

Calgary's Urban Placemakers



# Arts Commons Transformation Workplan

Arts Commons Advisory Committee  
12 March 2020



# PURPOSE



# Purpose

**Update the Arts Commons Advisory Committee (ACAC) on developments since Council approved \$25 million Municipal Sustainability Initiative (MSI) on 30 September 2019, report on the work underway, and outline required next steps.**



An aerial photograph of a city grid, likely New Orleans, showing a river and a complex network of streets. Two circular areas are highlighted in yellow: one in the lower-left quadrant and another in the lower-right quadrant. The word "BACKGROUND" is centered in white text.

# BACKGROUND



# Background

**On 4 March 2019, Council approved the proposed financial strategy for the unfunded long-term projects including one phase of the Arts Commons Transformation Project (ACT).**

Arts Commons' proposed funding strategy for the \$240 million Phase 1 ACT Project includes:

- \$135 million Community Revitalization Levy (CRL), and \$25 million in Municipal Sustainability Initiative (MSI) as The City and Government of Alberta's contribution, together totaling \$160 million.
- The source of the remaining required \$80 million is to be determined.



# Background

- Arts Commons Phase 1 comprises a new 1,200 seat theatre, two smaller theatres, rehearsal space, an elevated corridor to the existing building, and related amenities.
- Arts Commons and its resident companies bring entertainment and education, community gathering and celebration, vibrancy and economic benefit to the downtown core.



# Background

Based on an updated study *Economic Contribution Analysis, Deloitte, September 2019*:

- 3,155 jobs - attracting/retaining talent to our community
- \$239 M labour income - earning of employees of companies providing goods and services
- \$386 M added to Calgary's GDP - goods produced and services provided during construction
- \$11 M collected by The City of Calgary - contributions to government revenues



# DEVELOPMENTS



# Developments

## **Developments since Council approved Municipal Sustainability Initiative (MSI) for Arts Commons Transformation (ACT):**

- \$25 million was approved by Council on September 30, 2019
- City submitted a 'project update' to the Province in October 2019
- The Province requested a new application noting a significant change in the project scope
- New application was submitted in November 2019
- Application was accepted by the Province on February 25, 2020



# Developments

## **Developments since Council approved Municipal Sustainability Initiative (MSI) for Arts Commons Transformation (ACT):**

- For Phase 1 of the ACT Project, the Community Revitalization Levy (CRL) was a proposed funding source.
- Arts Commons' submission for the federal share under the Investing in Canada Infrastructure Program (ICIP) was not selected in the 2019 round of applications.
- There will be a re-evaluation of the options for the remaining required funding, and Arts Commons/CMLC/The City will assess a full range of funding options, and report to the Committee with a viable proposal.



# Workplan

## Arts Commons Phase 1 Project Work Streams

The detailed work will cover the design for both Phase 1 and Phase 2, as it is critical that the initial design integrates the functionality of both buildings.

	Workstream	2020	2021	2022	2023	2024	2025-2026
1	MSI Funding	Q1					
2	Governance & Project Agreement	Q1					
3	Communications Strategy & Procurement	Q2					
4	Design & Review		Q3	→ Q2			
5	Fund Development		→	→			
6	Final Due Diligence & Approval			Q3			
7	Development Permit, Tenders, & Other Work				→		
8	Construction				Q4	→ 2026	



# Work underway

- Work is underway to establish the governance framework to be formalized through a Project Agreement.
- A communications and promotion strategy, led by CMLC, is under development in collaboration with Arts Commons.
- Communications strategy will focus on the value and benefit of the project, and timed as a lead up to a procurement information session.
- Lessons learned and best practices from other successful partnered capital projects (i.e. New Central Library, BMO Expansion, Event Centre) are being reviewed for applicability to this project.
- The proposed financial strategy will be updated with new developments.





# NEXT STEPS



# Next Steps

**Building a new theatre adjacent to Olympic Plaza will require extensive stakeholder engagement to ensure the most effective and beneficial public outcomes.**

- Program verification and requirements gathering.
- Detailed design and costing.
- Secure and confirm funding from all sources.
- Final due diligence report.
- Capital budget approval, and any borrowing bylaws and financing needs if required.



# Next Steps

## Funding constraints:

- MSI funding expires at the end of 2025.
- Preliminary projections indicate the earliest CRL could be available is 2024.
- The capital funding plan for the remaining \$80 million needs to align with the timing of the CRL cash-flow when this is confirmed.

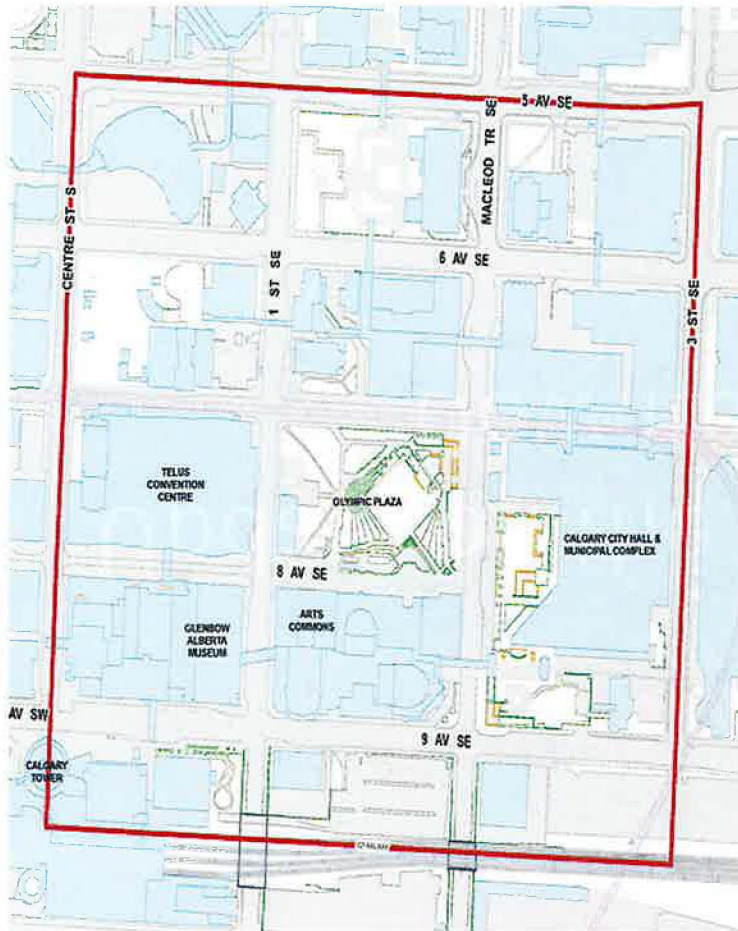




# Update on the Establishment of a Downtown District



# Highlights of the New Downtown District



- Establish a formal Working Group of stakeholders
- Enable better and easier use of public space
- Examine ways to generate new revenue to support district investments
- Animate through information, pageantry, programming
- Explore governance models
- Plan for long term reconstruction of Olympic Plaza and Stephen Avenue

A photograph of a modern architectural walkway, possibly a bridge or elevated path, with a green tint. The left side features a wall with a mural of wavy lines and faces. The word "QUESTIONS?" is overlaid in white text. In the background, a building with the name "Studio Bell" is visible.

QUESTIONS?

