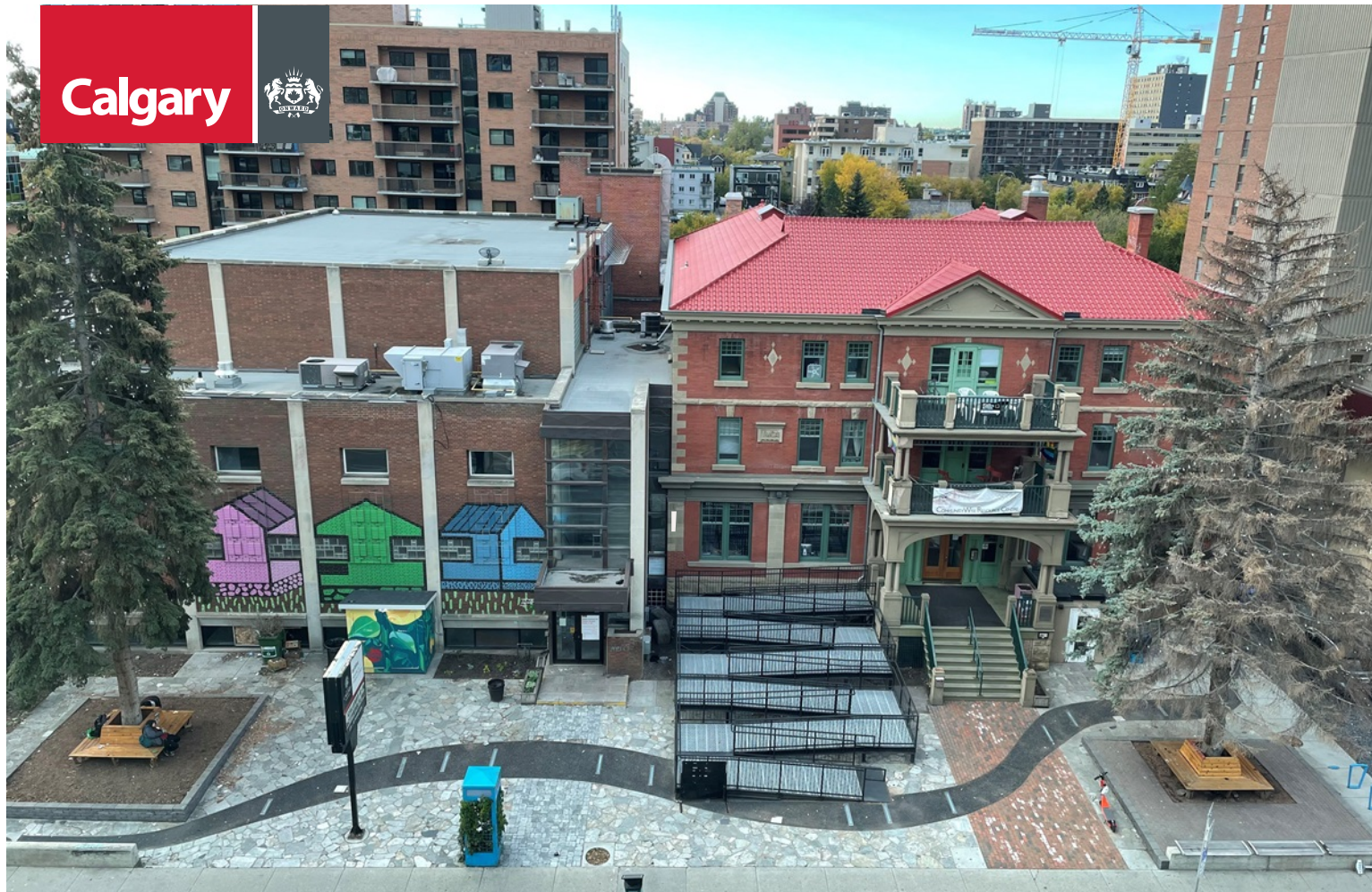


Calgary



FOR LEASE

Beltline Aquatic Centre and Historic YWCA

Open request for Expression of Interest to lease, or otherwise create a destination that will activate an iconic site

COMMUNITY
Beltline

LEASE AREA
YWCA: ~19,600 sq. ft.
BELTLINE POOL: ~16,500 sq. ft.

