary Transit Network.

Summary of Characteristics

- » 200 minimum jobs and population per gross developable hectare
- » One or more Primary Transit stations
- » Uses should include one or more major institutional uses, business, and employment, high and medium density residential, retail and supporting services

LAND USE POLICIES

- ☑ Should achieve a minimum intensity threshold of 200 jobs and population per gross developable hectare.
- ☑ Should align with the Primary Transit Network and major road system.
- ☑ Should be developed to function as an “urban centre” for a sub-region of the city and provide opportunities for people to work, live, shop, recreate, be entertained, and meet their daily needs.
- ☑ Should provide locations for high intensity jobs as part of institutional growth and/or mixed-use business centres.
- ☑ Should contain a broad range of medium and high density housing opportunities and a mix of housing tenure and affordability levels to accommodate a diverse range and age of population.
- ☑ Large format retail that provides services to residents and employees should be located at the edge and designed with an appropriate pedestrian-friendly design.

- ☑ Open spaces that provide for a wide variety of activities within a medium to high density environment are encouraged. This will include the creation of public plazas and key gathering areas. Large sports fields may be appropriate, although they should be located at the edges.
- ☑ Buildings should be grouped together to allow for easy pedestrian access between buildings and to frame pedestrian spaces.
- ☑ Buildings higher than 4 or 5 storeys should step back to maintain a more human scale along the sidewalk.

Mobility policies

- ☑ Vehicle parking should be located, accessed and designed so as to minimize impacts on transit and pedestrian areas. Smaller surface parking lots may be accommodated at peripheral locations away from the transit facility and pedestrian precincts, or located at the rear of buildings. Vehicle parking should ultimately be contained within structured facilities or underground.



DEVELOPMENT BLOCKS	AREA (AC)	HECTARE (HA)	USES (SQ. M.)						PARKING REQUIRED (SPACES)	POPULATION INTENSITY (PERSONS/HECTARE**)
			OFFICE	RETAIL	INSTITUTIONAL	RESIDENTIAL				
						TOWNS	MF UNITS	TOTAL		
A	5.99	2.42	0	0	0	41	309	350	350	361
B	6.42	2.60	0	0	0	36	38	74	74	38
C	13.08	5.29	40,800	3,400	500	0	439	439	1,924	207
TOTAL	25.49	10.31	40,800	3,400	500	77	786	863	2,348	209

*Underground structured parking ranges from 2 to 3 levels
**Assumes 2.5 persons per unit

OPTION 1 — MAC + REC CENTRE ANALYSIS

This is a preliminary concept assessment for the Fish Creek–Lacombe Station site that illustrates a high-density, mixed-use development with a recreation and social centre. The proposal meets the requirements of a Major Activity Centre (MAC) designation and illustrates the highest and best use based upon the policies of the Municipal Development Plan (MDP).

MUNICIPAL DEVELOPMENT PLAN (MDP)

Major Activity Centres (MAC) are areas of high job and population growth located in strategic areas central to larger residential catchment areas and linked city-wide by the Primary Transit Network.

