



## AGENDA

### FOOTHILLS ATHLETIC PARK REDEVELOPMENT ADVISORY COMMITTEE

November 4, 2019, 1:00 PM

#### LEGAL TRADITIONS COMMITTEE ROOM

##### Members

Councillor G. Chahal, Chair

Councillor G-C. Carra

Councillor W. Sutherland

City Manager D. Duckworth

Director J. McLaughlin

McMahon Stadium Society Mr. S. Allan

University of Calgary, Mr. B. Becker

Calgary Municipal Land Corporation, Mr. M. Brown

Sport Calgary, Mr. M. Sigler

Mayor N. Nenshi, Ex-Officio

1. CALL TO ORDER
2. ELECTION OF VICE CHAIR
3. OPENING REMARKS
4. CONFIRMATION OF AGENDA
5. CONFIRMATION OF MINUTES
  - 5.1 Minutes of the Regular Meeting of the Foothills Athletic Park Redevelopment Advisory Committee, 2019 May 10
6. CONSENT AGENDA
  - 6.1 DEFERRALS AND PROCEDURAL REQUESTS  
None
  - 6.2 BRIEFINGS  
None

7. POSTPONED REPORTS  
*(including related/supplemental reports)*

None

8. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

8.1 Program Update, FRA2019-1399

9. ITEMS DIRECTLY TO COMMITTEE

9.1 REFERRED REPORTS  
None

9.2 NOTICE(S) OF MOTION  
None

10. URGENT BUSINESS

11. CONFIDENTIAL ITEMS

11.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES  
None

11.2 URGENT BUSINESS

12. ADJOURNMENT



## MINUTES

### FOOTHILLS ATHLETIC PARK REDEVELOPMENT ADVISORY COMMITTEE

**May 10, 2019, 1:00 PM**  
**LEGAL TRADITIONS COMMITTEE ROOM**

**PRESENT:** Councillor G. Chahal, Chair  
Councillor G-C. Carra, Vice-Chair  
Deputy City Manager B. Stevens  
James McLaughlin  
University of Calgary, Mr. B. Becker  
Sport Calgary, Mr. M. Sigler

**ALSO PRESENT:** Acting City Clerk T. Rowe  
Legislative Advisor G. Chaudhary

1. CALL TO ORDER

Councillor Chahal called the Meeting to order at 1:03 p.m.

2. OPENING REMARKS

Councillor Chahal provided opening remarks.

3. CONFIRMATION OF AGENDA

**Moved by** Councillor Carra

That the Agenda for the 2019 May 10 Regular Meeting of the Foothills Athletic Park Redevelopment Advisory Committee be approved.

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Foothills Athletic Park Redevelopment Advisory Committee, 2019 March 19

**Moved by** Deputy City Manager B. Stevens

That Committee confirm the Minutes of the 2019 March 19 Regular Meeting of the Foothills Athletic Park Redevelopment Advisory Committee.

**MOTION CARRIED**

5. POSTPONED REPORTS

None

6. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

6.1 Program Overview and Update - FRA2019-0628

**Moved by** Councillor Carra

That with respect to Report FRA2019-0628 the following be approved:

That Foothills Athletic Park Redevelopment Advisory Committee recommends that Council:

1. Receive this overview and update for information;
2. Endorse the proposed Foothills Athletic Park Redevelopment Advisory Committee Work Plan contained in Attachment 2; and
3. Approve a new capital budget request within the Recreation business unit for \$19 million in 2019-2020 (funded by off-site levies) for the Foothills Fieldhouse Project and \$775 thousand in 2019-2020 (funded by Pay-As-You-Go held within program 888-capital budget savings) for the Foothills Park Redevelopment Program, as outlined in Attachment 10.

**MOTION CARRIED**

7. ITEMS DIRECTLY TO COMMITTEE

7.1 REFERRED REPORTS

None

7.2 NOTICE(S) OF MOTION

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

**Moved by** Deputy City Manager B. Stevens

That this meeting adjourn at 2:05 p.m.

**MOTION CARRIED**

The following items have been forwarded to the 2019 May 27 Combined Meeting of Council:

CONSENT

- Program Overview and Update, FRA2019-0628

CONFIRMED BY COMMITTEE ON

The next meeting of the Foothills Athletic Park Redevelopment Advisory Committee will be held at the Call of the Chair.

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CHAIR

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ACTING CITY CLERK

UNCONFIRMED



**Deputy City Manager's Office Report to  
Foothills Athletic Park Redevelopment Advisory Committee  
2019 November 04**

**ISC: UNRESTRICTED  
FRA2019-1399**

## **Program Update**

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### **EXECUTIVE SUMMARY**

This report updates Council on the work of the Foothills Athletic Park Redevelopment Advisory Committee (FAPRAC). The Committee has advanced on several fronts since the Council endorsed the committee work plan and directed the Committee to proceed with investigations.

Consistent with the work plan, the Foothills Park Redevelopment Program and the Foothills Fieldhouse Project are proceeding concurrently. A FAPRAC working group recently prepared "Roadmap" documents for each stream of work. These roadmaps outline the due diligence (e.g. market feasibility, technical studies), public engagement, and design exercises required to produce an area plan and a detailed fieldhouse design. A request for proposals to prepare the overall Foothills Park Redevelopment Plan is being prepared. Project management structures for the fieldhouse are also currently being explored.

FAPRAC membership includes the University of Calgary, McMahon Stadium Society, Sport Calgary and The City. Each organization recognizes that collaboration will be critical to the successful redevelopment of the athletic park and partnership discussions are ongoing.

#### **ADMINISTRATION RECOMMENDATION:**

That Foothills Athletic Park Redevelopment Advisory Committee recommends that Council receive this report for the corporate record.

### **PREVIOUS COUNCIL DIRECTION / POLICY**

On 2019 May 27, Council received FRA2019-0628 Program Overview and Update, endorsed the Foothills Athletic Park Redevelopment Advisory Committee Work Plan, and approved the capital budget to implement the work plan.

On 2019 February 25, Council approved C2019-0274 Foothills Athletic Park Redevelopment Assessment Committee terms of reference, with the first scheduled meeting of the Committee on 2019 March 19.

### **BACKGROUND**

A multisport fieldhouse has been identified as a top priority in several City strategic plans, including the 10-Year Strategic Plan for Sport Facility Development and Enhancement (2008) and the Culture, Parks and Recreation Infrastructure Investment Plan (CPRIIP 2013-2022).

A new fieldhouse for Calgary has been extensively studied over the past decade, from several different and emerging perspectives including Calgary Recreation, a private-sector proposal, and an Olympic bid exploration. Whether the impetus has been community recreation, competitive athletics, new proposals, or major international events, all analyses have concluded that Foothills Athletic Park is the right location and that the Foothills Fieldhouse, as envisioned to date, would benefit Calgarians.

Earlier this year, FAPRAC was formed to assess the redevelopment potential of the lands located at Foothills Athletic Park and to pursue options for a funding framework and partnership opportunities. An important advisory responsibility of FAPRAC is to examine how the fieldhouse

Deputy City Manager's Office Report to  
Foothills Athletic Park Redevelopment Advisory  
Committee  
2019 November 04

ISC: UNRESTRICTED

FRA2019-1399

## **Program Update**

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fits within a larger context and examine how the Foothills Athletic Park can be redeveloped to benefit multiple stakeholders.

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

#### **Foothills Athletic Park Redevelopment Program - Roadmap**

The redevelopment roadmap is the starting point for a future vision of the Foothills Athletic Park and McMahon Stadium Lands. The intent is for all stakeholders to use the redevelopment roadmap as the guide to understand how the program is organized, know what needs to be done, and determine when and how to get involved.

The redevelopment roadmap outlines the following mission for the program: To create a community vision and plan for the Foothills Athletic Park and McMahon Stadium Lands, that integrates with surrounding areas and meets Calgarians' recreation goals and the long-term aspirations. The Roadmap is provided in Attachment 1.

