



Project overview

The Albert Park-Radisson Heights community association facility is in disrepair. The estimate for repairing the building is approximately \$1.6 million. This project is currently unfunded.

There are three options on how to move forward with the community association facility:

- Repair the facility
- Demolish the current facility and build a new or different facility;
 - on the current site; or
 - as part of the multi-family building on another site in the community
- Demolish the current facility and do not rebuild anything in its place

Engagement overview

In November and December 2015, residents of Albert Park and Radisson Park were invited to share their thoughts about how they use the existing facility and what they would like to be able to do in the future. Feedback was received at several events.

During this next phase of engagement in January and February 2016, we are asked residents about how these programs and services could be delivered in the community, asking what they see as the benefits or challenges of 3 different community options.

DATE	EVENT	NUMBER OF PARTICIPANTS
January 12, 2016	Community Working Group Meeting	8
January 20, 2016	Community Association Meeting	13
January 25, 2016	Open House	20
January 25-February 7	Disqus Online Feedback	10

What we asked

Three different options for delivery of programs and services were shared with the community. Residents were asked to provide feedback on benefits and challenges of each option.



Community Association with No Land or Facility

EXAMPLE – Option 1

Beddington Heights Community Association

- No land
- Group gave up their building
- Run Before & Afterschool program out of rented space.
- Movie nights, pop up BBQ's, Igloo.
- Hold monthly meetings in rented office space
- www.beddingtoncommunity.ca/



V03



With Land & Amenities No Building



EXAMPLE – Option 2

Northern Hills

- With land & amenities
- No building
- Amenities
 - One berm dirt rink
 - Two community gardens
- www.northernhills.ab.ca/



V03



**Community Association Facility
Leased from the City of Calgary**

EXAMPLE – Option 3

Mount Pleasant Community Association

- Have an Lease with the City of Calgary.
- <http://mpca.ca/>
- Sportsplex (One pad arena)
- Community Association Hall
 - Daycare
 - Hall Rentals
 - Programs (zumba, yoga, seniors programs etc)

V03



Mt Pleasant Lease

Red line show the area of in the Mt Pleasant Lease
The Community Association board is responsible for the facility and
all the maintenance within these areas.

V03



What we heard

When asked about the 3 different options for the delivery of programs and services, there were several themes that were identified in each option even though each option was unique. Themes that were consistent in each option included:

Use: How the facility is used, limitations of use of space.

Sense of Community: How the type of facility affects the sense of community.

Cost/Funding: How do communities pay for the space whether it is rental or leased.

- ▶ For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.
- ▶ For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.

Next steps

The City of Calgary will review all information collected and provide a “What We Did” report to the community which outlines how the information collected was used to make a recommendation on this project.



Summary of Input

January – February 2016

Summary of Themes by Option		
Option	<i>Benefit</i>	<i>Challenge</i>
1. Community Association with no land or facility	<ul style="list-style-type: none"> • Change • Cost/Funding • Use • Maintenance 	<ul style="list-style-type: none"> • Change • Sense of community • Lack of amenities • Site/location
2. Community Association with land and amenities, no building	<ul style="list-style-type: none"> • Sense of community • Cost/Funding • Maintenance • Ease of use 	<ul style="list-style-type: none"> • Use • Change • Sense of community • Lack of amenities
3. Community Association facility leased from the City of Calgary	<ul style="list-style-type: none"> • Use • Sense of community • Programming/Events • Site/Location 	<ul style="list-style-type: none"> • Use • Cost/Funding • Space • Maintenance
Questions/Comments		
<ul style="list-style-type: none"> • Taking sports out of community centres has hurt communities in general • What are the community demographics? i.e. number and ages of children • Challenging to reach out to all residents • What can dollars buy, capital versus operational? • What is the process for giving facility back to the City? • Current facility is central and visible • Involvement and marketing is a challenge • What happens to the community in the interim? • How do you get people involved? • What would happen to the land? Would it remain parkland/public space or redeveloped into high density housing? 		



Verbatim Comments

Comments below were collected in person and online January-February 2016.