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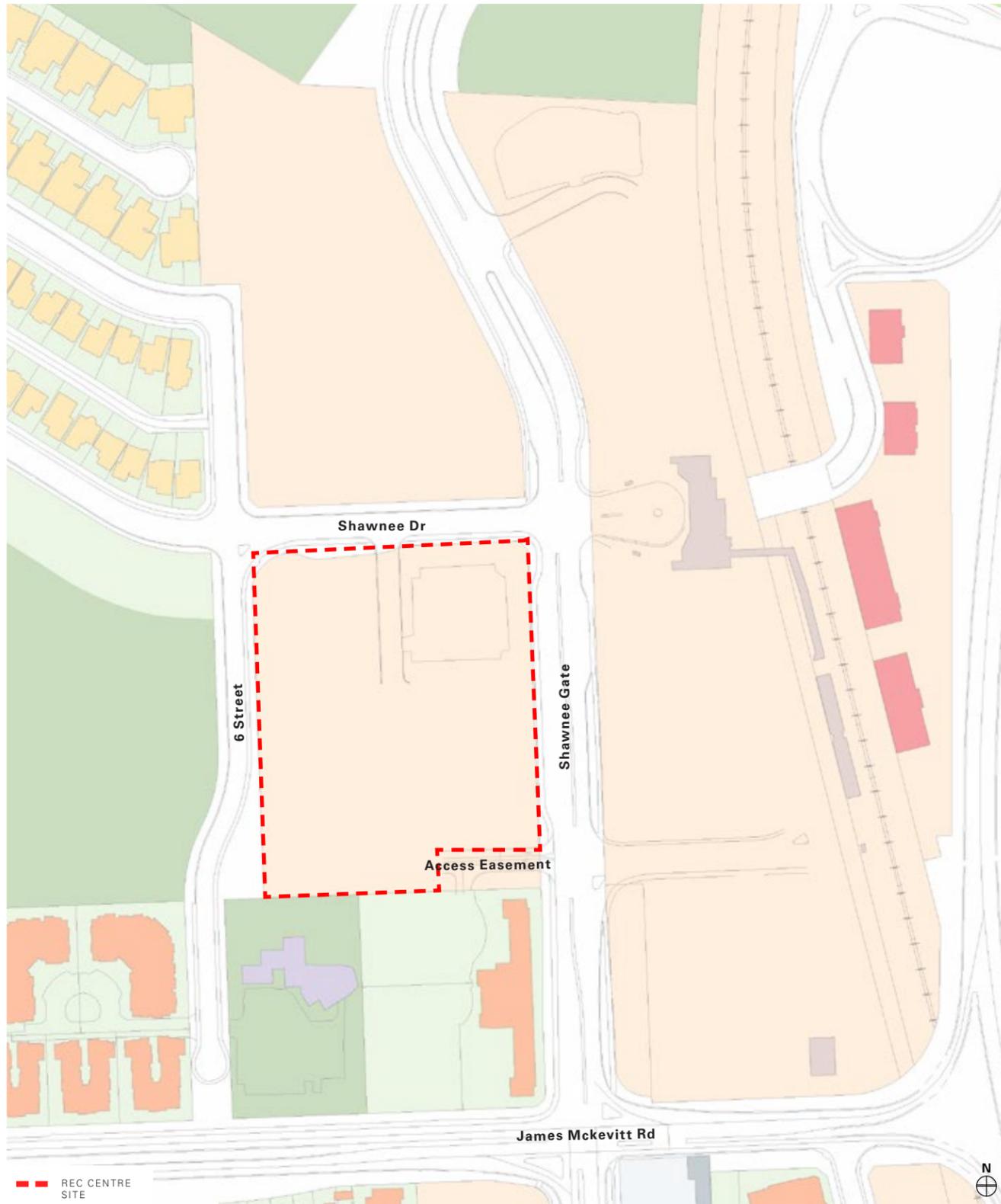