In September, the FAPRAC Working Group directed that a Request for Proposals for the Foothills Athletic Park Redevelopment Plan (RFP) be prepared. The RFP details the required engagement of a qualified consultant team to provide planning, design, and initial engineering services. The redevelopment plan exercise has the following primary activities: preliminary investigation, initial consultation, technical data collection and engagement/master planning. A selection committee comprised of FAPRAC members will contract a consultant team in Q1 2020. The redevelopment plan will be prepared throughout 2020, with a final master plan scheduled for committee and Council presentation in Q1 2021.

#### **Fieldhouse Project - Roadmap**

The fieldhouse roadmap provides rationale for why the Foothills fieldhouse is needed and how it aligns with municipal goals and plans. The roadmap also guiding principles, objectives, project governance, project team structure, work approach and schedule.

The fieldhouse roadmap outlines the following vision: To maximize facility options to serve all Calgarians with competition capable facilities to accommodate recreation and sport participation from introductory level to high performance. The intent is for the Foothills Fieldhouse to respond to an urgent demand for indoor, year-round training and play amenities. The Foothills Fieldhouse Project Roadmap is provided in Attachment 2.

In September, the FAPRAC Working Group directed that Administration work through the Request for Standing Offer (RFSO) process to engage consultant(s) for upcoming design exercises (i.e. functional and accommodation programming, concept/schematic design, detailed design and contract documentation). The fieldhouse concept design is schedule for completion in Q1 2020, to coincide with the completion of the redevelopment plan.

### **Stakeholder Engagement, Research and Communication**

The Foothills Athletic Park Redevelopment Advisory Committee is comprised of primary stakeholders, including representatives from The City, the University of Calgary, the McMahon Stadium Society, and Sport Calgary. Administration continues to meet with these stakeholders to gather and share information. The primary stakeholders remain fully committed to FAPRAC and it's work plan.



Deputy City Manager's Office Report to  
Foothills Athletic Park Redevelopment Advisory  
Committee  
2019 November 04

ISC: UNRESTRICTED

FRA2019-1399

## Program Update

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### Strategic Alignment

#### City Policy

The Fieldhouse Project and the Park Redevelopment Program align with the 2019-2022 Service Plans and Budgets in the following ways.

*A city of safe and inspiring neighbourhoods.* This area would become a community hub that leverages existing partnerships and City facilities. It would also contribute to the economic, social and cultural needs of communities and integrate facilities.

*A healthy and green city.* The fieldhouse and redevelopment program would provide recreation opportunities that are accessible, affordable and inclusive. It would create public spaces that connect people.

*A well-run city.* The fieldhouse and redevelopment program would intentionally invest in infrastructure and assets that support our service delivery and contribute to the quality of life for Calgarians.

#### Community Partners

There continues to be substantial alignment among The City, the University of Calgary, and the McMahon Stadium Society. Each organization is prepared to consider each others' program needs. At this stage, all parties want to investigate which organization is best positioned to leverage and drive capital funding, operating support and utilization.

### Social, Environmental, Economic (External)

The Foothills Fieldhouse and Foothills Athletic Park redevelopment is anticipated to have a positive economic impact including local employment creation and gross domestic product growth.

### Financial Capacity

#### ***Current and Future Operating Budget:***

There are no current and future operating budget impacts associated with this program update report. Operating budget impacts will be identified in upcoming reports, when full capital funding is secured.

#### ***Current and Future Capital Budget:***

The Foothills Fieldhouse Project has an approved capital budget of \$19 million in 2019-2020 (funded by off-site levies) within the Recreation business unit and \$775 thousand in 2019-2020 (funded by Pay-As-You-Go held within program 888-capital budget savings) for the Foothills Park Redevelopment Program. There are no current and future capital budget impacts associated with this program update report.

### Risk Assessment

There are no risks identified for this program update report.

Deputy City Manager's Office Report to  
Foothills Athletic Park Redevelopment Advisory  
Committee  
2019 November 04

ISC: UNRESTRICTED

FRA2019-1399

### **Program Update**

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#### **REASON(S) FOR RECOMMENDATION(S):**

The Foothills Athletic Park Redevelopment Advisory Committee terms of reference specify that the committee provide Council with quarterly status updates. This is the update report for Q4 2019.

#### **ATTACHMENT(S)**

1. Foothills Athletic Park Redevelopment Roadmap
2. Foothills Fieldhouse Project Roadmap

# Foothills Athletic Park & McMahon Lands **Redevelopment Roadmap**



November 2019



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# Executive Summary

Foothills Athletic Park and McMahon Lands in northwest Calgary, has been a major sport and recreation destination for more than 50 years. The site has some of the city's most popular athletic facilities, such as McMahon Stadium, Father David Bauer and Norma Bush Memorial Arenas, Foothills Aquatic Centre and the Track & Field Park.

Recently, several circumstances have emerged that provide a compelling case to broadly examine the use, design and future of the site.

First and foremost, The City has prioritized building a fieldhouse on the site. This major multi-sport athletic facility will redefine how the site is used. In January 2019, Council established the Foothills Athletic Park Redevelopment Assessment Committee to create a community vision and plan for the long term redevelopment of the site.

An additional consideration is that some facilities such as the baseball stadiums have fallen into disuse while other buildings such as the arenas and pool are near the end of their lifecycle and require substantial upgrades.

The site is primed for change. Calgarians now have opportunity to rethink what Foothills Athletic Park and McMahon Lands could be, and to plan for the future.

This Redevelopment Roadmap is the starting point for a future vision. Prior to embarking on a significant development program, it is important to have a plan. All stakeholders can use this Roadmap as the guide to understand how the program is organized, know what needs to be done, and determine when and how to get involved.

Critically, the Redevelopment Roadmap clearly identifies strategic decision points that will determine if the development should proceed, pause, or adjust course.



# 1. Introduction

## What is Foothills Athletic Park and McMahon Lands?

Foothills Athletic Park and McMahon Lands make up a sport and recreation area located on University Drive NW, directly west of Crowchild Trail and south of the University of Calgary. The site was mostly built in the 1960s and 1970s.

Facilities include:

- McMahon Stadium (1960)
- Father David Bauer Arena (1963)
- Norma Bush Memorial Arena (1974)
- Foothills Aquatic Centre (1964)
- Foothills Baseball Stadium (1966)
- Little League Baseball Stadium (1975)
- Track & Field Park - 400m track/infield (1975)
- Four soccer fields (1975)
- Eight tennis courts (1986)
- Red and White Club
- Indoor volleyball courts (1994)
- Stampeder Administration Office



## Why redevelop this site?

While the athletic park and McMahon Lands are still heavily used, most of the buildings either need to be refurbished or demolished due to their age and condition.

The site never had a master plan and facilities were simply added over time. This lack of master planning has resulted in an inefficient layout that can be improved.

Some changes are already planned in and around the site. Funding a multi-sport fieldhouse is currently being evaluated by a City Council committee and Calgary Transportation continues work on adjacent Crowchild Trail improvements. It makes sense to coordinate development and realize the site's greatest potential.

## What could the site be like?

The site is ideally located at major cross-roads, along the Blue Line LRT, and between the University of Calgary and McMahon Stadium. It is an enduring home of recreational and competitive sport and is used by the entire city.

Given its great location, sport heritage and future direction, the development possibilities are endless - but a coordinated effort is needed.

## How do we get there?

This Roadmap charts a path to redevelop the site. It outlines the steps in the process and the decisions to be made along the way.

The Roadmap is designed to be flexible. The Foothills Athletic Park Redevelopment Advisory Committee, stakeholders, citizens and Council will all make suggestions to improve the Roadmap and the potential development.

Keep in mind that the Roadmap doesn't provide a vision for a redeveloped site – citizens and stakeholders will do that!

## Who makes it happen?

The vision for a redeveloped site will be created by residents, area landowners, business owners, athletes, recreation enthusiasts, development partners, and others. This Roadmap outlines how stakeholders will collaborate to produce a vision and deliver a sport legacy for all Calgarians.

