

Social, community, recreation or arts & culture opportunity in Patterson Heights

Request for Expressions of Interest to lease property from The City of Calgary

*Please respond to this Expression of Interest by **May 20, 2024**.*

Highlights

- Opportunity to lease property for social, community, recreation or arts and culture use
- 60 Patterson Blvd SW
- Located within the community of Patterson Heights
- 10,000 sq ft single storey building with basement and two parking lots on a total of 1.6 acres
- Built in 1994
- Requires at least \$1million in lifecycle improvements within three years of occupancy
- Lease terms negotiable

Property Information

- 1.6 acres (~70,000 sqft)
- Public assembly use
- S-SPR land use (fee simple)
- Concrete block construction built in 1994
- 10,000 sqft gross building area
 - Approx. 5,000 sqft building area above grade (1 floor)
 - Approx. 4,600 sqft building area below grade (1 floor)
- 20 + 43 parking stalls (63 total)

Purpose

The purpose of this request for Expressions of Interest (EOI) is to lease the Patterson Heights property (formerly occupied by Alberta Badminton Association) to a community, social, recreation or arts and culture organization for the purpose of providing suitable community, recreational, sport, or arts and culture activities and programs which provide the greatest benefit to the community as a whole, in addition to their direct benefit to individuals.

Community relevance

The following community needs and amenity gaps have been identified within the Patterson Heights community, that could be addressed at this property.

Accessible and affordable community-oriented services and programs:

- Programs, services and gathering opportunities – for example:
 - Seniors programming
 - Youth programming
 - Parent and tot groups
 - After-school care

Community amenities:

- public outdoor open space
- public outdoor/indoor recreation space
- arts and culture space
- public event space (indoor/outdoor)
- community-oriented programming and gathering space

Community working relationship

The successful applicant will be asked to consider a working relationship with the Coach Hill/Patterson Heights Community Association. Other creative partnerships are encouraged, but preference will be given to those providing local programs and services over those with a regional focus.

Lease terms

Lease terms are negotiable. Approved City standard lease agreements or non-standard lease agreements will be considered. For applications that align with [CSPS011](#) and the [Public Use Policy](#), the lease terms may be as per Partnerships nominal lease agreement, available on request, with access to Capital Conservation Grants (CCG).

Capital Conservation Grants (CCG)

The Capital Conservation Grant recognizes and supports community associations and social recreation groups on City-owned land that maintain community-operated infrastructure (and are in compliance with the terms of their lease /license of occupation agreement) through funding for facility lifecycle planning and capital projects to maintain safe and healthy facilities for Calgarians.

Conservation Reserve Fund (CRF)

The successful respondent may be required to deposit, on an annual basis, an amount of money based on a percentage of the Current Replacement Value (CRV) of the facility and amenities, as determined by The City through lease negotiations. Should the organization cease to continue operations of the facility, the remaining conservation fund shall be turned over to The City along with the lands and the facility.

Facility operating and lifecycle costs

The successful respondent will assume the responsibility for all taxes, utilities, and fees associated with the operations of the facility. In addition, the successful respondent must also manage the lifecycle of all building elements.

A lifecycle study must be completed and submitted to The City within one year of the commencement of the lease/LOC. This study must be subsequently upgraded every five years and must be completed by a professional consultant. This study establishes an opinion of condition, probable cost, and timing of renewal requirements allowing for facility lifecycle planning over a 25-year period.

Short-term lifecycle items

A summary table of Lifecycle Obligations will be made available at a pre-arranged site visit.

Facility capital costs

The successful applicant will be responsible for any other capital development work required to change the function of the facility or to expand its footprint.

Evaluation criteria

Evaluation criteria for the Patterson Heights EOI are described below. The evaluation will be conducted by The City and will be restricted to the criteria in this section:

<i>i.</i>	Vision and Community Relevance	/15 %
<i>ii.</i>	Community Working Relationships	/15 %
<i>iii.</i>	Business Case	/30 %
<i>iv.</i>	Financial Stability	/30 %
<i>v.</i>	References and Experience	/10 %
	Total	/100 %

<i>i.</i> Vision and Community Relevance	[15%]
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Vision

We are focused on attracting a tenant(s) that provides broad social and/or recreational and citizen-centric benefits. Please express how your proposal will achieve this Project Vision.