PROPERTY TYPE
Commercial

ADDRESS
221 & 223 12 AV SW
Calgary AB

LAND USE
Special Purpose - Community Service
(S-CS)

The opportunity:

- Rehabilitate the Beltline Pool and/or YWCA buildings to create an iconic destination for arts, culture, or other innovative uses in Calgary
- Immense potential for unique commercial, recreational or community spaces in a prime, historic location
- Please include materials detailed in *Information Required with Application* section (pg. 7) along with the Expression of Interest form
- Open houses by appointment only (**no drop-in viewing permitted**):
Oct 2, 2025, 10 a.m. to 4 p.m.
Oct 16, 2025, 10 a.m. to 4 p.m.

Financial info

Financial Stability and Business case to be reviewed

SUBMISSION DATE OPEN:
Sept 16, 2025

SUBMISSION DATE CLOSED:
Dec 1, 2025 at
11:59 p.m. MST

Purpose:

The City is seeking Open Request for Expression of Interest ("OREOI") to lease, or otherwise create a destination that will activate an iconic site.

Process:

- The OREOI will be launched on The City's website and direct marketed to known contacts and interested parties.
- Interested parties are invited to ask questions via email to leasing@calgary.ca until one week prior to closing of the OREOI; answers will be posted to the public OREOI page within 1 business day.
- Opportunity for site visits to both buildings will be conducted through open houses.
- There will be no photography permitted for the interior of the YWCA building, as the building is tenant occupied.
- OREOI submissions will be independently reviewed by the evaluation committee as received.
- The City reserves the right to receive EOI submissions after the deadline if criteria remain insufficiently satisfied.
- The evaluation committee will meet to discuss and reach consensus on scoring.
- The evaluation committee reserves the right to immediately engage in negotiations with the highest rated proponent or alternatively seek further detail and/or clarification on expressions of interest from the highest rated proponent(s). The evaluation committee may also request presentations by proponents at The City's discretion.
- Once the highest rated proponent is selected, The City will enter into negotiations with selected parties, at its sole discretion.
- The City reserves the option to proceed to the next highest rated proponent(s), should negotiations prove unsuccessful.

Background:

The Beltline Aquatic Centre (the "Beltline Pool") and the Historic Y.W.C.A. (the "YWCA") are two City-owned buildings; the YWCA building is a provincially protected and a designated heritage asset under the jurisdiction of the Province of Alberta ministry of Culture and Tourism. The two properties are connected and adjacent to each other and located on the south side of 12th Avenue SW and west of 1st Street SW in the Beltline community, forming a unique inner-city asset. The YWCA is currently occupied by an existing tenant with a termination provision and the Beltline Pool building is vacant. The buildings share a mechanical system located in the Beltline Pool building. This prime location is within the vicinity of popular destinations like the BMO Centre, Calgary Stampede Park, Scotiabank Saddledome, MNP Community & Sport Centre, Haultain Park, Central Memorial Park, downtown core, East Village community and the Elbow River.

Project vision

The Beltline Pool and YWCA buildings present a rare opportunity to add vibrancy to Calgary's Beltline community. The unique character, historic identity and scale of the buildings, coupled with their prime location, results in immense potential for rehabilitation and adaptive re-use.

This rare opportunity to be creative and innovative in this prime location will allow proponents to create space to draw in more users, increase access and accessibility to the public by creating a welcoming environment for arts and culture, food and beverage-based uses, recreational facilities, or innovative tech spaces for new users that will create a new iconic destination. This project will support and enhance Calgary's vibrant cultural ecosystem, contributing to how all Calgarians think, feel, and experience our city.

The City's vision is for an iconic destination for the public with complementary commercial components that will enhance and bring vibrancy to the Beltline community. We are seeking one or more proponents who can create a fiscally sustainable operating business model and complete the rehabilitation needed to bring the buildings to building code and accessibility standards. We encourage partnerships and collaborations between arts and culture organizations, recreational organizations, innovative technology companies, office and/or retail market spaces, and private market uses to think outside the box and be creative for this unique opportunity.

The City would like to create a "destination" that will be active most times of the day and evening.

Project goals:

- Support Calgary's public spaces by providing the greatest benefits to the community that are affordable and accessible.
- Improve the area's vibrancy and connectivity through site activation and draw in more users of the space.
- Provide access to the public.
- Build social, cultural and economic resiliency in the Beltline community.
- Attract private sector investment and diversification.
- Conserve historic Calgary landmarks.
- Bring building up to Code.
- Provide fair access for all Calgarians.
- Strive for sustainability and climate risk adaptation (e.g., LEED, Passivhaus certification standards).
- Promote social diversity and inclusivity in Calgary's Beltline community.