## 2. Mission

*To create a community vision and plan for the Foothills Athletic Park and McMahon Stadium Lands, that integrates with surrounding areas and meets Calgarians' recreation goals and the long-term aspirations.*

## 3. Guiding Principles

### Public Involvement

Citizens, stakeholders, specialists and anchor institutions will be involved from the outset, will be informed, and will provide input throughout the program.

### Local & City-wide Balance

The site will be enjoyed by area residents and all Calgarians, as well as out-of-town visitors. All activities in the program will consider the interests of each group.

### Environmental Stewardship

Environmental impacts will be considered in all program decision-making processes.

### Fiscal Responsibility

Sound financial oversight, effective stewardship of public funds, and maximizing the financial return on public investments, will all be key aspects of the program.

### Strong Governance

Anchor institutions including the City of Calgary, University of Calgary, McMahon Stadium Society and Sport Calgary are members of the Foothills Athletic Park Redevelopment Advisory Committee and represent an array of stakeholder interests. Each institution will continue using current reporting procedures with their respective governing boards.



## 4. Governance

A clear and responsive governance system has been established. A three-step reporting and decision-making structure has been established to be efficient and transparent for all participants. The Foothills Athletic Park Redevelopment Advisory Committee, a Working Group of the Committee and its Support Team were formed at the outset and key stakeholders have been included in the Advisory Committee from day one.

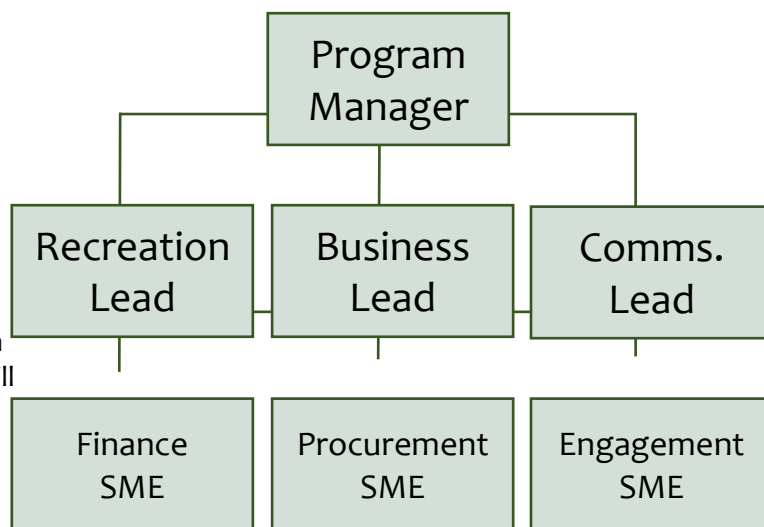
The Advisory Committee's mandate is to pursue options for a funding framework and guide the Foothills Athletic Park Master Development so that it meets The City's long-term goals.

A complete list of strategic program decisions, roles and authorities is outlined in Section 9 – Work Plan.



## 5. Support Team

The Support Team includes the following: Program Manager, Recreation Lead, Communications Lead, subject matter experts on stakeholders/engagement, finance, and procurement. City staff will fill each position. The Program Manager position will be full-time. The Lead positions will require 50-100% dedication depending on the phase. The subject matter experts will provide advice and guidance and consulting/volunteer services will be engaged as required.

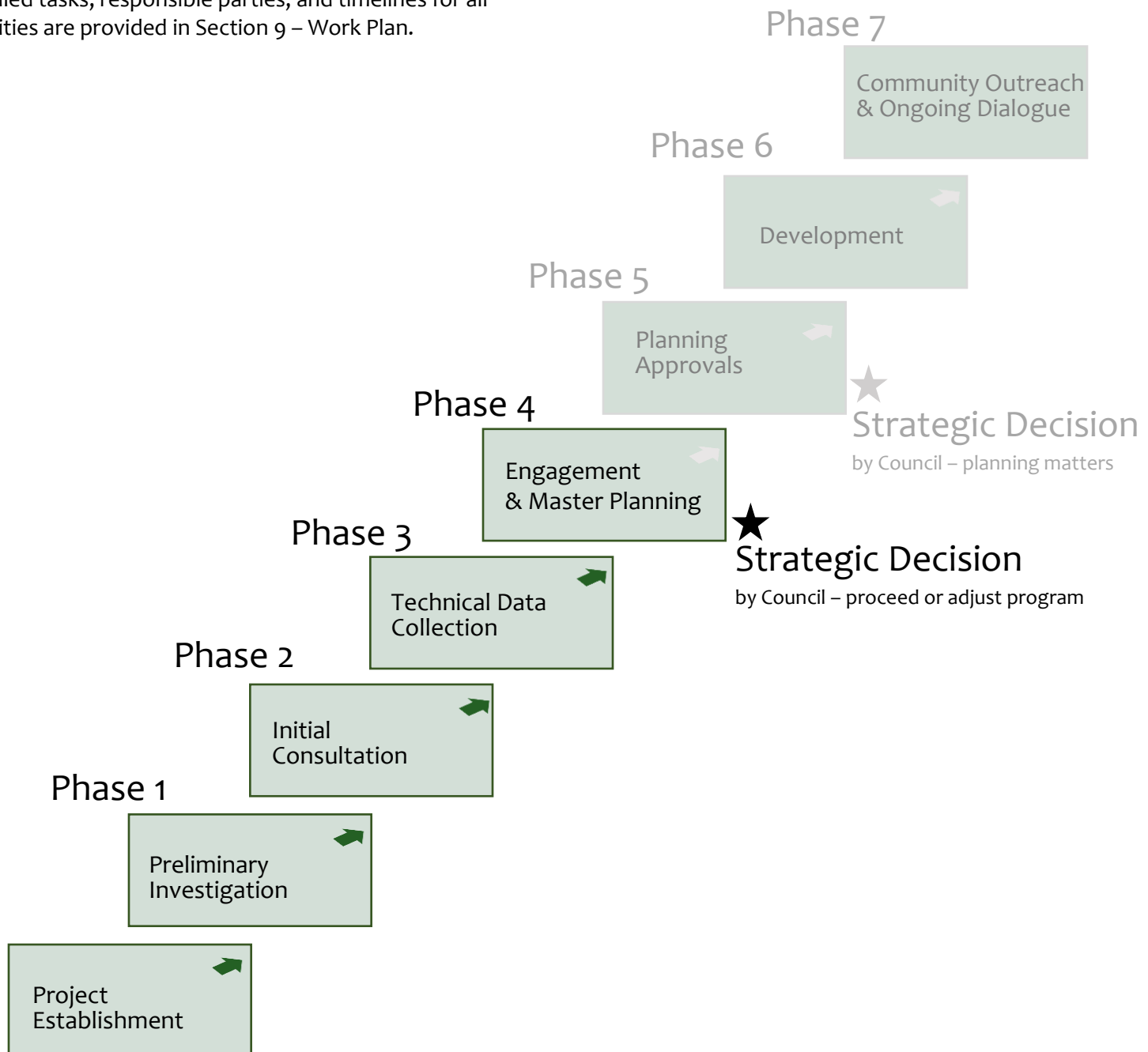


Council

# 6. Approach

The full program has seven phases. The Foothills Athletic Park Redevelopment Advisory Committee will advance the program to the completion of Phase 4 – Public Participation & Master Planning. There will be opportunities to modify the program after each phase. Two strategic program decision points provide Council the opportunity to review information, access risks, and determine whether to proceed, pause, or adjust course.