SITE CAPACITY TEST

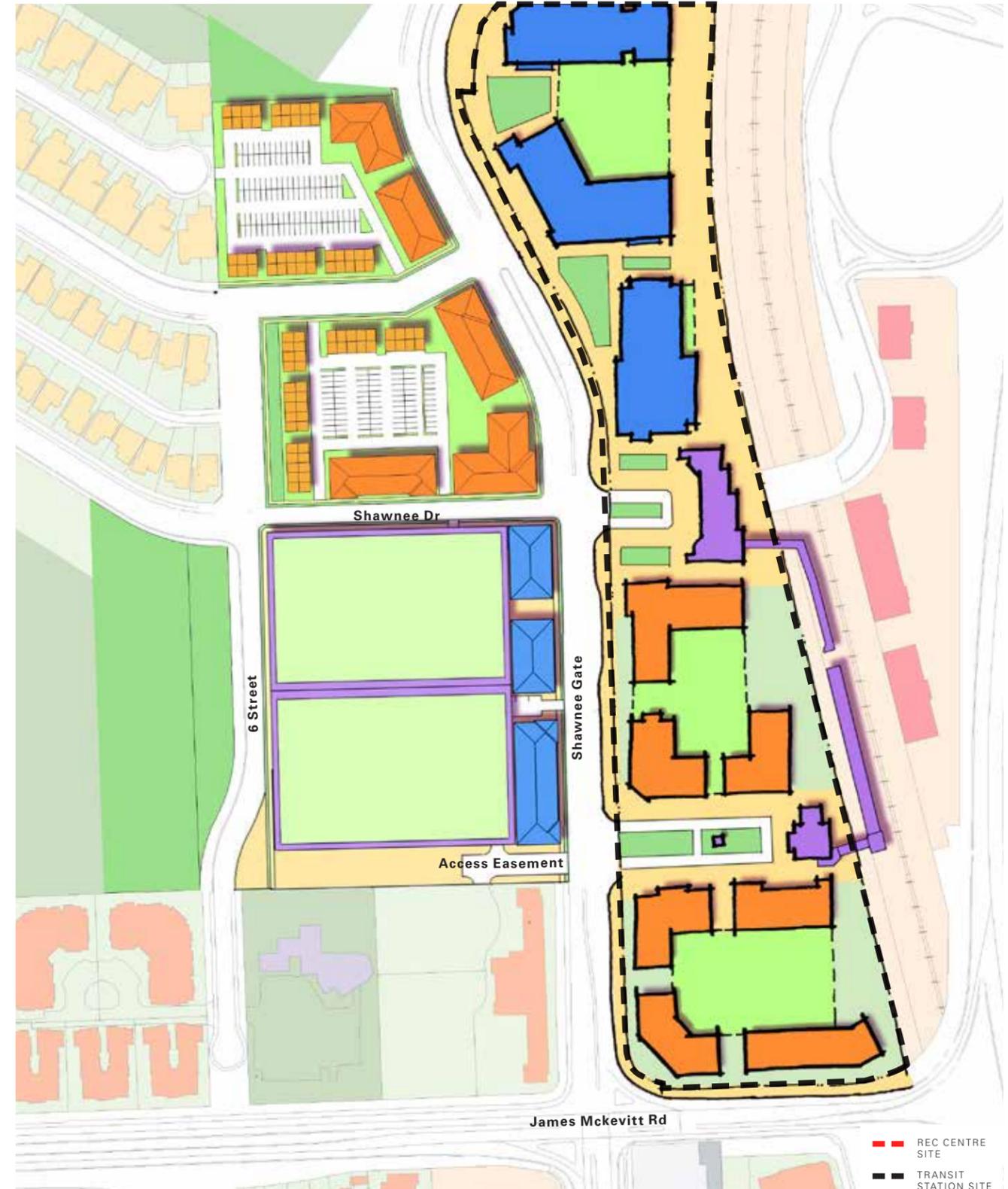
DEVELOPMENT BLOCKS	AREA (AC)	HECTARE (HA)	USES (SQ. M.)						PARKING REQUIRED (SPACES*)	POPULATION INTENSITY (PERSONS/HECTARE**)
			OFFICE	RETAIL	INSTITUTIONAL	RESIDENTIAL				
						TOWNS	MF UNITS	TOTAL		
A	5.78	2.34	7,669	2,200	19,480	0	18	18	1,217	-
B	6.42	2.60	1,225	2,325	0	45	167	212	352	203
C	13.08	5.29	41,000	4,900	500	0	624	624	2,724	294
TOTAL	25.28	10.23	49,894	9,425	19,980	45	809	854	4,303	207