Property information:

- Legal Address: Plan C, Block 86, Lots 7-12
 - YWCA: Plan C, Block 86, Lots 7-9 and a portion of 10
 - Beltline Pool: Plan C, Block 86, Lots 11-12 and a portion of 10
- Land Use District: Special Purpose – Community Service (S-CS) District
- Land Use Bylaw: 1P2007
- Community: Beltline
 - Local Area Plan: Beltline Area Redevelopment Plan
- Site Area:
 - YWCA: 25 x 43 m, approximately 0.27 acres (1,075 m² / 11,600 ft²)
 - Beltline Pool: 21 x 43 m, approximately 0.22 acres (900 m², 9,700 ft²)
 - Combined Site Area: 46 x 43 m, approximately 0.49 acres (1,980 m² / 21,300 ft²)
 - No lane access and no parking onsite

YWCA building information:



- Municipal address: 223 12 Avenue SW, Calgary, Alberta
- Year of construction: 1911 (registered Provincial Heritage Resource)
- Year of renovation: 2019 through 2025 (by The City)
 - Including: windows, doors, et al.
- Number of storeys: 3 plus basement
- Floor area:
 - Basement: approx. 5,300 ft²
 - Main Floor: approx. 5,100 ft²
 - 2nd Floor: approx. 4,600 ft²
 - 3rd Floor: approx. 4,600 ft²
 - Total Floor Area: approx. 19,600 ft²

Beltline Pool Building Information:

- Address: 221 12 Avenue SW, Calgary, Alberta
- Year of Construction: 1954
- Year of Renovation: 1991, 2003, 2013
- Number of storeys: 2 plus basement (upper floor contains a full gymnasium)
- Floor Area:
 - Basement: approx. 6,500 ft² (includes pool, exercise room)
 - Main Floor: approx. 3,500 ft² (reception, washrooms, lockers)
 - 2nd Floor: approx. 6,500 ft² (gymnasium)
 - Total Floor Area: approx. 16,500 ft²

Community experience:

The following community needs, and amenity gaps have been identified within the Beltline community, which could be addressed at this location. Opportunities may include but success is not limited to:

- Accessible community-oriented goods and services
- Social and/or gathering opportunities
- Community and/or recreation programming
- Public event space (indoor/outdoor) opportunities
- Public and/or private recreation facilities
- Tech opportunities (e.g., indoor agriculture, robotic facility)
- Combination with arts and cultural space for special events
- Office and retail opportunities (combination of office spaces with café-style services)
- Community hub or childcare services

Key requirements:

Both buildings will need to meet current building code, fire safety code and accessibility requirements for occupancy. The YWCA building requires substantial rehabilitation.

Further, the successful proponent(s) will be required to ensure that the correct land-use designation is obtained for their proposed activities, as well as Development Permits, Building Permits, Business License, etc.

Key Findings report:

The City has completed reports for each of the buildings, which will be provided to pre-approved applicants.

The YWCA – key highlights:

- Base code and building service requirements to separate the two buildings are valued at approximately \$3.8 million.
- Implementation of base code upgrades could trigger compliance with full modern code requirements, including accessibility, valued at approximately \$12.4 million (to be confirmed at the Development Permit stage).
- A Building Condition Assessment (BCA) has been completed in 2024.
 - Lifecycle costs between 2024 and 2032 are estimated at approximately \$12 million.
 - Lifecycle costs between 2033 and 2052 are estimated at approximately \$2.5 million.

Pool Building – key highlights:

- A Building Condition Assessment (BCA) was completed in 2019 and updated in 2022.
 - Base building code compliance and accessibility upgrades are approximately \$6 million.
 - Lifecycle costs between 2024 and 2030 are estimated at approximately \$1.5 million.
 - Lifecycle costs between 2031 and 2050 are estimated at approximately \$1.2 million.
- Holding costs (warm storage to maintain YWCA services) are approx. \$60,000/year.
- Demolition of the existing Pool building is approximately \$1.6 million.
 - Demolition would trigger an additional \$2.3 million for YWCA façade restoration.

Historic conservation:

Since the YWCA building (Inventory of Evaluated Historic Resources (calgary.ca)) is a registered Canada's Historic Place (Alberta Register of Historic Places), any renovation contemplated needs to be done in consideration of the identified character-defining elements documented in the Statement of Significance. Any renovations or upgrades to the YWCA building will require written authorization from The Province and must follow the heritage conservation documentation "Standards and Guidelines for the Conservation of Historic Places in Canada." (HistoricPlaces.ca - The Standards & Guidelines for the Conservation of Historic Places in Canada).

