Recreation 25 Year Capital Plan – Off-site Levies Bylaw Consultation with Development Industry: Meeting Notes

Date/Time: Friday, February 27, 2026 / 9:30 am – 11:30 am

Location: Remington YMCA in Quarry Park (108 Quarry Park Rd SE)

Attendees:

Internal	External
Krista Campbell	Marcello Chiaccia
Erin Felker	Christian Undseth
Natalia Ivanova	Grace Lui
Laura Urban	Jackie Stewart
Liz (Elizabeth) Tan	Mohammad Mohamad
Jennifer Symcox	Glen Thoman
Braden Gray	
Florent Le Berre	
Ryan Atkinson	
Quinn Eastlick*	
Regrets	
Mariel Higuerey	Brian Hahn
Ryan Meier	Mark Wynker
	Brett Friesen
	Graeme Melton

*Note taker

Agenda

1. **GamePLAN Process and Facility Needs**
2. **Implementation Approach**
3. **Discussion and Next Steps**
4. **Facility Tour**

Discussion

- With GamePlan, you want to fill the needs of 2 million. For field houses, did you just divide 2 million by the service level to get the total number of required facilities? But then we're not expanding those to the growth areas?
- Currently in greenfield, how are these other facilities being paid for? Just through tax dollars or grants? Our concern is that is it fair that only new homes pay for these facilities in the greenfield while all of our tax dollars are going into the facilities that are being developed in the established area?
- Why isn't there an off-site levy in the established area to help fund these things?
- How is a proportion of the general citywide benefit going to be accounted for in the greenfield?

- Not really a benefit split between greenfield and established area. It's a split between levied and unlevied lands. So it's fully paid for by levies, while the benefit is not solely within the greenfield.
- Going forward, because we're adding in these new costs, we need The City to say how they are going to account for the shortfall in changing costs for previously levied infrastructure.
- Are there other sources of funding, such as grants, will the levy be reconciled to account for these other sources of funding? Grants should be split proportionally between City and levied lands. This has been done in other jurisdictions.

- Are the off-site levies collected in the greenfield only going to greenfield projects?
- What is defined as a rec center currently?
- My understanding previously is that we didn't know where these facilities would be located, but now it sounds like they will be where the ASPs will be approved.
  - Let's assume an ASP has 150,000 people. What we will see is one field house? If you are looking at future populations, you're not looking at current populations?
  - Only levying for facilities that are required for the approved ASPs?
  - Through our discussions, did we get a list of what we are being charged for?
  - Has anyone worked out how the levied cost of new service standards in levies translated to the cost on new homes? All this comes down to what it will cost. We should figure that out, and figure out whether this can actually be absorbed. Have we assessed the risk of whether this will slow down development due to affordability of homes?
  - City needs to understand if we are adding a certain number of dollars per household for the Gameplan facilities. Council can then take into account what is reasonable to add to the cost of housing. Does the 10-year capital plan have a breakdown to the average household cost to fund this?
  - At March 11 council meeting, will you be stating that growth will be paying for these?
- To understand the map presented, what is happening to the facilities in the red area, and how are they being paid for?
- When did the recreation levy come into force? When did development start paying for rec facilities?
- With that additional $2 billion of infrastructure, will this have the same 50/50 split?
- **Facility Tour**
  - Hold old is this facility?
  - The buildings have 100 year lifespan, but the aquatic facilities are less
  - This facility is like the base facility that you showed in your presentation?
  - How do you decide between regional hubs like Shane, and in community like Quarry Park?
  - As you continue to grow in greenfield, are you going to use these in community both in greenfield and established areas?
  - What is the square footage of this facility?
  - Did GamePlan also assess service levels for the public library? Is the assumption that there will always be a library attached?
  - Do you have gender neutral washrooms? Are they well received?
  - What's the thinking behind the open concept locker room?

- What is your class size? Is there demand for more than 20 people in spin? What about group fitness? Would one large space that is subdividable for group fitness make more sense?
- How much use do you see the meeting rooms getting?
- Change rooms are not amenity specific?
- Why the glass partitions in the hallway near the gym? They take a lot of square footage
- This doesn't seem like a gold-plated facility
- What happens at the 50 year mark for a facility like this?
- There is nothing over the top in this facility. Well designed and utilitarian in nature. This compared to Seton is a better scaled and costed facility.
- There is more loads with this equipment for strength. Why is it on the upper floor?
- What is down the hallway from the meeting rooms?
- Lots of individual desks at the front. Why is that?
- What is your membership like here? Do you still have capacity?
- There is a capital cost and operating costs to places like this. Where does the revenue come from for operating costs?
- Is there any of your money set aside for life-cycling?
- Are all recreation centers partnered with different organizations?
- How affordable are these facilities for lower income Calgarians? Are there subsidies available?
- Every time we go through slides, I'm still confused by what all the facility types are physically. Could we discuss this or get drawing and descriptions of each of these different facility types?
- Does the city have a model for recreation centres for just their facilities for funding through fees versus tax dollars?

Summary of Action Items

- **Administration**
  - Clarify funding sources for recreation facilities (levies, taxes, grants).
  - Explain how grants will be reconciled in levy calculations.
  - Provide clear definitions, drawings, and descriptions of each facility type.