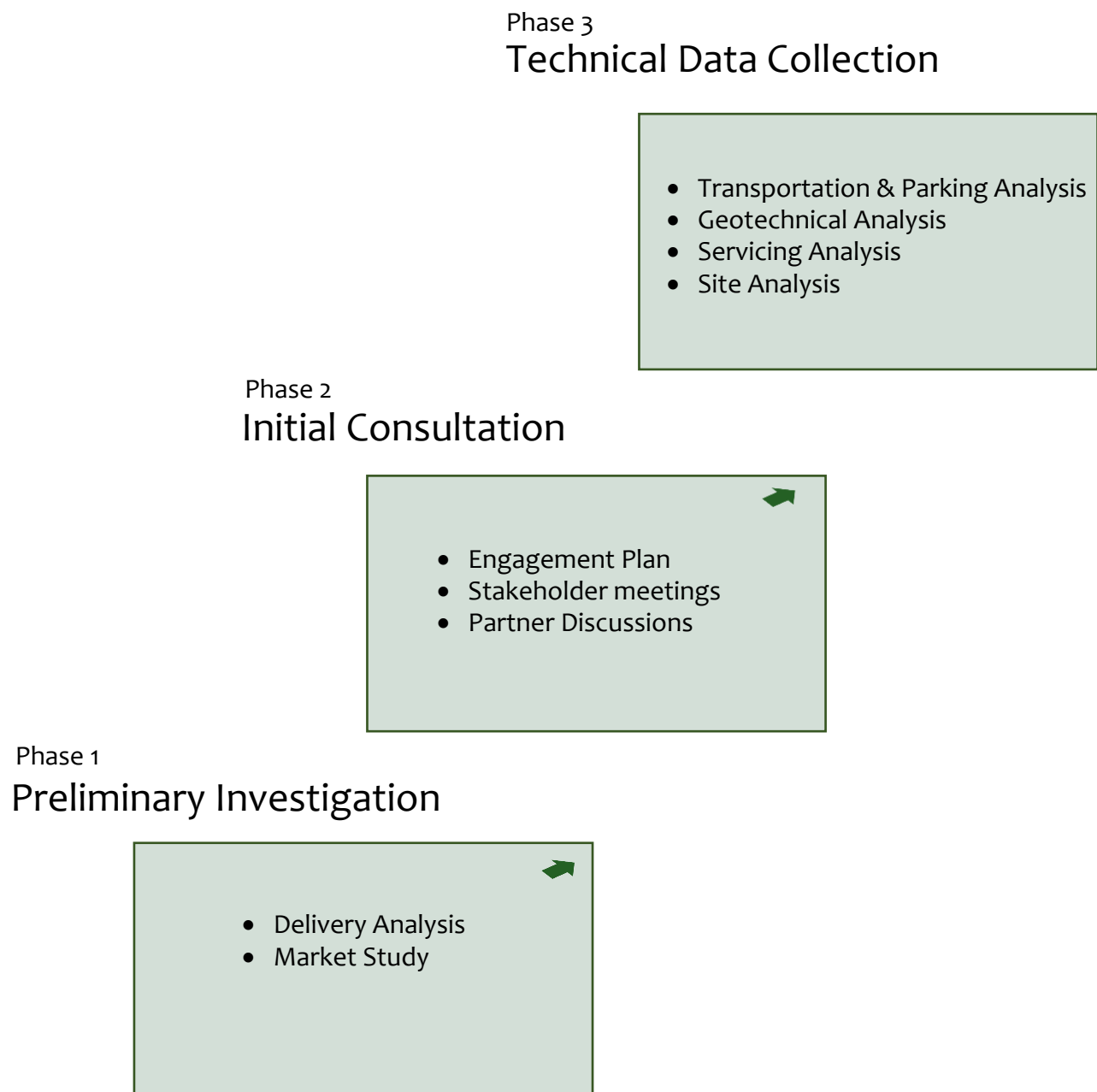
Detailed tasks, responsible parties, and timelines for all activities are provided in Section 9 – Work Plan.



# 7. Due Diligence

A significant portion of the project is devoted to due diligence. Separate preliminary investigation, consultation and initial planning activities are designed so Council can decide if the project should proceed or adjust course, based on relevant and timely data.

It is important for The City, citizens and all stakeholders to know that reasonable steps have been taken to ensure informed decision making.

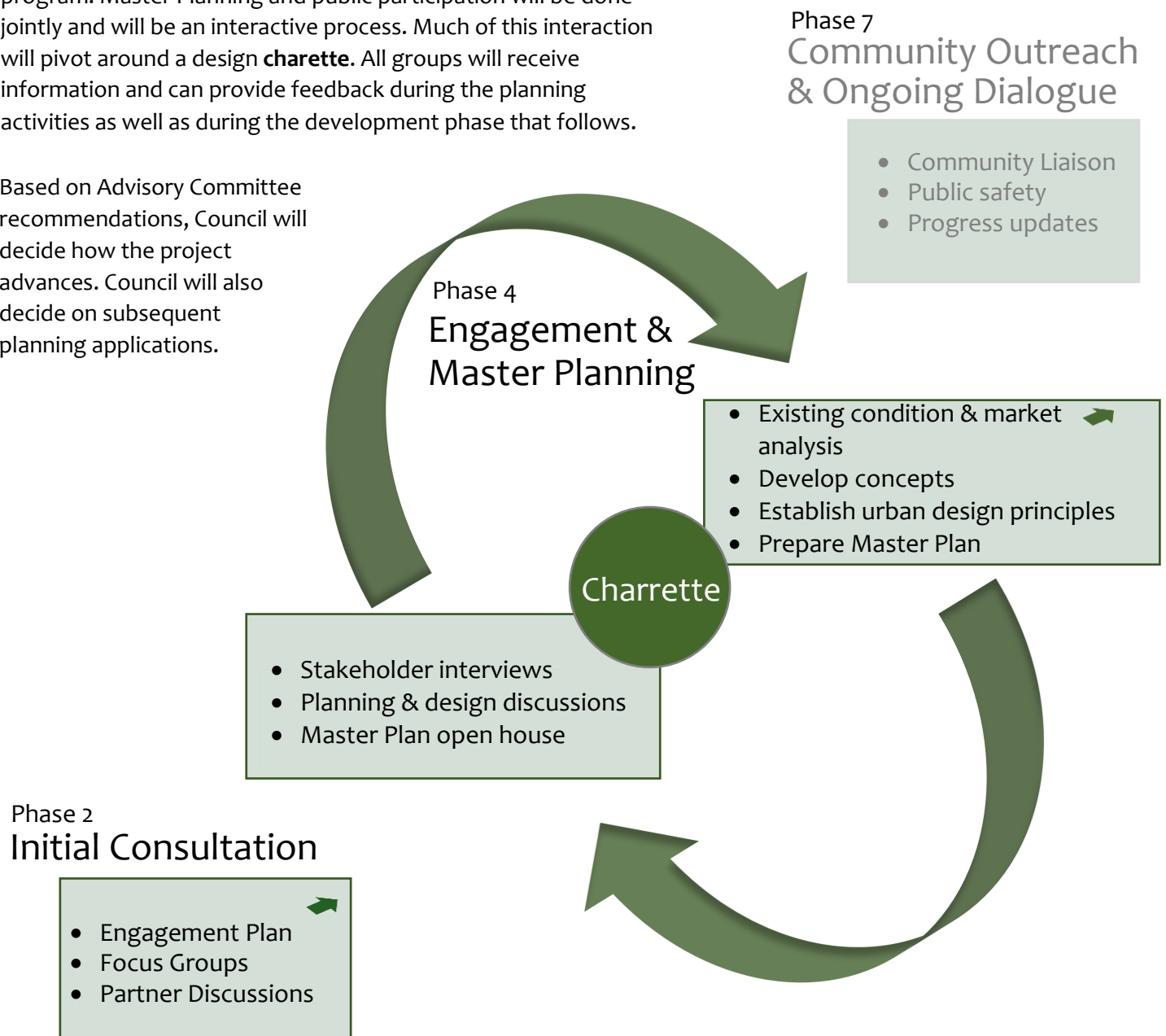


# 8. Engagement

The heart of the program will be the relationship amongst citizens, stakeholders, and specialists. These groups will be involved throughout the program, from Preliminary Consultation in Phase 2 to Community Outreach and Ongoing Dialogue in Phase 7.