Facility capital costs:

The successful applicant will be responsible for meeting current building code, fire safety code, accessibility requirements and the ongoing maintenance and repair of the building(s) as well as all lifecycle requirements and other capital development work required to change the function of the building(s) and while adhering to the "Standards and Guidelines for the Conservation of Historic Places in Canada."

Facility operating costs:

The buildings will be leased "as-is". The successful applicant will assume direct responsibility for all taxes, utilities, insurance and fees associated with the operation of the building(s).

Land Use Bylaw 1P2007:

Land Use - Special Purpose - Community Service (S-CS):

- Purpose:
 - Accommodate education and community uses located in buildings;
 - Accommodate a limited range of small scale, public indoor and outdoor recreation facilities; and
 - Have limited application to parcels that are not designated reserve pursuant to the *Municipal Government Act* or its predecessors.
- Permitted Uses
 - Natural Area;
 - Outdoor Recreation Area;
 - Park;
 - Park Maintenance Facility – Small;
 - Power Generation Facility – Small;
 - School Authority – School;
 - School Authority Purpose – Minor;
 - Sign – Class A; and
 - Utilities.
- Discretionary Uses
 - Child Care Service;
 - Community Entrance Feature;
 - Community Recreation Facility;
 - Food Kiosk;
 - Indoor Recreation Facility;
 - Library;
 - Museum;
 - Park Maintenance Facility – Large;
 - Protective and Emergency Service;
 - School – Private;
 - School Authority Purpose – Major;
 - Service Organization;
 - Sign – Class B;
 - Sign – Class C;
 - Sign – Class D;
 - Sign – Class E;
 - Urban Agriculture;
 - Utility Building; and
 - Wind Energy Conversion System – Type 1.

For additional information on Land Use Bylaw 1P2007 regarding the above information, please visit the following website: The City of Calgary Land Use Bylaw 1P2007.

Information required with application:

A business case:

General description of your business; years of operation, ownership, organizational structure, corporate vision and/or mission; current business plan and existing locations (if applicable).

The City is seeking the strongest and most appropriate proposal, while remaining feasible and sustainable, for these unique assets in the heart of the Beltline community. The business case should detail how the proposed activation of the site will be executed and sustained over the long term, with reference to the Vision and Goals of the project, and within the social and geographical context of the site.

Proof of financial stability:

Please describe/include the following:

- Projected operational budget
- Projected capital budget
- Audited financial statements for the past 3 years, if available
- Bank statements for all accounts, not more than 30 days old

Alternate form proposal:

Please describe/include all relevant details and suggestions to Lease alternatives. We are focused on creating a cultural hub with citizen centric benefits – please express how your proposal will achieve the project vision. We are open to exploring alternate forms of occupation if they will be best achieving these benefits.

References:

Include Letters of Support from past and/or present Landlords (subject to alternatives for new enterprises).

The City reserves the right to contact these references without prior notification to the Proponent. The City also reserves the right to contact any previous or current user of the Proponent's products or services, including The City's own personnel.

Please respond to this Open Request for Expression of Interest by December 1, 2025.

Evaluation criteria and weighting:

The evaluation committee will ensure compliance with criteria and evaluate and numerically score each EOI submission. The evaluation will be restricted to the criteria contained in this section.

Criteria	% Weighting
Site activation & animation/relevance, responds to community context	20
Community-related experience	10
Heritage conservation	5
Financial stability/sustainability/capacity/business case	25
Financial consideration offered	5
Affordability, accessibility, diversity & inclusivity, site security	10
Economic benefit (job creation or added economic benefits)	5
Innovation, technology, creative use of spaces	10
Relevant project related experience and references	10
TOTAL:	100

i. Site activation & animation/relevance, responds to community context	[20 %]
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As described in the vision statement above, the Pool and YWCA buildings present a rare opportunity to add vibrancy to Calgary's Beltline community. Responding to the Beltline community context is crucial and relates to the goals listed above, including: affordability and accessibility; vibrancy and connectivity; public access; social, cultural and economic resiliency; private sector investment and diversification; sustainability and climate risk adaptation; and social equity, diversity and inclusivity.

ii. Community-related experience	[10 %]
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Consideration will be given to creative working relationships among multiple social or recreational initiatives, and preference will be given to the provision of local programs and services over those with a regional focus. This site has a long and celebrated history of creating value for a wide variety of social groups and causes, so Expressions of Interest that incorporate relevant community-based offerings may be prioritized.

