

Potential Griesbach Community Hub

Recommendation

That the December 4, 2019, Citizen Services report CR_7475, be received for information.

Previous Council/Committee Action

At the July 16, 2019, City Council meeting, the following motion was passed:

That Administration explore the William Griesbach facility as a potential community hub, that considers the Griesbach Community League and ABC Head Start as potential partners and report back to Committee in Q4 2019.

Executive Summary

The William Griesbach Training Centre is currently owned and managed by the Canada Lands Company and leased to the Edmonton Police Service as a training facility. The Edmonton Police Service will be moving out of the facility to its new Northwest Training Campus in the future. Canada Lands Company has approached the City to determine whether the City has an interest in purchasing the land and building.

Administration conducted a review of similar amenities in the area, demographics, and alignment with City plans and policies, as well as engaged with two potential partners to gauge the viability of taking over the facility. The review indicated that there is potential to use the facility as a community hub but that more partners would be needed to use the facility at its full capacity.

Administration also completed a building condition assessment and found that much of the building structure was rated as Fair. To maintain the facility's operational and functional capability, rehabilitation costs are estimated at approximately \$14 million. This estimate does not include work related to changes and improvements that may be required for the facility to meet the needs of a community hub.

Report

The Canada Lands Company is the current owner of the William Griesbach Training Centre (Griesbach facility) located at 14310 109 Street. The building - once a training facility for the military - is currently used by the Edmonton Police Service as its training

centre. The Edmonton Police Service is planning to relocate its training operations to a new facility in northwest Edmonton. As a result, the property will soon become vacant and the owner has indicated that the facility will be available for purchase.

Administration conducted a preliminary review of the facility, including gathering information on the building amenities, community demographics, facility condition, policy alignment, directed stakeholder engagement, and preliminary program ideas.

Griesbach Facility

The Griesbach facility and adjacent parking lot is an estimated 3,550 square metres.

Amenities in the facility include:

- gymnasium (1,536 square metres)
- change rooms and showers
- seven offices
- two classrooms
- staff lockers
- weight training area
- mechanical room
- kitchen
- vestibule and entry foyer
- parking lot

Conversations with Potential Partners

In August and September 2019, Administration met with three organizations to better understand their perspectives and unique needs for this space: Canada Lands Company (current owner of the property), Griesbach Community League, and ABC Head Start Society. The community league and ABC Head Start expressed an interest in the space, provided other non-profit organizations are involved, as neither group desires to be the sole tenant or wholly responsible for all operations.

Facility Condition Assessment and Costs

In August 2019, Administration conducted a facility condition assessment. The assessment graded much of the building structure and mechanical systems as Fair, indicating that some deterioration and/or defects are evident, and while marginally acceptable for intended use, deteriorating conditions will need to be addressed within the next three to five years. Major investments required to address the building's condition include the roof, the exterior envelope and the parking lot.

Rehabilitation requirements to maintain the facility's operational and functional capability are estimated at approximately \$14 million. This estimate does not include work related to changes and improvements that may be required for the facility to meet the needs of the community hub nor the cost that the City would incur to acquire the property from Canada Lands.

Space Availability and Use Assessment and Policy Alignment

Several facilities provide gymnasium and meeting space within an approximate 5 km radius of the facility, including:

- Twenty-nine schools with a total average utilization rate of approximately 53 percent
- Castle Downs YMCA
- Grand Trunk Leisure Centre
- O’Leary Leisure Centre

From a recreation perspective, the supply of indoor and outdoor spaces within an approximate 5 km radius meets the City’s basic commitment to recreation provision as outlined in the Approach to Community Recreation Facility Planning in Edmonton.

If the City does not purchase the Griesbach facility, the Canada Lands Company will demolish the building and develop new multi-use family housing in its footprint.

Corporate Outcomes and Performance Management

Corporate Outcome(s): The City of Edmonton has sustainable and accessible infrastructure			
Outcome(s)	Measure(s)	Result(s)	Target(s)
Edmonton has sustainable and accessible infrastructure	Percent of Perception Survey respondents who agree that they have access to amenities and services that will improve their quality of life	2017: 68%	2018: 70%
Edmonton has sufficient community space for the needs of its citizens	# of indoor community spaces (recreation centres, community league halls, libraries) within a 2 km radius of the Griesbach Facility	2019: 10 locations	2020: 10 locations

Attachments

1. The William Griesbach Training Facility - City Analysis

Others Reviewing this Report

- C. Owen, Deputy City Manager, Communications and Engagement
- A. Laughlin, Acting Deputy City Manager, Financial and Corporate Services
- J. Meliefste, Acting Deputy City Manager, Integrated Infrastructure Services
- B. Andriachuk, City Solicitor