*Underground structured parking ranges from 3 to 4 levels

**Assumes 2.5 persons per unit



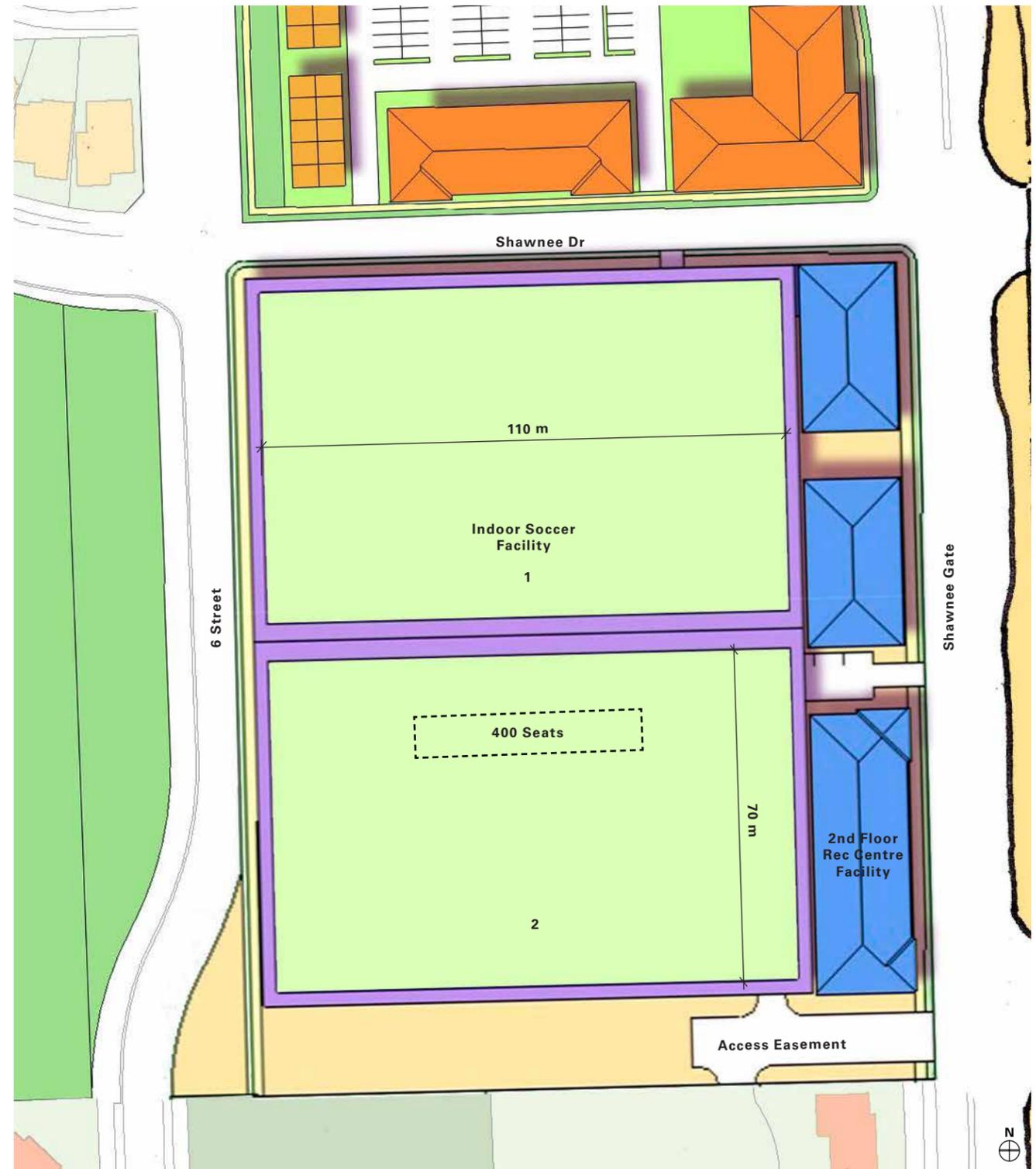
PORTRAIT OF EXISTING CONDITIONS



PROPOSED DISTRICT SITE PLAN WITH RECREATION CENTRE

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U R B A N D E S I G N A S S O C I A T E S



- | | | |
|--|--|---|
| ■ RETAIL | ■ MULTI-FAMILY | ■ OPEN SPACE |
| ■ RECREATION/SOCIAL CENTRE | ■ TOWNHOUSE | ■ OFFICE |
| ■ BUILDING FOUNDATION | ■ PARKING | |

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GROUND FLOOR PLAN

UPPER FLOOR PLAN

- RETAIL
- MULTI-FAMILY
- OPEN SPACE
- RECREATION/
SOCIAL CENTRE
- TOWNHOUSE
- OFFICE
- BUILDING
FOUNDATION
- PARKING

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OPTION 2 — MAC + REC CENTRE ANALYSIS

This is a preliminary concept assessment for the Fish Creek–Lacombe Station site illustrating a high density mixed-use development with a recreation and social centre. The proposal meets the requirements of a Major Activity Centre (MAC) designation and illustrates the highest and best use based upon the policies of the Municipal Development Plan (MDP). This alternative will require the realignment of 6 Street.

