

INDOOR TENNIS FACILITY WITHIN ACADIA ATHLETIC PARK

EXECUTIVE SUMMARY

At their sole cost, Tennis Alberta proposes to construct a new indoor tennis facility and upgrade the outdoor courts within Acadia Athletic Park. Tennis Alberta would operate the facility under a standard License of Occupation with The City of Calgary. Based on their fundraising efforts and work to date, Tennis Alberta has satisfied The City's initial due diligence requirements, positioning them to begin development of the indoor tennis facility by December 2015.

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 2013 DECEMBER 06:

That the Administration Recommendation contained Report CPS2013-0827 be approved.

Excerpt from the Minutes of the Regular Meeting of the SPC on Community and Protective Services, dated 2013 December 06:

"Further, that the Legislative Assistant attach the distribution to Report CPS2013-0827, prior to being forwarded to Council."

PREVIOUS COUNCIL DIRECTION / POLICY

On 2013 April 08, Council approved a Notice of Motion (NM2013-13), initiated by Councillor Carra, Councillor Mar and Councillor Pootmans, directing Administration to pursue the development of an indoor tennis facility, without cost to The City of Calgary, within Acadia Athletic Park by Tennis Alberta no later than 2015, and report back on findings to the Standing Policy Committee on Community & Protective Services no later than 2013 December.

BACKGROUND

Participation in the sport of tennis is significant (4.9 million Canadians) and continues to grow. Between 2008 and 2011 participation increased by 23%. With only one publicly accessible indoor tennis facility located within Glenmore Athletic Park (The Tennis Academy), Calgary is limited in its ability to increase participation and growth in the sport of tennis. To address this need, Tennis Alberta, in partnership with Tennis Canada, is willing to design, build and operate a publicly accessible indoor tennis facility in conjunction with existing outdoor courts within the Acadia Athletic Park.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

City of Calgary Recreation has been exploring the development of an indoor tennis facility at the Acadia Athletic Park to ensure specific requirements for developing on City-owned land are achieved. The proposed location for the indoor tennis facility (Attachment 1) is within a vacant piece of city-owned land that is adjacent to six existing outdoor tennis courts. Once constructed, the facility would operate under a standard License of Occupation between The City of Calgary and Tennis Alberta

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To date, the following deliverables have been achieved by Tennis Alberta to directly support the project moving forward while satisfying The City's initial due diligence process:

- A Letter of Understanding is being finalized by The City of Calgary Recreation and Tennis Alberta, to pursue planning, design, development and operation of the tennis facility in accordance to the timelines, roles and responsibilities, and off-ramps. Tennis Alberta has raised \$2M towards the \$7M project, well above the 10 per cent required to begin design/development plans;
- Consolidation of land title 157Q250 and land title 159Q31, plus registration with Land Titles has been completed;
- Tennis Alberta incorporated "Tennis Alberta Acadia Tennis Centre" as a non-profit in 2013 July;
- Tennis Alberta prepared a concept plan and associated capital cost estimate for review and comment by Administration and the Acadia Community Association (ACA). The ACA and Administration are working closely with Tennis Alberta to ensure the final design is complementary to existing community services and of sufficient quality to be sustainable over the long term;
- Tennis Alberta has provided Administration with a preliminary pro-forma for the operations, maintenance and long-term sustainability of the facility;
- Administration has presented a recommended communication/engagement process to Tennis Alberta and both parties have agreed in principle to its direction;
- Tennis Alberta has agreed in principle to the conditions drafted by Administration for the operations of the outdoor tennis courts that ensure they are available to the public as per the Council approved Public Use Policy; and
- Tennis Alberta has agreed in principle to the terms and conditions of The City of Calgary's standard License of Occupation agreement.

Based on work to date and current fund raising efforts, Tennis Alberta is proceeding on schedule to meet their goal of starting development of the indoor tennis facility by December 2015.

