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Date of Submission – May 13, 2025

Name of Project – Varsity Community Association Outdoor Spaces Improvement Project

Sponsoring Councilor(s) – Councillor Sonya Sharpe, Ward One Office

Applicant Name – Varsity Community Association (VCA)

Applicant Contact Number - *Include area code* – Bob Benson, VCA President - 403-286-9502

Applicant Business Unit or Name of Organization –
Varsity Community Association (VCA)

Affected or Supporting Business Units and/or Departments –
City of Calgary: Partnerships, Parks & Open Spaces

Amount of Funds Requested - *please include your budget breakdown details, in an attachment* -
\$300,000

Draft EC cover report attached – ☒ Yes ☒ No

Please list supporting documents provided:

Council Community Fund Terms of Reference

Background and Previous Council Direction

Varsity Community Association - Council Community Fund Application and Supporting Documents

Provide a summary description of the project to a maximum of 2 pages –

The Varsity Community Association (VCA) is requesting \$300,000 from the Council Community Fund to enhance and expand the current amenities of the Project. Committed to creating a safe and welcoming environment for everyone, the VCA's strategic priorities for 2021 to 2027, along with the community-developed concept plan, show a clear vision for the future. Planned enhancements, such as the sheltered gathering area, expanded family pleasure rink, outdoor classroom/amphitheater, naturalized gathering spaces, and promenade, will promote the physical, social, and psychological well-being of the entire community.

The VCA oversees a large multi-use community centre and outdoor space, offering a variety of sports and activities that promote civic engagement. Varsity Park, the local name for the current outdoor spaces, has thrived due to strong volunteer participation in the garden, outdoor rink and courts.

The refurbishment of the tennis courts and addition of pickleball lines demonstrate how much community amenities can evolve to meet residents needs, with local pickleball players volunteering to provide lessons.

Identify how this project meets the criteria as outlined in the Terms of Reference for the Council Innovation Fund. *Please attach additional information as required.* -

The Varsity Community Association board believed this project meets the criteria in the following ways:

The Varsity Community Association outdoor spaces is a 100% volunteer driven, community based and locally managed space that enables individuals and families to maintain an active lifestyle year round. The outdoor rink, community garden, tennis courts and other spaces serve not only the Varsity community, but many other residents and local organizations within Ward 1.

*The application, cover report and additional attachments for the Council Community Fund request are to be submitted to the Chief Financial Officer Sr. Executive Advisor no later than six (6) weeks in advance of the targeted Executive Committee (EC) meeting date. **Only completed applications supported by a EC cover report will be submitted for placement on the EC agenda. The EC will review the report and proposal and provide their recommendation to Council. The recommendation and report will then be forwarded to Council at their next scheduled meeting.***

Your personal information is being collected, used and disclosed for the administration and processing of your application for funding under the Council Innovation Fund Project. Your information is collected pursuant to section 33(c) of The Freedom of Information and Protection of Privacy Act ("FOIP Act") of Alberta. If you have any questions about the collection, use or disclosure of your personal information, please contact The City of Calgary's Chief Financial Office (#8003), The City of Calgary P.O. Box 2100, Stn. M, Calgary, AB T2P 2M5 and by calling at 403-268-5664.

The Varsity Community Association has a proven track record of maintaining its assets in a fiscally sustainable manner including upgrades and repairs. The Varsity Community Association will continue to support this space for future programming for all residents.

The Varsity Community Association has not previously received a Council Community Fund grant.

Outline the proposed timeline for this project, including the final report back date - July

2025 - Anticipated start of construction

October 2025 - Grand Opening

October 2026 - Final Report

Identify what success looks like, and how it will be measured -

Success will be achieved by the construction and opening of the outdoor spaces included in this project. The new outdoor spaces will enhance the community experience in Varsity and for residents from neighbouring communities. The variety of amenities, from sports facilities to naturalized picnic areas, will offer something for everyone.

The fire pit and shelter structure will be great for gatherings, and the revitalized green spaces will provide a beautiful environment for residents to enjoy. The outdoor classroom and amphitheatre will be fantastic additions for educational programs and community events. The replacement of trees in poor health and the additional planting along with the existing community garden will provide a green space where people can reconnect with nature.

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Varsity Community Association
Council Community Fund Application
Funding Sources
Project Cost Estimate: \$501,500

Funder	Funding Applied For	Pending	Approved	Declined
Community Facility Enhancement Program (Large Stream)	\$500,000			Declined
Community Facility Enhancement Program (Large Stream) Reapplication	\$500,000	Pending		

The VCA has set aside the funds needed to cover any anticipated shortfall with this project.