Preliminary consultations will inform a robust public participation program. Master Planning and public participation will be done jointly and will be an interactive process. Much of this interaction will pivot around a design **charrette**. All groups will receive information and can provide feedback during the planning activities as well as during the development phase that follows.

Based on Advisory Committee recommendations, Council will decide how the project advances. Council will also decide on subsequent planning applications.



## 9. Work Plan

The work plan is organized around key questions for each phase in the program.

Phase	What needs to be done?	Who does the work?	What decision is needed?	Who decides?	When?
Project Initiation	Project Roadmap Scope Confirmation Comms. Plan	Support Team	Endorse Roadmap	Advisory Committee	Nov 2019
1. Preliminary Investigation	Delivery Analysis Market Study	Support Team	Procure study	Support Team	Feb-Mar 2020
2. Initial Consultation	Engagement Plan Focus groups Partner discussions	Support Team	Planning direction	Advisory Committee	Feb-May 2020
3. Technical Data Collection	Transport Analysis Parking Analysis Geotech. Analysis Servicing Analysis Site Analysis	Support Team	Procure studies	Support Team	Apr-Jul 2020
4. Engagement & Master Planning	Charrette Planning principles Phasing Strategy Public feedback Master Plan	Support Team	Endorse Master Plan Approve Master Plan	Advisory Committee Council	May-Jan 2021
5. Planning Approvals	Site planning Study Transport Study Servicing Study Land use Development Permits	Support Team	Procure studies  Land use approval	Advisory Committee  Council	To be determined
6. Development	Site preparations Fieldhouse New facilities	To be determined	Procurement	To be determined	To be determined
7. Community Outreach & Ongoing Dialogue	Form liaison group Publish updates	To be determined	To be determined	To be determined	Ongoing



### Strategic Decision

by Council – proceed or adjust program





# Foothills Fieldhouse Project Roadmap



**DRAFT**  
FOR DISCUSSION  
PURPOSES ONLY

September 2019

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### Attachments:

1. Work Plan
2. Project Time Commitment for Steering Committee Members
3. Project Budget



# Executive Summary

The Foothills Fieldhouse is a critically needed multisport amenity located within the Foothills Athletic Park (Figure 1). It has been identified as a top priority in several strategic plans including the 10-Year Strategic Plan for Sport Facility Development and Enhancement (2008) and the Community Services Infrastructure Investment *Plan* (CS IIP 2015-2018). Upon completion, the fieldhouse will:

- Provide year-round indoor practice and play space for Calgary's recreational sport community and act as a training facility for amateur athletes,
- Enable Calgary to host national and international competitions, stimulating the economy through increased sport tourism, and
- Accommodate current and anticipated demand from both sport organizations and recreational users locally and citywide.

A fieldhouse in this location will help to stimulate investment being made by other levels of government in the District and contribute to a dynamic mix of athletics, education, business, research and entrepreneurship within the area. It provides an important opportunity for the City to leverage capital investments with other levels of government, the private sector and public institutions.



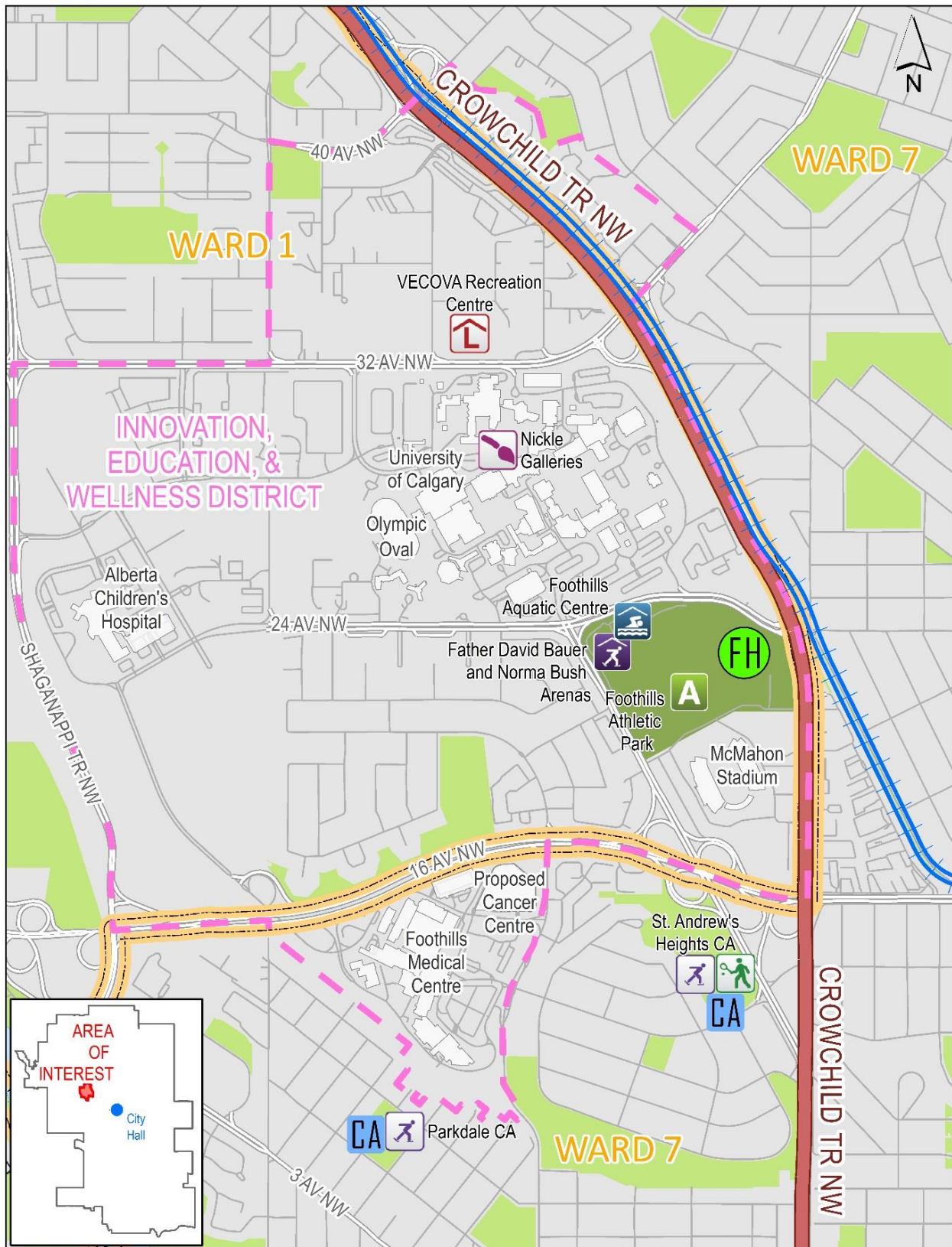


Figure 1. Foothills Fieldhouse Location Map

# 1. Introduction

## WHAT IS THE FOOTHILLS FIELDHOUSE?

The fieldhouse is intended to co-locate with complementary amenities, creating a sustainable, versatile and dynamic civic space.