MUNICIPAL DEVELOPMENT PLAN (MDP)

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MOBILITY POLICIES

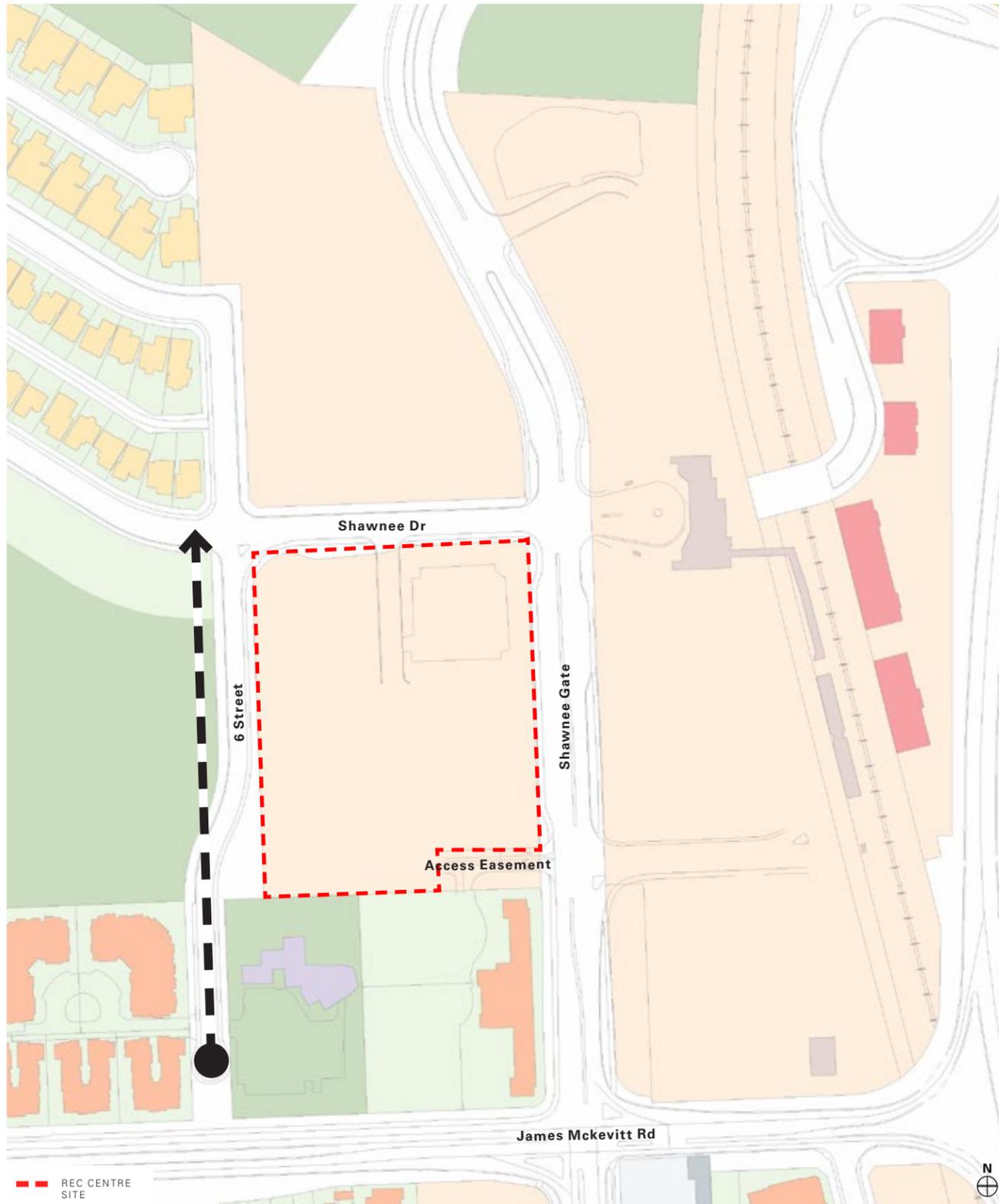
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SITE CAPACITY TEST

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			OFFICE	RETAIL	INSTITUTIONAL	RESIDENTIAL				
						TOWNS	MF UNITS	TOTAL		
A	5.78	2.34	3,499	2,406	13,094	0	94	94	1,087	-
B	6.42	2.60	1,225	2,325	0	45	167	212	352	-
C	13.08	5.29	37,800	4,900	500	0	529	529	2,526	-
TOTAL	25.28	10.23	42,524	9,631	13,594	45	790	835	3,995	204