To whom it may concern:

RE: Letter of Support for the Varsity Community Association's Council Community Fund request

I am pleased to extend my support for the Varsity Community Association's (VCA) request for funding through the Council Community Fund. This initiative represents a meaningful investment in our community's infrastructure, enhancing public spaces and creating opportunities for social connection, recreation, and environmental stewardship.

The proposed project, which includes the development of a detailed design and construction of a multipurpose outdoor space, aligns with the City of Calgary's commitment to fostering vibrant, inclusive, and sustainable communities. The enhancements planned for Varsity, including upgraded hardscape areas, site furniture, natural play elements, and increased green space, will provide significant benefits to local residents of all ages. Additionally, the integration of perennial plantings, naturalization efforts, and stewardship initiatives ensures that this project not only beautifies the community but also supports biodiversity and environmental sustainability.

Investing in community infrastructure like this strengthens neighbourhoods bonds, encourages outdoor activity, and improves the overall quality of life. Varsity is a well-established community that continues to evolve, and this project will ensure that its public spaces remain welcoming and functional for years to come. The VCA has demonstrated a strong commitment to community engagement and thoughtful planning, making them well-positioned to successfully execute this project with the necessary resources.

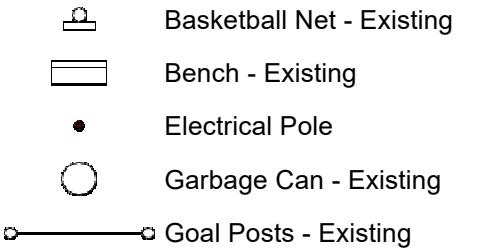
This project reflects the Varsity Community Association's dedication to enhancing public spaces and fostering a stronger, more connected community. The Varsity Community Association has developed a thoughtful, well-researched plan that will leave a lasting positive impact on the neighbourhood.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sonya Sharp".

Sonya Sharp

Councillor, Ward 1








EC2025-0306
Attachment 3

Plant Key		
QTY	ID	Common Name
7	Aca	Sagebush
1	Lca-B	Honeyberry - Borealis
1	Lca-T	Honeyberry - Tundra
2	Mdu	Crabapple - Gladiator Flowering
1	MxDL	Crabapple - Courageous Flowering
3	P-BL	Mockorange - Blizzard
1	Pfl	Pine - Limber
12	Pfr	Potentilla
3	Ptr	Aspen - Trembling
3	Pun	Pine - Mountain
4	Rau	Currant - Golden
3	Rhi	Gooseberry - North American
3	Sca	Buffaloberry - Canada
18	Soc	Buckbrush
1	Uam-B	Elm - Brandon

Varsity Community Association
4303 Varsity Drive NW
Calgary, AB




Scale - 1:175

Sheet 3 of 6

2023/04/20

Finalized Concept Design -
Detail - North





EC2025-0306
Attachment 3

Plant Key		
QTY	ID	Common Name
7	Aca	Sagebush
2	Lca-B	Honeyberry - Borealis
1	Lca-BB	Honeyberry - Berry Blue
3	Lca-C	Honeyberry - Cinderella
1	Lca-T	Honeyberry - Tundra
2	Lsi	Larch - Siberian
1	Mdu	Crabapple - Gladiator Flowering
1	MxDL	Crabapple - Courageous Flowering
3	P-BL	Mockorange - Blizzard
2	P-GA	Mockorange - Galahad
1	Pfl	Pine - Limber
18	Pfr	Potentilla
5	Ptr	Aspen - Trembling
1	Pun	Pine - Mountain
1	Qma	Oak - Bur
4	Rau	Currant - Golden
9	Rhi	Gooseberry - North American
10	Sal	Snowberry
3	Sca	Buffaloberry - Canada
29	Soc	Buckbrush
1	Uam-B	Elm - Brandon
5	Vop-S	Snowball Viburnum



EC2025-0306
Attachment 3

Plant Key		
QTY	ID	Common Name
4	Aal	Saskatoon - Native
1	Lca-B	Honeyberry - Borealis
1	Lca-BB	Honeyberry - Berry Blue
3	Lca-C	Honeyberry - Cinderella
1	Lca-T	Honeyberry - Tundra
1	MxDL	Crabapple - Courageous Flowering
1	Pba	Poplar - Paskapoo
1	Pfl	Pine - Limber
5	Pfr	Potentilla
5	Ptr	Aspen - Trembling
6	Qma	Oak - Bur
3	Rau	Currant - Golden
3	Rhi	Gooseberry - North American
21	Rox	Gooseberry - Native
12	Sca	Buffaloberry - Canada
6	Soc	Buckbrush