Key fieldhouse amenities include:

- One 400-meter, 8-lane indoor track
- Jumping and throwing areas
- One rectangular field for field sports, batting cages, baseball training, tennis or golf hitting cages
- Eight basketball courts convertible into 12 volleyball courts or 16 badminton courts
- Administrative operational support facilities
- Permanent seating for 1,500 (up to 10,000 with temporary seating)
- Storage rooms, washrooms and requisite support spaces
- Outdoor track storage to support existing outdoor track
- Fitness and weight training facilities
- Multi-purpose rooms
- Cafe, tenant improvement spaces
- Change rooms and associated amenities
- Outdoor playground
- Parking

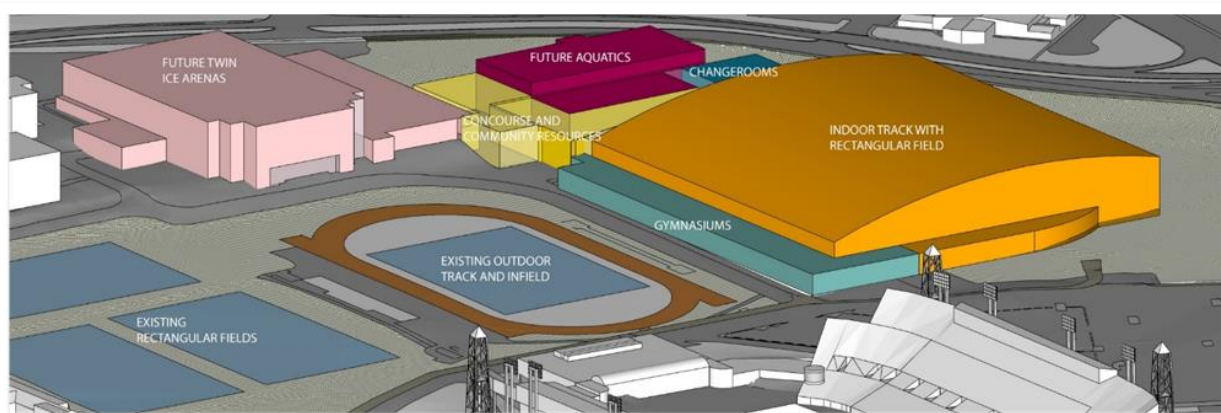


Figure 2. Foothills Fieldhouse

## WHY BUILD THE FACILITY?

Calgary does not have a multi-sport fieldhouse, which has limited the city's ability to host recreational sporting events. This has been a source of criticism by sport and recreation groups for many years. Calgary also suffers from an inventory deficiency to meet the ever-growing demand for indoor space where citizens and sport teams can practice and play year round.

This was recently highlighted in the 2018 July memo from Tourism Calgary identifying the need for a multisport fieldhouse that will contribute towards Calgary's ability to host national and international competitions, stimulating the economy through increased sport tourism (May 2018 Administrative Inquiry - Event Ready Infrastructure).

It will also provide the needed infrastructure to help Calgary Recreation fulfill its mandate to develop a comprehensive set of amenities and services that will support an active, creative and vibrant Calgary.

## WHO HAS BEEN ENGAGED?

Significant stakeholder engagement was conducted during the development of the initial concept plans for the Foothills Fieldhouse. Initial engagement activities including interviews, workshops and open houses, had been held. The results of these activities determined the major programming components for Foothills fieldhouse which had substantial support as shown in Attachment 1.

A subsequent stakeholder engagement session was held in 2013 February to provide a project update. Since that time there has been subsequent conversations with key stakeholders as the project continues to evolve. Administration will continue to work collaboratively with all stakeholders throughout the design process to validate specific needs, standards and expectations.

## CURRENT STATUS

On May 27, 2019, Council approved a new capital budget request within the Recreation business unit for the Foothills Fieldhouse Project (FRA2019-0628). This budget will fund pre-construction activities (programming, design, contract documentation and permitting).

An additional budget request will be submitted to Council once the project is ready for construction.

HIGHLIGHTS	
TASK	END DATE
1. FIELDHOUSE ROADMAP & PROJECT PLAN	SEPT 2019
2. PROJECT INITIATION	JAN 2020
3. FUNCTIONAL & ACCOMMODATION PROGRAMMING, CONCEPT / SCHEMATIC DESIGN	JAN 2021
4. DETAILED DESIGN & CONTRACT DOCUMENTATION	SEPT 2021
CONSTRUCTION START FEB. 2022 (UNFUNDED)	
5. CONSTRUCTION END	END 2024
6. CLOSE OUT	2024-2026

## HOW DO WE GET THERE?

The Fieldhouse has been a high Council priority for many years and there is significant support for this project because of the demonstrated need. As outlined in the following sections, project success will be achieved through strong strategic alignment, thoughtful guiding principles, clear governance model and an integrated facility planning, design and development approach.



## 2. Corporate Alignment

The need for a large multisport fieldhouse to meet the demand for year-round indoor practice, training, play and competition space has been well documented over the years. Extensive research and stakeholder engagement has been undertaken to inform plans for a fieldhouse to be built as part of the proposed redevelopment of the Foothills Athletic Park.

Calgary Multisport Fieldhouse Society and Sport Calgary have long advocated for an indoor facility to enable year-round practice, training and competition opportunities for track and field and court-based athletes, sport groups and recreation participants. Their research and engagement reveals that Calgary is the only major municipality in Canada without an indoor competition capable track and field facility (Calgary Multisport Fieldhouse Society, 2010).

In 2010, stakeholders were engaged in the development of a **Concept Plan for the Foothills Fieldhouse and Athletic Park**. Through this consultation process, user groups and other important stakeholders provided feedback about the features and facilities required to support the amateur sport community in Calgary. The results revealed the following:

1. Existing facilities are unable to meet today's demand, much less that of the future, for a wide variety of sport and recreation facilities;
2. Calgary is missing economic opportunities due to the absence of competition-class sport and recreation facilities;
3. Space for indoor practice and play is extremely limited;
4. There's opportunity for a unique, complementary inventory of facilities accessible to all Calgarians; and,
5. Opportunity to create dynamic civic spaces with a distinct sense of place specific to and identifiable with each athletic park.

Based on the findings, the following facility vision and objectives were established to create a concept plan for developing the Foothills Fieldhouse as a vibrant civic athletic facility.

### VISION

The vision for the redevelopment of Foothills Athletic Park is to maximize facility options to serve all Calgarians with competition capable facilities to accommodate recreation and sport participation from introductory level to high performance. The Fieldhouse component aims to respond to an urgent demand for indoor, year-round training and play amenities.

### OBJECTIVES

1. Maximize available resources to achieve excellent sport and recreation opportunities for Calgarians – improving health and wellness opportunities
2. Create sustainable amenities that reflect The City's social, environmental, economic and cultural priorities.
3. Provide facilities that allow local, high-performance athletes to stay home for training and competition, and attract newcomers.
4. Create dynamic and distinctive public environments for all Calgarians to enjoy.
5. Guide the development of a premier facilities that will help Calgary achieve its vision to be a world centre for sport.

The outcome was a 2010 draft Concept Plan with an amenity mix that can accommodate large international and national indoor competitions and events as well as provide year-round indoor practice and play space for Calgary's recreational sport community and act as a training facility for amateur athletes. The concept and cost estimates have continued to evolve over time. Most recently in 2016, with the evaluation of several site configuration options. The recommended location is on the eastern boundary of the Foothills Athletic

Park (Figure 1). This location was chosen as it retains the greatest number of existing outdoor recreational amenities, including the track, and affords the most flexibility for future redevelopment of Foothills Athletic Park.

It also provides the opportunity to achieve Recreation's long-term vision for the Foothills Athletic Park that includes the phasing out aging on-site infrastructure (Foothills Aquatics, and Norma Bush, Father David Bauer Arenas) with an optimized recreation facility and arenas to create a vibrant civic hub that provides a suite of complementary facilities that will be accessible to all Calgarians regardless of ability and interest.