Stakeholder Engagement, Research and Communication

Tennis Alberta and The City of Calgary Recreation have met with the ACA, and the ACA has provided a letter of support for the project (Attachment 2). Furthermore, The City of Calgary Recreation and Tennis Alberta have agreed in principle to a communications/engagement plan that is directed at, but not limited to, the following key stakeholders:

- Acadia residents;
- Tennis Public / Participants and other tennis clubs;
- Sport Calgary;
- Acadia Community Association;
- stakeholders within the immediate area:
 - Acadia Recreation Centre;
 - Lord Beaverbrook High School;
 - Acadia Aquatics & Fitness Centre;
 - St Cecilia Roman Catholic Church;

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- Condo Association (West side of Acadia Athletic Park);
- City Business Units as required through the development process;
- the ward Councillor; and
- the local MLA.

Strategic Alignment

The following demonstrates how the proposed indoor tennis facility development within Acadia Athletic Park aligns with the facility development principles as outlined in the Recreation Master Plan and the criteria and objectives of the 10 Year Strategic Plan for Sport Facility Development & Enhancement:

- a. **Complementary Development with Existing Facilities:** The development of an indoor tennis facility at Acadia Athletic Park complements the use of the outdoor tennis courts without affecting the on-site sports fields or being in competition with other local offerings. (i.e. Acadia Recreation Centre and the Acadia Aquatics & Fitness Centre)
- b. **Community Wellness:** The Acadia Community Association has recognized that the health, well-being and social development of the community will benefit from the development of the indoor tennis facility, particularly for their children and youth.
- c. **Activity Coverage:** The opportunity to program both indoor and outdoor tennis courts in one location promotes programming for all levels of play and tournaments from introductory to high performance.
- d. **Enhance Sport Opportunities at School Facilities:** Tennis Alberta recognizes the opportunity to work closely with Lord Beaverbrook High School, which is located north of the tennis site, to enhance/develop a tennis program.
- e. **Multi-use:** Tennis Alberta will be adding an additional use (indoor tennis) to the exiting Athletic Park which, in itself, is enhancing the use of the site. Furthermore, NM2013-13 requires that Tennis Alberta explore synergies with existing users and provide opportunities for multi-use programming. Thus, they are currently investigating opportunities such as collaborative programming with local community recreation centres, and participation in Sport Calgary's All Sport One Day program.
- f. **Equitable Distribution of Facilities:** Only one publicly accessible indoor tennis facility currently exists within the city and it is located in the Glenmore Athletic Park (i.e. The Tennis Academy). The proposed Tennis Alberta facility, within Acadia Athletic Park, will increase the availability of tennis to citizens who live on the East side of Calgary.

Social, Environmental, Economic (External)

General

This report has been reviewed for alignment with The City of Calgary's Triple Bottom Line Policy Framework. The following implications were identified:

Social

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, and are essential elements of a complete community.

Environmental

No implications as a result of this report.

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Economic (External)

A strong social infrastructure is integral to a strong economy. The City supports cultural and recreation activities through investments in infrastructure and programs, and by leveraging partnerships and in this case results in a facility development opportunity.

Financial Capacity

Current and Future Operating Budget:

Tennis Alberta will be responsible for covering the cost of the operations and maintenance of the facility as per the Council approved standard License of Occupation. There will be no impacts to The City's future operating budget.

Current and Future Capital Budget:

The construction of a new indoor tennis facility within Acadia Athletic Park will be at the sole cost of Tennis Alberta with no impact to The City's capital budget.

Risk Assessment

A risk assessment on the Tennis Alberta's project was performed utilizing The City's Integrated Risk Management Policy. In addition, standard capital construction requirements, technical and financial reviews, and agreements will be in place to mitigate risk throughout the process. Operational and long term sustainability risks will be mitigated by entering into a Council approved standard License of Occupation with Tennis Alberta which will be managed on a continuous basis by a City of Calgary liaison.

REASON(S) FOR RECOMMENDATION(S):

This is a status update report to be received as information in response to NM2013-13. Administration has been working closely with Tennis Alberta and other key stakeholders to ensure that all required due diligence has been considered and satisfied.

ATTACHMENT(S)

1. Proposed Location of Indoor Tennis Facility within Acadia Athletic Park
2. Letter of Support from Acadia Community Association
3. **Public Submission**