Existing Trees & Shrubs		
Tree No	Common Name	Action/Comment
E 01	Chokecherry	Retain
E 02	Chokecherry	Retain
E 03	Chokecherry	Retain
E 04	Chokecherry	Retain
E 45	Elm	Retain
E 46	Poplar	Retain
E 64	Elm	Retain
E 65	Amur Cherry	Remove
E 66	Amur Cherry	Remove
E 67	Poplar	Remove
E 68	Poplar	Remove
E 69	Poplar	Remove
E 70	Elm	Retain
E 71	Elm	Retain
E 75	Elm	Retain
E 76	Elm	Retain
E 77	Elm	Retain
E 78	Elm	Remove
E 79	Elm	Retain
E 80	Colorado Spruce	Retain
E 81	Green Ash	Retain
E 83	Elm	Remove

Proposed Trees & Shrubs			
Quantity	ID	Common Name	Botanical Name
4	Aal	Saskatoon - Native	Amelanchier alnifolia
7	Aca	Sagebush	Artemisia cana
2	Lca-B	Honeyberry - Borealis	Lonicera caerulea 'Borealis'
1	Lca-BB	Honeyberry - Berry Blue	Lonicera caerulea 'Berry Blue'
3	Lca-C	Honeyberry - Cinderella	Lonicera caerulea 'Cinderella'
1	Lca-T	Honeyberry - Tundra	Lonicera caerulea 'Tundra'
2	Lsi	Larch - Siberian	Larix sibirica
2	Mdu	Crabapple - Gladiator Flowering	Malus DurLeo
1	MxDL	Crabapple - Courageous Flowering	Malus x 'DurLawrence'
3	P-BL	Mockorange - Blizzard	Philadelphus 'Blizzard'
2	P-GA	Mockorange - Galahad	Philadelphus 'Galahad'
1	Pba	Poplar - Paskapoo	Populus balsamifera 'Paskapoo'
1	Pfl	Pine - Limber	Pinus flexilis
18	Pfr	Potentilla	Potentilla fruticosa
10	Ptr	Aspen - Trembling	Populus tremuloides
3	Pun	Pine - Mountain	Pinus uncinata
7	Qma	Oak - Bur	Quercus macrocarpa
4	Rau	Currant - Golden	Ribes aureum
9	Rhi	Gooseberry - North American	Ribes hirtellum
21	Rox	Gooseberry - Native	Ribes oxycanthoides
10	Sal	Snowberry	Symphoricarpus albus
12	Sca	Buffaloberry - Canada	Shepherdia canadensis
29	Soc	Buckbrush	Symphoricarpos occidentalis
1	Uam-B	Elm - Brandon	Ulmus americana 'Brandon'
5	Vop-S	Snowball Viburnum	Viburnum opulus 'Roseum'
159			