## STRATEGIC ALIGNMENT

The fieldhouse aligns with the following Municipal Development Plan goals, Recreation Strategic Plans and Policies as well as Recreation Value Dimensions identified by citizens (One Calgary 2018):

- (1) **Municipal Development Plan**
  - 2.1.1 Creating a city attractive to people
  - 2.2.4 Complete Communities
  - 2.3.6 Community services and facilities
- (2) **Recreation Strategic Plans & Policies**

Sport Policy, 10 Year Strategic Plan for Sport Development and Enhancement, the Recreation Master Plan, the Recreation Amenity Gap Analysis, the 2020 Sustainability Direction and the South Shaganappi Communities Area Plan.
- (3) **Recreation Value Dimensions (One Calgary 2018)**

ONE CALGARY VALUE DIMENSIONS	FIELDHOUSE CONTRIBUTION
<b>QUALITY</b>	<ul style="list-style-type: none"> <li>Align with Sustainable Building Policy</li> <li>Attain at minimum a Gold rating in the LEED v4 Building design and construction rating</li> </ul>
<b>WELLBEING</b>	<ul style="list-style-type: none"> <li>Support a variety of sporting and recreational activities for all performance levels of play and tournaments</li> <li>Contribute to the health, well-being and social development of the community,</li> <li>Contribute to the excellence of sport organizations and the City as well as enrich the urban design of the community</li> </ul>
<b>ACCESSIBILITY</b>	<ul style="list-style-type: none"> <li>Follow the City's Access Design Standards</li> </ul>
<b>RESILIENCE</b>	<ul style="list-style-type: none"> <li>Include adaptable spaces to address various sport and future opportunities</li> </ul>

When built, this facility will provide key amenities, programs and services that will contribute toward the achievement of the following population indicators:

- Percent of adult Calgarians who are physically active enough to experience health benefits.
- Percent of Calgarians who agree they have easy access to places where they can get physically active.
- Percent of 5 - 17-year-olds that accumulate at 60 minutes of moderate- to vigorous intensity physical activity per day.

- Percent of 5 - 17-year-olds that meet the Canadian Sedentary Behaviour
- Perceived health, very good or excellent
- Perceived mental health, very good or excellent

## 3. Guiding Principles

### **ENGAGEMENT**

Citizens, stakeholders, specialists and Council will be involved from the outset, will be informed, and will provide input throughout the program.

### **TRANSPARENCY**

The program will be managed openly, honestly, and with integrity. Decision-making processes will be visible and clear.

### **LOCAL & CITY-WIDE BALANCE**

The facility will be enjoyed by area residents and all Calgarians, as well as out-of-town visitors. All stages of the program will consider the interests of each group.

### **FISCAL RESPONSIBILITY**

Sound financial oversight, proper governance of financial assets, and effective stewardship of public funds will all be key aspects of the program.

### **ENVIRONMENTAL STEWARDSHIP**

Environmental principles and performance objectives will be integrated into all decision-making processes.

### **COUNCIL AUTHORITY**

Council will consider due diligence investigations and public input throughout the decision-making process and will make strategic decisions at key stages in the program.



## 4. Governance

### ROLES AND RESPONSIBILITIES

#### Executive Sponsor:

Champion of the Project. Attends Steering Committee meetings and reports on the project status to ALT/Council

#### Steering Committee:

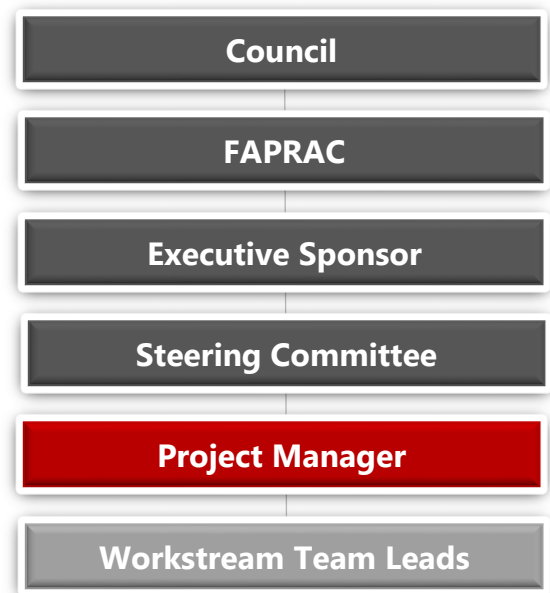
Monitors project performance and is the gatekeeper for escalated issues, opportunities and decisions. Steering Committee member involvement will vary over time <sup>1</sup>  
Responsible for project delivery

#### Project Manager:

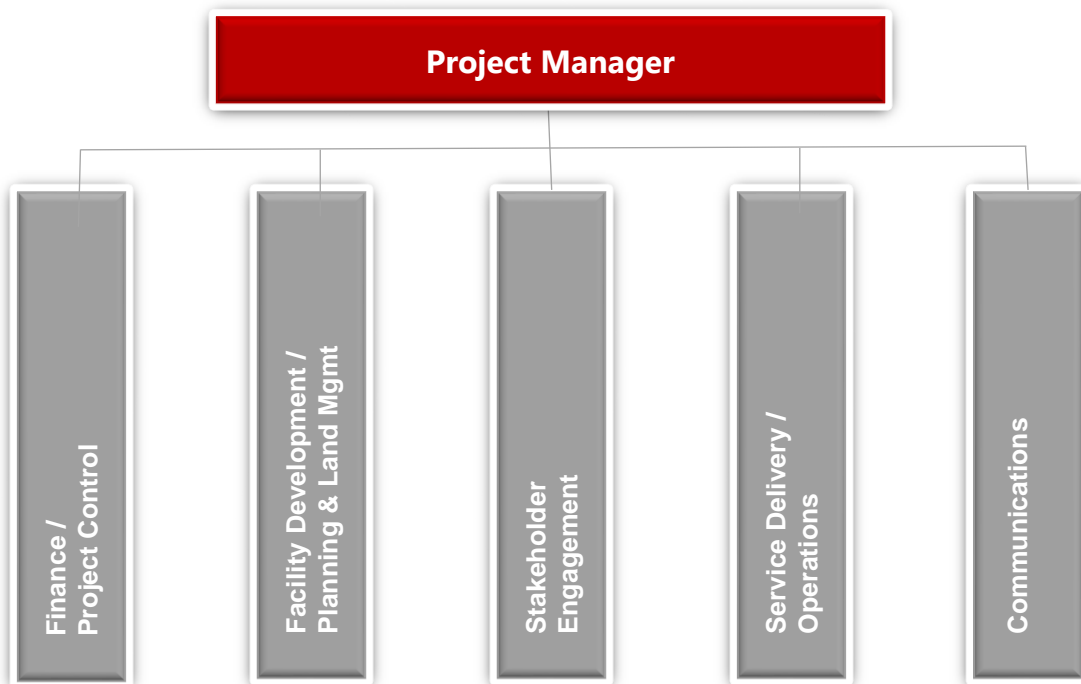
Manages overall project scope. Leads the design and construction planning activities and has authority over the Workstream Leads

#### Workstream Team Leads:

Responsible for the development and implementation of Workstream specific deliverables



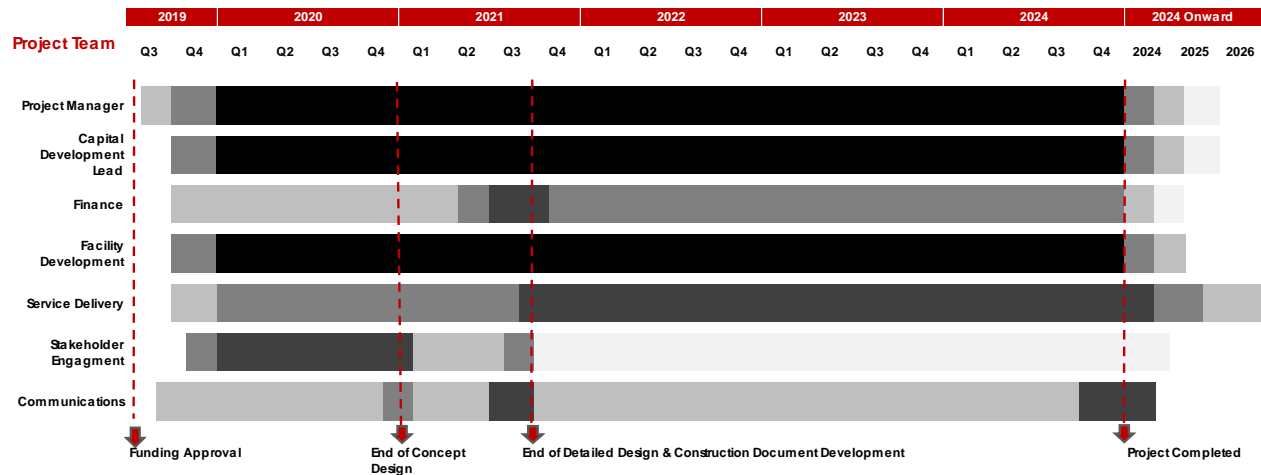
## 5. Project Team



<sup>1</sup> Attachment 2. Project Time Commitment for Steering Committee Members



## 6. Team Onboarding



Legend	
Percentage Time	
0 to 5	
5 to 10	
10 to 25	
25 to 50	
50 to 75	
75 to 100	

Representatives from operations, law and supply will be included to the working team at various stages of the project as required.