*Underground structured parking ranges from 2 to 4 levels



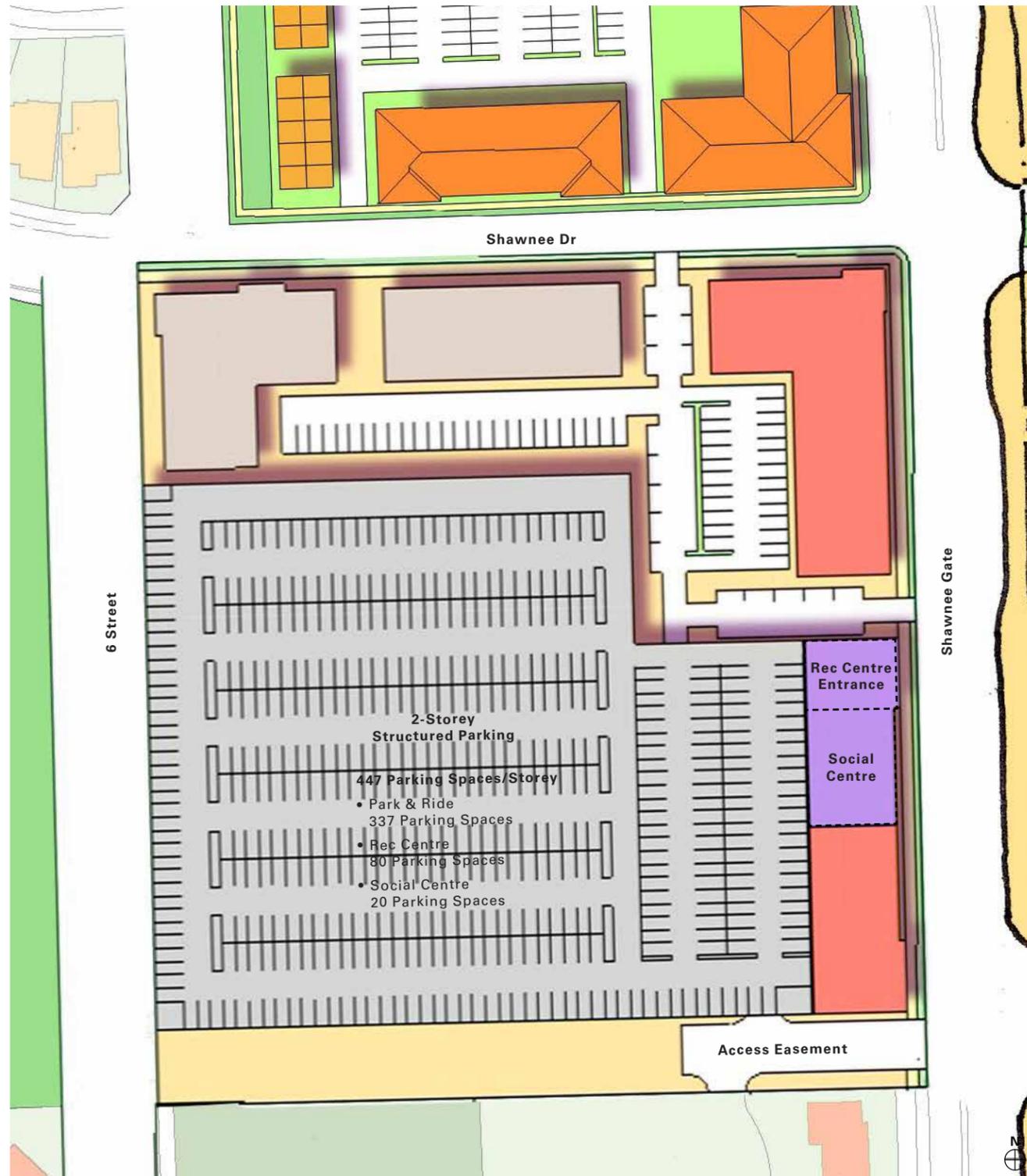
PORTRAIT OF EXISTING CONDITIONS



PROPOSED DISTRICT SITE PLAN

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U R B A N D E S I G N A S S O C I A T E S