Please provide feedback on the benefits and challenges of the options listed below:

Option 1. Community Association with no land or facility

Benefits

- Using local space that is available
- Change of how resources are allocated
- School gym rentals
- A major hub is not essential
- Not paying for maintenance
- No need to worry about programs at the facility
- Very creative to have more people involved
- City gets to continue saving and netflix might make some extra money
- The cost and maintenance would be nil. Then could put more money into programs.
- May creat an increased sense of community as then would be forced to work out arrangemens with local space to hold activities eg. Schools
- A no cost situation, but that is all :(
- Less responsibility for facility management, by-laws compliance, less headaches!

Option 1. Community Association with no land or facility

Challenges

- Matching rental facilities - challenging to begin with
- More work to find space
- Change in how to organize and plan events
- Sense of community may be lost
- May lose groups that will look for space outside the community
- No community subsidies
- No amenities
- No revenue generation
- Can't do many programs
- No community hub
- The number of volunteers goes down
- Not working for this community
- No sense of belonging. A building is something to BUILD upon, without it there is no HOME!
- We live in a cold financial environment, but an Igloo?



- The sense of identity would be lost, especially since there isn't even an APRH sign when people drive into the area.
- What would differentiate APRH from greater Forest Lawn without any land/building/presence?
- This hardly sounds like a community at all.
- This would be a huge change and most people do not like change. My concern would be what the city would then do with the land. I feel like we need to keep more open space in our community.
- The community residents would have to keep scrambling to find space for events (e.g. stampede breakfast, community cleanups). Booking space is difficult as there are only so many available facilities in the area.
- Where would the community meet? What would bring the community together? Uncertainty regarding the land.
- By being forced to rent other facilities, there would be greater pressure put on other gathering places and community event would happen outside the community. It would also discourage community involvement.
- More, difficult to engage members without having a building
- Rent could be costly
- Can be dependent on when and where to hold events based on rental space
- Who or what would influence designation of the vacant land?
- How much "say" would the city have for infrastructure zoning?
- Parents may not feel comfortable having their kids walk far to attend programs. Certain roads are natural barriers and can be dangerous - 17th Ave, 36th Street, Memorial Dr.
- As an up and coming inner-city neighbourhood, space is needed to meet the needs of this neighbourhood. This neighbourhood has felt neglected for many years, so having a place to meet creates a stronger sense of belonging.
- There are many small groups of communities operating in APRH without a central building to meet these groups will stay separate. APRH needs a facility for its people to come together and create a sense of community

Option 2. Community Association with land and amenities, no building

Benefits

- Weather permitting
- A place in the neighbourhood
- No facility maintenance
- Events held outdoors
- No/Low Maintenance
- We will still have the open space in the community without the maintenance and up keep of a building
- Community still has a space
- Lower cost alternative
- Community can still use land for communal purposes and community garden, skating, farmers market, group picnic, green space etc.



- Greenspace that is community oriented is helpful. If this was the option, some increased sport capacity would be nice.

Option 2. Community Association with land and amenities, no building

Challenges

- Not as much variety in the playground
- Limited to outdoor activities
- Need to rent space for meetings
- No place to put on skates
- No rental space for community groups
- No revenue
- No building so people will not come
- No bathrooms
- Lower commitment to seasonal activities
- Not possible to hold indoor events
- No need to rely on your programs/events
- Need planning in advance
- Takes more time
- I see none. It's not a community centre so what is it?
- No benefits for APRH
- Smaller size limits type of functions that can be held
- Limited use
- No building/gathering spot
- Not as many people will use
- Loosing the building could eventually lead to the loss of land
- Cost of renting space for indoor activities can be high
- Dependent on rental venue and cost to plan activities
- More difficult to engage
- No building puts added pressure on other facilities and would lead to inconsistent meeting locations or having to meet outside the community.
- Community gardens are not inviting and can appear as an eyesore in the winter. For example, the Forest Lawn Library community garden has to work hard to maintain their property when it doesn't look like a garden (ward off vandalism, etc.)
- The gathering space for community events will vary. Communication from the Community Association will need to get better to make this work. Lots of the time now the events have already happened before I know about them. The signs out front have helped some.
- Community gardens don't interest everyone. You would only get a very specific group of people involved in the community.



- If you build it they will come.
- Inner city communities need some space. This area is limited for meeting areas. Closest is the library in Forest Lawn.

