

**Community Services Briefing to**

**Regular Meeting of Council**

**2024 May 28**

**ISC: UNRESTRICTED**

**C2024-0415**

**Permanent Closure of Inglewood Aquatic Centre**

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**PURPOSE OF BRIEFING**

The purpose of this briefing is to inform Council that the permanent closure of Inglewood Aquatic Centre will occur on 2024 December 22. The City of Calgary will fulfil its contractual obligations, agreed to when it acquired title to the Inglewood Aquatic Centre lands in 1964, by transferring the lands to Marchese Holdings Limited, being the successor/assignee of Calgary Brewing and Malting Company Limited (Calgary Brewing), or their nominee. The land transfer will occur following demolition of the facility and remediation of the site in 2025 Q2 – Q3.

**SUPPORTING INFORMATION**

**Decision Rationale**

A recent assessment of Inglewood Aquatic Centre identified significant electrical issues, which could result in the electrical system failing, though no immediate safety risk has been identified for customers or staff accessing the facility. Since Council previously approved the closure of Inglewood Aquatic Centre when MNP Community & Sport Centre’s Leisure Expansion Aquatics Project (LEAP) is complete (Attachment 1 – Previous Council Direction), the electrical system risk has prompted Administration to advance the timeline to close this facility and to release additional investment required to complete the electrical repairs (estimated at \$600,000) and two years (\$800,000) of operating funding.

Electrical repairs would require closure of the facility for approximately three months. There is a risk the electrical system could fail if these repairs are not completed, resulting in the facility being inoperable, an unplanned closure and disruption to user groups and customers. The risk of electrical failure occurring increases the longer the facility remains open. If the electrical repairs were to be completed, additional repairs may be identified, increasing the investment needed to maintain this facility and extending the temporary closure for repairs.

Construction of MNP Community & Sport Centre’s LEAP will begin in 2024, with the facility planned to open in 2027. An annual operating budget of \$400,000 was provided to operate Inglewood Aquatic Centre until the end of 2026 in alignment with the planned opening of LEAP. By advancing the timeline to close Inglewood Aquatic Centre, the risk of disruption to user groups and customers is reduced and The City will save approximately \$1.4 million required for the investment in repairs and operations. It also expedites the availability of the land where Inglewood Aquatic Centre is located for potential new development, stimulating the local economy and increasing available housing.

**User Group Impacts & Public Communication**

There is very limited capacity in The City’s aquatics inventory to relocate Inglewood Aquatic Centre user groups (i.e., swim clubs) to other City-operated aquatic centres without impacting swim lesson offerings. Administration collaborated with Partners to investigate opportunities to relocate user groups to Partner-operated facilities, though their capacity during prime-time allocations is also limited. There are three user groups that will be impacted during the 2025 January – June season following the permanent closure of Inglewood Aquatic Centre:

- Group A has been offered relocation to another City-operated aquatic facility.
- Group B has been offered relocation to a dive tank basin (instead of a 25-metre pool) at another City-operated aquatic facility, which may impact the number of individuals that can participate in their program.

- Group C has been offered relocation to another City-operated aquatic facility during non-prime-time hours.

User groups, customers and other interested parties were informed on 2024 May 22 and May 23 that the facility will permanently close on 2024 December 22. Administration recognizes the value Inglewood Aquatic Centre has provided as a community recreation amenity contributing to the health and wellbeing of Calgarians and acknowledges the closure of the facility will impact user groups and customers.

### **Impact of Aging Recreation Infrastructure**

Inglewood Aquatic Centre first opened in 1963 and is well-beyond its end-of-life. Only limited enhancements could be achieved through renovations due to the small facility footprint and an expansion is not possible due to land restrictions, which prevents adaptation to respond to evolving user preferences. Similar electrical repairs are occurring at three other City-operated aquatic facilities in 2024 and will be required at approximately three more aquatic facilities per year for the next four years. Investment to replace The City's aging recreation infrastructure is required to respond to a growing and increasingly diverse population and the evolving recreation needs of Calgarians.

### **Land Transfer Approval**

The City became the registered owner of the land where Inglewood Aquatic Centre is located, by a transfer of land registered in 1964 from Calgary Brewing. At the same time, a restrictive covenant was registered on the title which provides, in part, that if at any time The City ceases to operate the swimming pool on this land, then The City shall upon written request of Calgary Brewing deliver up a registerable transfer of lands at the same price and consideration at which the lands were transferred to The City. Marchese Holdings Limited is the successor/assignee of Calgary Brewing. Matco Development Corp. is shown as the owner of 70 per cent of the voting shares of Marchese Holdings Limited in the Alberta Corporate Registry. Following review and consideration by the Management Real Estate Review Committee on 2024 April 18, the General Manager, Infrastructure Services approved through delegated authority transferring the land where Inglewood Aquatic Centre is located to Marchese Holdings Limited, or their nominee, following demolition of the facility and subsequent remediation of the lands (if required).

### **Next Steps**

In preparation for demolition of Inglewood Aquatic Centre and potential remediation of the lands, site environmental testing will be completed by the end of 2024. Prior to the permanent closure of Inglewood Aquatic Centre, The City will host a public celebration event to recognize the significance of this facility and celebrate its legacy.

GamePLAN, a long-term vision and strategy to shape The City's approach to delivering inclusive, accessible and sustainable recreation services for the next 10 to 30 years, will guide future business planning, investment and policy. In 2025 Q1, Administration will present GamePLAN findings and recommendations to Council, including a Facility Investment Plan, which will raise awareness of the poor state of public recreation infrastructure, the resulting negative impacts and the need for immediate and sustained investment.

### **ATTACHMENT(S)**

1. Attachment 1 – Previous Council Direction – C2024-0415

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General Manager Katie Black concurs with the information in this Briefing.