GROUND FLOOR SITE PLAN

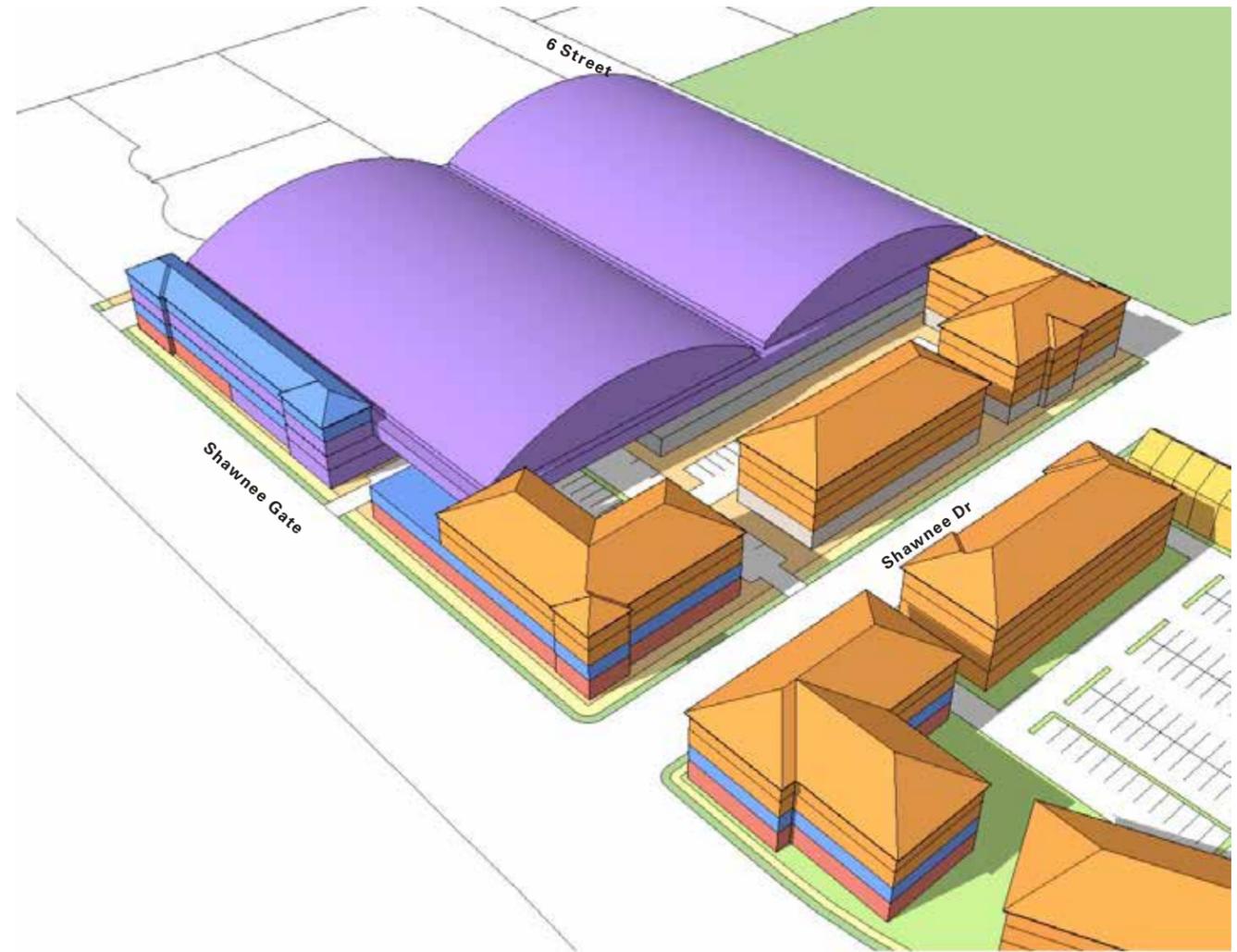


UPPER FLOOR SITE PLAN

- | | | |
|--|--|---|
| ■ RETAIL | ■ MULTI-FAMILY | ■ OPEN SPACE |
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GROUND FLOOR PLAN

UPPER FLOOR PLAN

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