Specific community needs and amenity gaps are listed above, including: social and/or gathering spaces, public events and recreation facilities, technology or other innovative sectors, office and retail, or a combination of different opportunities. Expressions of Interest should describe positive past experience or expertise in one or more of the areas listed, which would be beneficial for integration into the local context.

iii. Heritage conservation

[5 %]

The heritage status of the YWCA ([Alberta Register of Historic Places](#)) must be preserved in accordance with **Canada's Historic Places guidelines** [HistoricPlaces.ca - The Standards & Guidelines for the Conservation of Historic Places in Canada](#). Please provide details of your organization's experience related to historic preservation of buildings and demonstrate understanding of this requirement.

iv. Financial stability/sustainability/capacity/business case

[25 %]

As the YWCA is a provincial heritage resource and the Beltline Pool is such a specialized facility, the costs associated with their upkeep are substantial. Expressions of Interest should demonstrate past funding successes and anticipated sustainable financing strategies, and provide a description of the organization (or partnership/collaboration) in general: years in operation, ownership, organizational structure, corporate vision and/or mission, current programs, locations, corresponding rates and fees, etc.

- A 5-year business plan including the organization's standard offerings, programs, services, etc.
 - Proposed model for operating the facility
 - Proposed model to address capital maintenance and lifecycle of the facility
 - An organizational chart with key contacts, telephone, fax and email addresses for the representatives who will be responsible for the administration of the contract
 - Timelines identifying intended occupation and operations of this facility
- Certificate of Incorporation
- Organization's current Bylaws
- Copy of the most recent AGM Minutes and/or Corporate Return
- Mitigation measures for any anticipated (negative) impacts on the surrounding community
- Projected operational budget (3-year)
- Projected capital budget (3-year)
- Audited financial statements for the past 3 years
- Bank statements for all accounts, not more than 30 days old

v. Financial consideration offered

[5 %]

Consideration will be given to the proposed lease rate.

vi. Affordability, accessibility, diversity & inclusivity, site security

[10 %]

A thorough overview of the anticipated approach for providing services or opportunities to a wide range of community interests and demographics, recognizing the community context and the project goals.

vii. Economic benefit (job creation or added economic benefits)	[5 %]
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The project’s outcomes will determine its impact on local economic activity, including the potential to generate employment and contribute to overall economic benefits. Expressions of Interest should include a description of anticipated economic benefits that will accrue from the proposal (e.g., job creation, added economic value).

viii. Innovation, technology, creative use of spaces	[10 %]
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Special attention to innovative approaches will be recognized in the evaluation of Expressions of Interest, whether the innovation is related to the delivery of services, the services to be delivered, organizational structure or alignment, and/or the use of the physical spaces on the site. There is general interest in providing affordable housing opportunities city-wide, and particularly in the inner city, therefore Expressions of Interest that incorporate viable affordable housing options may be favoured.

ix. Relevant project-related experience and references	[10 %]
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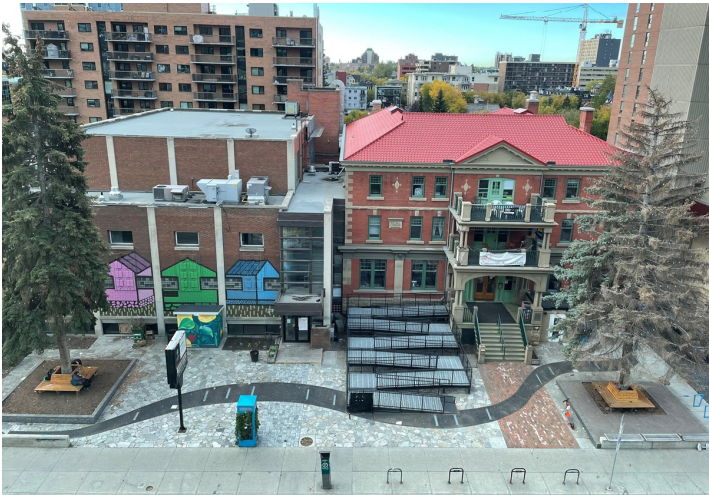
Expressions of Interest should include up to two (2) examples of relevant projects or initiatives that were successfully completed that are similar in nature. For each of the referenced projects, provide the following information:

- Project client, title, location and year of completion
- Project type and size/scale
- Extent of the scope of work
- Team members involved that are also proposed for this project
- Client contact information for each project, for reference purposes