Option 3. Community Association facility leased from the City of Calgary

Benefits

- Don't have to buy land
- Convenient
- Pride
- No need to find rental space or sign long term contracts
- Access
- Visibility
- Brings people together
- No rent for other spaces
- Space for storage
- Freedom to have different activities and events
- Opportunity to generate revenue
- Community group have more opportunities
- Having a City of Calgary leased building would ensure quality programming for all ages with the lack of suitable space it doesn't make sense to lose a facility when the City can use it for other purposes too (office etc.)
- There is a physical location for community to gather. Needs to be upgraded/rebuilt from scratch if going to keep a building. Also needs to have different purpose eg. Place for kids & adults indoor sports - floorhockey, basketball, etc, yoga, small gathering cafe style space, small library area etc.
- Having lived in this community for 27 years, having a building has always been helpful in knowing that there are committed people who want to better APRH through different initiatives, programs and support. Give people an opportunity to give back in a tangible way.
- Lived in this community since 1959, became a member of APRH. This community is a great benefit for the residents to gather and feel they belong together. A new facility would benefit the area and City of youth and seniors to enjoy. More members, more volunteers. More activities.
- We can have jelly bean dances where persons can come to have birthday parties without reservations or restrictive numbers.
- A gathering spot for the community (all seasons).
- To me this model makes sense as it builds community in many aspects. With a large senior population
- This building has been here for 40+ YEARS. I've lived here. This is many other folks in this area. Repair and renew this facility. This is a strong community of both older and younger generations in Albert Park & Radisson Heights. This building is a historical feature of the area. I believe if we add on to it there would be more benefits than if we tear it down.



- APRH is a huge tax base for the City of Calgary yet little of it is returned to the neighbourhood. Why not now?
- Best option for community engagement. Easier to plan for activities. Stability guaranteed for long-term plan.
- In this time and economy people want more services and amenities, not less. Eliminating everything would be a loss of social assets. Having a building would contribute to social well being and social capital.
- Community is getting younger. If there is a place to keep them busy, it reduces crime. Kids can make mistakes, but less likely if they are busy.
- A local place for community member to meet. It would be great to know more about programs, get some going and meet our neighbours.
- There are many vulnerable populations in and around APRH. Having a facility that can host many types of events and programs provides an accessible way to enrich everyone's life in the community.
- Forward thinking way. This community is going to grow as density increases and seniors move to lodges/nursing care and are replaced by families. An anchor for the community for the next 50+ years.
- We need our own building seniors breakfast, Jelly Bean dance, for all functions. We don't want to be searching for space.

Option 3. Community Association facility leased from the City of Calgary

Challenges

- Infrastructure
- Maintenance
- Size
- Needs change
- Storage
- Design
- Functionality
- Cost/Investment
- Social changes that affect usage
- Age of residents and building
- Lack of revenue source
- Lack of volunteers
- Continued maintenance
- Flooding
- Accessibility to people with disabilities
- Costly to build and run facility, but can be beneficial if effectively run (have a business plan that works - mixed use).
- Costly to maintain and manage. Needs to have better communication of events. This facility as it is doesn't work for our family.
- Might be difficult to engage volunteers all the time. Compensation for time/stay might need to be built in to business plan.



Disqus Online Engagement Feedback

Collected January 26-February 7, 2016

Homer - February 4, 2016

I have lived in this community my entire life, but other than the jelly bean dances when my kids were small I have had no interaction with the community hall for over a decade. I understand that it should be a place to meet your neighbors, hold various functions & raise revenue through hall rentals, but if the leadership is very inclusive & secretive, than people will stay away & in general not support it's initiatives, which seems to be the thrust of many of the posted comments. Although option 3 certainly seems like the logical choice, I have no interest in increased taxes to support it. I would support any improvement that includes community residents without increasing my taxes.

Michael - January 30, 2016

After living in the community for over a decade, I personally don't go to the community centre that much, but I recognize the fact that is a great place for people to gather and meet each other. So I think something in the middle of option 2 and 3 would be best. There should be a building for people to hold functions, gather together, hold events, etc., but at the same time I don't think we need to build something so big that it covers about half the block.

Matthew - January 30, 2016

This community centre has neglected and mismanaged for years. I believe if there was a changing of leadership and revitalization of the facility it would give this community the boost needed to be more inclusive and innovative in the activities offered. Having lived in this community for 29 years, I am cognizant that we have a larger population of senior citizens than younger families and activities for both groups are needed to help make this and community thrive. Personally speaking, I have attempted to volunteer for APRH and never received any follow up for volunteer opportunities even though the signage outside the community center asked for people to call and volunteer. That is very telling that the leadership in the community is lacking, change that and I believe we can be a community that reaches and speaks for all the population of APRH. Also, it wouldn't hurt the community at all to get with the times and have community membership purchased in an online type forum. Communication is Key to growth!