Community needs and amenity gaps within the Coach Hill and Patterson Heights area that could be addressed at this property:

Accessible and affordable community-oriented services and programs

- Programs, services and gathering opportunities – for example:
 - Seniors programming
 - Youth programming
 - Parent and tot groups
 - After-school care

Community amenities

- Public outdoor open space
- Public outdoor/indoor recreation space
- Arts and culture space

- Public event space (indoor/outdoor)
- Community-oriented programming and gathering space

ii. Community working relationships [15%]

Consideration will be given to applicants proposing creative working relationships with the existing community association and other social or recreational organizations/initiatives to deliver programs and events. Preference will be given to those providing community-based programs and services over those with a regional focus.

Because this facility is situated on a large piece of land with a building, outdoor rink and open space, The City is open to opportunities for a collaborative arrangement among separate groups to share the building, rink and/or field cooperatively. Preference will be given to an arrangement with a single primary tenant who will manage the resulting partnership.

iii. Business Case [30%]

General description of your business proposal, governance model, corporate vision and/or mission, and current business plan. Please describe how this opportunity will enhance the facility and list any other anticipated benefits or impacts for the community. Include a description of the organization in general, years in operation, ownership, organizational structure, 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 (maintenance requirements for landscaping may be negotiable, depending on the operating model)
 - 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 Annual Return or Corporate Return
- Mitigation measures for any anticipated (negative) impacts on the surrounding community and residents
- Preference will be given to not-for-profit organizations.

iv. Financial stability [30%]

Description of the following:

- Projected Operational Budget (3-year)
- Projected Capital Budget (3-year) including a strategy for addressing maintenance requirements
- Audited financial statements for the past 3 years
- Bank Statements for all accounts, not more than 30 days old

v. References and Experience [10%]

Describe your past history in delivering the proposed services or programs, along with measures or indicators of success. Include letters of Support from past and/or present landlords and/or programs delivered by your group (The City may consider alternative references for new enterprises). Operational References should include:

- Organization/group name

- Organization's 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

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 Proponents products or services, including The City's own personnel.



Expression of Interest to Lease Property from The City of Calgary

The information you provide is not an offer or a contract and does not constitute an interest in land. The purpose of this Expression of Interest is to provide information to The City of Calgary regarding your desire to lease property(ies) as advertised on calgary.ca/realestate prior to negotiation of a formal agreement. The completion and submission of the Expression of Interest in no way obligates you to lease the property in question and is not in any way binding upon The City of Calgary. The Expression of Interest is for information purposes only.

Submit this Expression of Interest form by e-mail to vanessa.wong@calgary.ca.

Expressions of Interest will not be reviewed until after the deadline date. After the deadline date, Expressions of Interest will be reviewed as received. We will review your Expression of Interest and contact you to confirm whether or not The City of Calgary will negotiate a formal agreement. The City of Calgary reserves the right to negotiate with only those parties that the City of Calgary so determines in its sole discretion.

All Leases are subject to approval based on Council policy for real estate transaction approvals.

Contact Information

Required Fields are marked with an asterisk (*)

* Date	
* Lessee Name	
* Contact Name <i>(if different from Lessee Name)</i>	
* Contact Phone Number	
Contact Fax Number	
E-mail Address	
Address	
City	
Province/State	
Country	
Postal/Zip Code	

Property Requesting to Lease

Either	<input type="checkbox"/> * Indicate the plan, block and lot	
	Plan	
	Block	
	<input type="checkbox"/> Lot	
And/Or	* Enter a detailed description or a municipal address	

What Rent Price Are You Prepared to Pay?

* Annual Rent	\$	
Security Deposit	2 months' rent plus GST (annual rent ÷ 12x2)	\$

Commencement Date

What is your preferred date to commence the lease?

* Day	
* Month	
* Year	

Real Estate Agent Involvement

Is there a Real Estate Agent involved? **	<input type="checkbox"/> No	<input type="checkbox"/> Yes (complete the information below)
Real Estate Agent		
Agent's Phone Number		
Agent's Fax Number		
Agent's E-Mail		
Real Estate Brokerage		

**** If you are using a real estate agent, all negotiations must take place through your Agent.**

This information is collected under the authority of section 33 (c) of the Freedom of Information and Protection of Privacy Act for the purpose of providing information to The City of Calgary regarding properties for lease. It is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act.