2023 Preliminary Construction Estimate
Varsity Community Association
4303 Varsity Drive NW



DATE: 2023.05.30

NAME	ESTIMATED COST	DETAILS	DESCRIPTION	ESTIMATED TIMELINE
Phase 1 - 19,500 sq ft				
Detailed Design	\$19,500		-Complete the detailed design for Phase 1, and provide construction drawings.	Summer 2023 or After
Primary Hardscape	\$149,525	Concrete hardscape area - 5,700 sq ft	-Install primary hardscape (concrete or equivalent), with heavy-duty landscape fabric, including removing existing grass or surfacing in the area.	
Shelter Structure	\$122,500	Shelter Structure - 45'x12' Area - 540 sq ft	-Install custom or prefabricated overhead shelter structure from an approved supplier, such as Blue Imp or Custom Park and Leisure.*	
Site Furniture and Fence	\$25,725	Bench - 6' length, in-ground mounted Picnic Table - 8'x6.5', in-ground mounted Fire Pit - 4' diameter, metal or stone ring Fence - 125 lin ft	-Install 5 benches from an approved supplier, such as Blue Imp or Custom Park and Leisure.* -Install 3 picnic tables from an approved supplier, such as Blue Imp or Custom Park and Leisure.* -Install fire pit from an approved supplier. -Install 4' tall black chain link fencing with 2 sliding gates around outdoor classroom and natural plat area.	
Secondary Hardscapes in Outdoor Classroom, Fire Pit, and Picnic Table Areas	\$46,000	Classroom - 325 sq ft, Boulders 90 sq ft, 65 lin ft Firepit - 190 sq ft, Boulders 35 sq ft, 35 lin ft Picnic table pads - 335 sq ft	-Install stackable boulders approximately (36"L x 18"W x 24"H, Kootenay Brownstone or equivalent, installed 6" below final grade) in 3-tiers of equal elevation to form the outdoor classroom. -Install stackable boulders approximately (24"L x 12"W x 24"H, Kootenay Brownstone or equivalent, installed 6" below final grade) at equal elevation around the outside of the fire pit area. -Install secondary hardscape (10mm crushed rock or equivalent), with heavy-duty landscape fabric, including removing existing grass or surfacing in the area in the outdoor classroom, fire pit, and picnic table areas.	
Natural Play Elements	\$9,500	Total area - 300 sq ft Log - min. 6'L x 1.5' diameter Stump - min. 3'L x 1.5' diameter	-Install approximately 3 logs, and 11 stumps (Douglas fir or equivalent) to form natural play areas under the trees by the outdoor classroom.	
Perennial Plantings	\$29,500	Total area - 1,400 sq ft Trees min. 40mm caliper Shrubs min. #5 pot	-Install 57 woody plants (trees & shrubs) including removing existing grass or surfacing in the area to 24" deep, replacing with screened loam and garden mix, and grading planting area as shallow basins that receive overland flow. -Stockpile top soil for re-use in the perennial planting areas where possible. -Install seeded understorey of white clover; including seed, and soil amendments. -Install temporary protective fencing around planted areas (steel t-post & stucco wire), and individual wildlife protection around susceptible species (e.g. tree guards), as needed.	
East Naturalization Plantings	\$45,000	Total area - 3,600 sq ft Trees min. 40mm caliper Shrubs min. #5 pot Native grass/perennial seed & plugs	-Install 56 woody plants (trees & shrubs) in the naturalized area east of the rink, including removing existing grass or surfacing to approximately 24" deep for the tree and shrub wells only. -Incorporate native grass and perennial wildflower seed and plugs, up to 25% of the total planting area, and allow the remaining existing grasses to grow. -Install temporary protective fencing around planted areas (steel t-post & stucco wire), and individual wildlife protection around susceptible species (e.g. tree guards), as needed.	
West Naturalization Plantings	\$42,000	Total area - 3,300 sq ft Log - min. 6'L x 1.5' diameter Trees min. 40mm caliper Shrubs min. #5 pot Native grass/perennial seed & plugs	-Install 40 woody plants (trees & shrubs) in the naturalized area west of the rink, including removing existing grass or surfacing to approximately 24" deep for the tree and shrub wells only. -Incorporate native grass and perennial wildflower seed and plugs, up to 25% of the total planting area, and allow the remaining existing grasses to grow. -Install approximately 5 logs (Douglas fir or equivalent) for informal seating areas. -Install temporary protective fencing around planted areas (steel t-post & stucco wire), and individual wildlife protection around susceptible species (e.g. tree guards), as needed.	
South of Rink Plantings	\$5,750	Total area - 7300 sq ft Trees min. 40mm caliper	-Install 6 trees south of the rink, including removing existing grass or surfacing to 24" deep for the tree wells, and forming mulched tree wells (6' diameter, pine & spruce or equivalent).	
SUBTOTAL:	\$495,000	INCLUDING GST		
Stewardship & Watering				
1-Year Stewardship & Maintenance	\$3,250	Growing season - approx. 18 weeks	-Provide our comprehensive Garden Stewardship and Maintenance manual. -Weekly maintenance for newly installed landscape areas for 1 full growing season; including supplemental weeding, clean-up, soil building, and pruning.	Summer 2023 or After
1-Year Watering Service	\$3,250	Growing season - approx. 18 weeks	-Weekly watering of newly installed trees, shrubs, perennial plants, seed, and sod for 1 full growing season.	
SUBTOTAL:	\$6,500	INCLUDING GST		

PROJECT TOTAL: \$501,500 INCLUDING GST

- Notes:**
1. See the latest concept design plans for details.
 2. Areas and dimensions given are approximate.
 3. Construction details must be determined, and approved by the City of Calgary, prior to preparing a detailed construction estimate.
 4. As a preliminary construction estimate, this is not to be used directly for construction, but can be used for overall budgeting and fundraising.
 5. Includes:
 - All items listed above.
 6. Excludes:
 - Any unforeseen factors.
 - Machine limitations.
 - Non-standard construction practices.
 - Materials cost increases from suppliers or manufacturers.

*Cost varies depending on material, furnishing, or equipment selection.