Algernon Wilson - February 3, 2015

Your comments are spot on. Secrecy and confidentiality agreements have been persued by current management, email discussion is strongly discouraged and programming has dwindled in the last 3 or 4 years due to abrasive behaviour of certain Board members. A change in leadership would certainly be a vast improvement.

NAF - January 30, 2016

I would like to see a combination of 2 & 3. The current facility is old & rundown and perhaps could be taken down & replaced with community gardens. A nearby space, the former David Houghton school, can be replaced with a new, larger facility which can host myriad events relevant to the community.

Algernon Wilson - February 3, 2015



There has been a Community Garden located at 2636 12 Ave SE since 2011. It is on the West side of the skating rink and has operated completely self funded by the gardeners' plot fees, gifts in kind, fundraising and donations. It has also been a significant portion of the APRH CA membership while adding handsomely to the APRH CA bottom line. Its a shame that the place was locked out by the President October 15th in the middle of harvesting over 60 pounds of food that was donated to the Calgary Food Bank! Current Management of the CA has still failed to show any complaints or explain the bizarre action. The real issue is how much more grant money will be wasted by current management, as they certainly do not care about programming. Just ask the President what a CA Membership is worth...he`ll say \$21.

Mirrim - January 30, 2015

We enjoy living in APRH, but would really love it if we had a facility similar to Canmore's Elevation Place, with a swimming pool, library, climbing wall, and art centre. The skate shack is nice, but with the changes in weather, skating is not always possible. We wish there were other indoor recreational options. This neighbourhood has been neglected.

Kristen - January 29, 2016

I moved to APRH about a year ago and the community centre has helped us meet other younger families in the neighbourhood during jellybean dances, as well as connect with some of the wonderful community centre volunteers. I'd much prefer to have a facility in the neighbourhood that let's us meet and connect with those who share our community. If the APRH community had a facility suitable for a wider range of activities including exercise, technology education, daycare, etc., I'd anticipate greater participation from the community. As it currently stands, the only events our family attend regularly are the jellybean dances as they are the only events I am aware targeting families (we also attend the rummage and bake sales). As a stay-at-home parent, I know I'd love more opportunities to do things with my toddler that let me connect with other people in the neighbourhood.

Louise - January 25, 2016

In an older community undergoing transition, especially in the inner city, I think it's essential to have a community association hall that can bring the community together. The current seniors' breakfasts are an example of what can happen when a facility exists and local businesses and the participants share the cost. It provides a regular opportunity for people to connect, learn, and socialize.

In APRH, especially with adjacent parking, there would be no shortage of renters for any spaces/times that are not used by the community association to gather and build the community. With the amount of low income housing that is in the area, it would be an additional opportunity to support those families with programs and connections.

Algernon Wilson - February 3, 2015

You assume the current management cares about low income families or generating rental income. The APRH Hall used to be open all week, with very high rental occupancy. Over the last 3 or 4 years it has subsided on "casino and grant monies", while offering less and less programming. The membership went from 100s to less than 40 over that timespan. \$100s of thousands have been spent on cosmetic repairs and vanity spending, rather than rationally addressing the issue that the APRH Hall was built in a high water table area with in-slab ducting throughout the basement, and should have been abandoned after the first \$50k engineering report.



Had the board applied their misguided cosmetic-spending on the Hall to the skate shack, it could easily house a new "main facility" as well as actually had a Commercial Kitchen.

Going by current management's "results" any continued grant money going to current management will be miss-spent and or wasted. During APRH Board meetings By-Laws are arbitrarily followed, competent committees are not formed and secrecy & confidentiality agreements are pursued by a bullying management.

Why waste any more money when actual membership has been driven off? (I am aware that over 200+ "door" memberships have recently come online through a private agreement negotiated by a one-person "committee")

When the Mayor's office can provide expense reporting down to \$500, its mind boggling that current management drives away qualified volunteer positions, handy-dandy computer viruses wipe clean the financial records and operate with zero transparency (look at the regular newsletter for an embarrassing lack of communication).

A proper Steward of the City's LOC, indeed.

"A person who manages another's property or financial affairs; one who administers anything as the agent of another or others"