PART 9: SPECIAL PURPOSE DISTRICTS

Division 3: Special Purpose – School, Park and Community Reserve (S-SPR) District

Purpose

- 1025 (1)** The Special Purpose — School, Park and Community Reserve District is intended to:
- (a) provide for schools, parks, open space, and recreation facilities; and
 - (b) have parcels of various sizes and use intensities.
- (2)** The Special Purpose - School, Park and Community Reserve District should only be applied to land dedicated as school reserve, municipal school reserve, community reserve, public reserve, and reserve pursuant to the *Municipal Government Act* or its predecessors.

Permitted Uses

- 1026** The following uses are permitted uses in the Special Purpose — School, Park and Community Reserve District:
- (a) Natural Area;
 - (b) Outdoor Recreation Area;
 - (c) Park;
 - (d) Park Maintenance Facility — Small;
 - (e) Power Generation Facility — Small;
 - (f) School Authority — School;
 - (g) School Authority Purpose — Minor;
 - (h) Sign — Class A; and 4P2012
 - (i) deleted 4P2012
 - (j) Utilities.

Discretionary Uses

- 1027 (1)** The following uses are discretionary uses in the Special Purpose — School, Park and Community Reserve district;
- (a) Community Entrance Feature; 10P2009
 - (a.1) Community Recreational Facility; 10P2009
 - (b) Food Kiosk;
 - (c) Indoor Recreation Facility;
 - (d) School Authority Purpose — Major;
 - (e) Sign — Class B;
 - (f) Sign — Class C;
 - (g) Sign — Class D;

- (h) [Sign — Class E](#); [38P2013](#)
 - (i) [Utility Building](#); [38P2013](#)
 - (j) [Wind Energy Conversion System — Type 1](#); and [38P2013](#)
 - (k) [Wind Energy Conversion System — Type 2](#). [38P2013](#)
- (2) The following [uses](#) are additional [discretionary uses](#) if they are located in [buildings](#) used or previously used as [Community Recreation Facility](#), [Indoor Recreation Facility](#) or [School Authority — School](#) in the Special Purpose — School, Park and Community Reserve District: [17P2009](#)
- (a) [Child Care Service](#).

Rules

1028 In addition to the rules in this District, all [uses](#) in this District must comply with:

- (a) the General Rules for Special Purpose Land Use Districts referenced in [Part 9, Division 1](#);
- (b) the Rules Governing All Districts referenced in [Part 3](#); and
- (c) the applicable Uses And Use Rules referenced in [Part 4](#).

Front, Rear and Side Setback Area

1029 The [setback area](#) from every [property line](#) must have a minimum depth of [3.0 metres](#).

Landscaping In Setback Areas

- 1030** (1) All [setback areas](#) on a [parcel](#), not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the [Development Authority](#), must be a [soft surfaced landscaped area](#).
- (2) All [setback areas](#) must provide a minimum of:
- (a) 1.2 trees for every [70.0 square metres](#) for the [use](#) of [School Authority — School](#);
 - (b) 1.2 trees for every [70.0 square metres](#) for any [use](#) contained within a [building](#) previously used for [School Authority — School](#); and
 - (c) 1.0 trees and 2.0 shrubs for every [45.0 square metres](#) for all other [uses](#).

Additional Landscaping Requirements

- 1031** (1) All areas of a [parcel](#) must be a [soft surfaced landscaped area](#) unless specifically allowed by the [Development Authority](#).
- (2) All [soft surfaced landscaped areas](#) on a [parcel](#) with [buildings](#) used or previously used for [School Authority — School](#) do not require an underground irrigation system.
- (3) Every [building](#) on a [parcel](#) must have at least one sidewalk connecting the [public entrance](#) to a public sidewalk, or in the case where there is no public sidewalk, to the nearest [street](#).
- (4) Where a [building](#) contains more than one [use](#), every [use](#) that has an exterior [public entrance](#) must either:

- (a) have a sidewalk connecting the public entrance to the sidewalk referenced in subsection (3); or
 - (b) have a sidewalk connecting that public entrance to a public sidewalk or to the nearest street.
- (5) Every building on a parcel must have at least one sidewalk connecting the parking area to the public entrances of the building.
- (6) Every sidewalk provided must:
- (a) be a hard surfaced landscaped area;
 - (b) be a minimum width of 2.0 metres;
 - (c) have a different surfacing than the surfacing of parking areas on the parcel; and
 - (d) be raised above the surface of the parking area, when located in a parking area.

Reductions to Minimum Required Motor Vehicle Parking Stalls

1032 *deleted*