## 7. Approach

The Facility Development Methodology is an integrated approach that clearly identifies the project teams and deliverables that they are accountable at the key stages of the project.

	PROJECT PLANNING	INITIATION	FUNCTIONAL & ACCOMMODATION PROGRAMMING, CONCEPT / SCHEMATIC DESIGN	DETAILED DESIGN & CONTRACT DOCUMENTATION	CONSTRUCTION	CLOSE-OUT	SUSTAINMENT
Finance / Project Control	✓	🕒	▶	▶	▶	▶	▶
Facility Development / Planning and Land Mgmt	✓	🕒	🕒	▶	▶	▶	▶
Stakeholder Engagement	✓	🕒	▶	▶	▶	▶	▶
Service Delivery / Operations	✓	🕒	▶	▶	▶	▶	▶
Communications	✓	🕒	▶	▶	▶	▶	▶

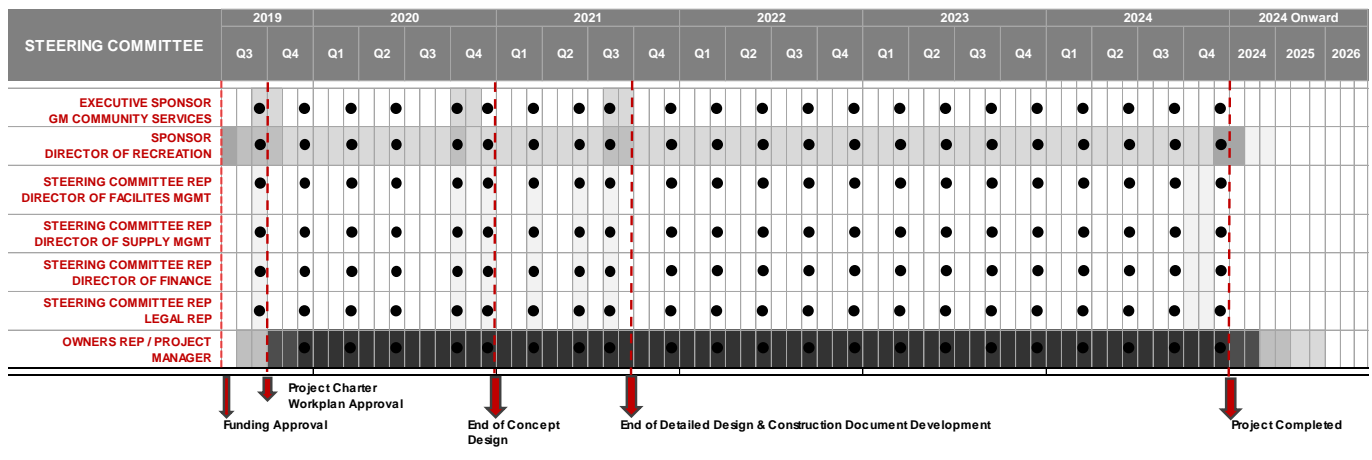
KEY:	
Complete (all underlying activities completed)	✓
In Progress	🕒
Activities to be started	▶

## Appendix 1. Work Plan

STAGE	WHAT NEEDS TO BE DONE?	WHO DOES THE WORK?	WHAT DECISION IS NEEDED?	WHO DECIDES?	WHEN?
<b>Start-up</b>	Funding	FAPRAC	Funding Approval	Council	Complete
<b>1. Project Planning</b>	Project Roadmap	Working Team	Roadmap Endorsement	FAPRAC	Sept 2019
<b>2. Initiation</b>	Charter, Establish formal project team (dedicated and PT resources), onboard consultants	Working Team	Workplan Approval	Steering Committee	Oct 2019-Jan 2020
<b>3. Functional &amp; Accommodation Programming</b>	Functional and Accommodation Programing	Project Team	Functional & Accommodation Programming Approval	Executive Sponsor	Jan 2021
<b>4. Concept/ Schematic Design</b>	Concept Design	Project Team	Concept Design Approval	Executive Sponsor	Jan 2021
<b>5. Detailed Design &amp; Contract Documentation</b>	Detailed Design and Contract. Documents (tender/ RFP ready).	Project Team	Final Design Approval Construction Funding Approval	Executive Sponsor Council	Sept 2021
<b>6. Construction</b>	Construction Procurement and Execution.	Project Team	Contract Award Approval	Executive Sponsor	End 2024
<b>7. Close Out</b>	Commissioning and Start Up. Handover to operations. Warranty Period, Lessons Learned, etc.	Project Team	Facility Handover	Dependent on operating model	2024-2026
<b>8. Sustainment</b>	On Going Operations	Dependent on operating model	Dependent on operating model	Dependent on operating model	2024+

## Attachment 2. Project Time Commitment for Steering Committee Members

A Steering Committee is required for this project to provide executive-level advocacy, monitor project performance, and for key decision making on project direction.



Legend	
Percentage Time	
0 to 5	
5 to 10	
10 to 25	
25 to 50	
50 to 75	
75 to 100	
● Meeting	

## Attachment 3

June 3, 2010

### **STAKEHOLDERS OF THE CALGARY MULTISPORT FIELDHOUSE TO DATE:**

#### **Organizations:**

Athletics Alberta  
The Calgary Sport Council  
Calgary Sport Tourism Authority  
The Calgary Track Council  
Developmental Disabilities Resources Centre of Calgary  
Calgary Recreation and Culture Association (Calgary 55+)  
Calgary Properties Lions Club  
Alberta Government Community Spirit Program  
Alberta Jiu-Jitsu Association  
Calgary Roughnecks  
Adrenaline Rush Athletics  
Big Sky Athletics  
Calgary International Track Club  
Calgary Olympic Track Club  
Calgary Roadrunners Club  
Calgary Spartans Track Club  
Calgary Warriors Track Club  
Calgary Track and Field Athletic Association (CALTAF)  
University of Calgary Athletics Club  
The Calgary Senior High School Athletics Association  
Premiere Track and Field Club

The Calgary track clubs listed include some 500 athletes and their families.

The running clubs listed include another 250 supporters.

Calgary Recreation and Culture Association (Calgary 55+) has more than 1000 members.

Alberta Jiu-Jitsu Association has about 1000 members.

## Attachment 4. Project Budget

FOOTHILLS FIELDHOUSE PROJECT	
Item	Total Cost
<b>Preliminary Design</b>	
1. Functional & Accommodation Programming	\$3,000,000
<b>Preliminary Design Sub-total</b>	<b>\$3,000,000</b>
<b>Detailed Design</b>	
2. Architecture - Prime Consultant Design	\$11,620,000
3. Other (permits, geotechnical, engagement, cost consulting, value engineering, energy modelling, etc.)	\$4,380,000
<b>Detailed Design Sub-total</b>	<b>\$16,000,000</b>
<b>Construction</b>	
4. Construction (full construction, fit out of building, commissioning and Start-up, handover)	\$236,000,000
<b>Construction Sub-total</b>	<b>\$236,000,000</b>
<b>TOTAL (excluding cost escalation)</b>	<b>\$255,000,000*</b>

\*With construction cost escalation, the Fieldhouse is estimated at \$285M