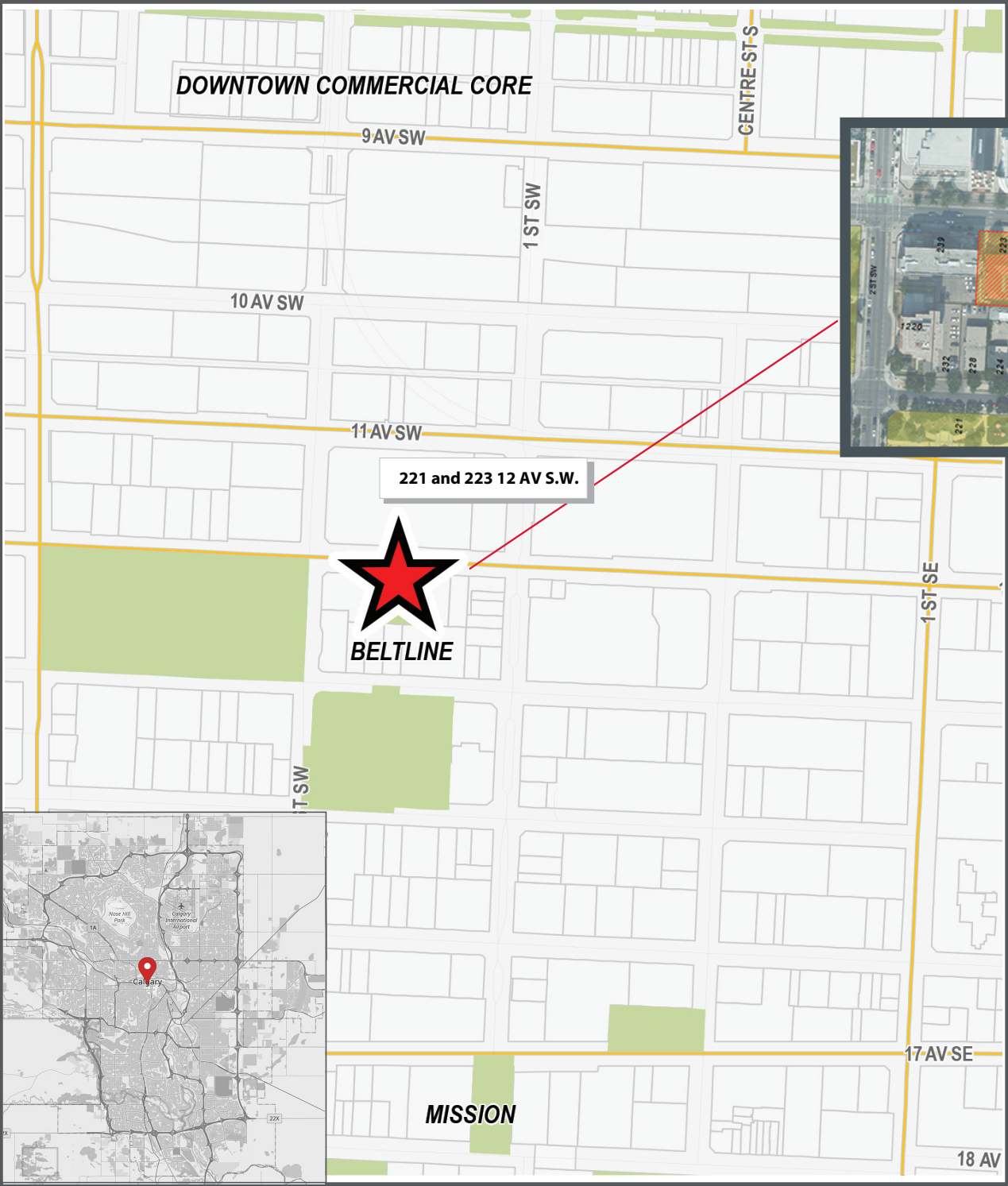
Letters of Support for past and or present programs (optional) should include:

- Organization/group name and official address
- A reference within the organization including name, title, phone number and email address
- A short descriptor of the service and or relationship provided to or from the organization

Gallery



Context map



Contact us



Temi Oluleye
Sr. Commercial Leasing Agent
Leasing & Property Management
EMAIL
Temitope.Oluleye@calgary.ca
OFFICE 587.894.8731

Submit interest using the
Expression of Interest Form
City of Calgary Real Estate & Development Services
Administration Building
3rd Floor (#195) 323 7 Ave S.E.
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit
calgary.ca/realestate

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