

DEFERRAL REPORT – MAJOR SPORTS FACILITIES

EXECUTIVE SUMMARY

Calgary Sports and Entertainment Corporation (CSEC) has proposed CalgaryNEXT, a multi-use sport and entertainment facility in West Village. Council received Administration's analysis of the proposal as well as a CSEC submission in response to that analysis. Subsequently, Council requested a follow-up report comparing the initial analysis and the CSEC response as well as a study on two alternative development concepts for major sports facilities; CalgaryNEXT and a new Victoria Park/Foothills Park/McMahon concept. This additional concept is now being collaboratively prepared by Administration, CSEC, and the Calgary Municipal Land Corporation (CMLC). The entire investigation was directed to return to Council by the end of October 2016. Engagement with CSEC and key stakeholders is critical for the success of the investigation, and as such, Administration is requesting additional time to finalize the alternative concept and ensure thorough dialogue with the involved organizations.

ADMINISTRATION RECOMMENDATIONS:

That Council:

1. Defer a report regarding major sports facilities to no later than Q1 2017, to allow more time for dialogue with CSEC and key stakeholders; and
2. Confirm that the stakeholders identified in this report are the organizations to be engaged, at this time, regarding the CalgaryNEXT and Victoria Park/Foothills Park/McMahon development concepts.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2016 June 27, Council directed Administration to engage in dialogue with CSEC and CMLC and undertake a comparative analysis of The City's and CSEC's West Village investigations, examine the CalgaryNEXT concept in conjunction with a Victoria Park development option, consult with key stakeholders, and report back no later than October 2016.

On 2016 April 25, Council directed Administration to request a formal response from CSEC to Report C2016-0254, and requested that Mayor Nenshi invite CSEC to meet with Council at a Strategic Meeting of Council to present their response and discuss next steps no later than June 2016.

On 2015 November 10, directed Administration to analyze the CalgaryNEXT concept in accordance with a multi-phase framework, outlined in Mayor's Office Report M2015-0856.

BACKGROUND

In August 2015, CSEC shared their CalgaryNEXT concept with the public and in September 2015 commenced discussions with The City. CalgaryNEXT is envisioned as a combined arena/event centre and multi-sport stadium/fieldhouse, on City-owned land in West Village. At the direction of Council, Administration and CMLC prepared a report on the feasibility of the concept. Following a review of the feasibility, Council further directed Administration to work with CMLC and CSEC to prepare and analyze an additional development concept for major sports facilities.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

Administration, CMLC and CSEC have convened a multidisciplinary team to work on the project. A detailed work plan has been prepared and endorsed by all three organizations, and productive meetings are occurring on a regular basis. The critical task of preparing the Victoria Park/Foothills Park/McMahon development concept is well underway. A complete analysis and examination of the two development concepts is on target for completion in the coming weeks.

To ensure a disciplined and efficient design/review process, Administration, CMLC and CSEC have agreed to enter into a formal Cooperation Protocol Agreement. The agreement includes matters such as governance, reporting, and sharing of information.

Stakeholder Engagement, Research and Communication

In the first phase of the CalgaryNEXT analysis, Administration met with the following key stakeholders as directed by Council: Calgary Economic Development, Tourism Calgary, Saddledome Foundation, Calgary TELUS Convention Centre, Calgary Exhibition and Stampede Limited, University of Calgary, Calgary Multisport Fieldhouse Society, Sport Calgary, and the McMahon Stadium Society. Administration recommends that these organizations continue to be consulted in an effort to identify areas of alignment and misalignment with the development concepts. At this stage, preliminary information meetings are also proposed with the following Community Association boards: Banff Trail, Beltline, Downtown East Village, Downtown West End, Ramsay, Scarboro, Sunalta, and University Heights. It is anticipated that broader communications activities and more comprehensive consultation with the public would occur in a future phase of the project, subject to and in alignment with direction(s) provided by Council.

Strategic Alignment

Consultation with CSEC and key stakeholders enables a more thorough review of development options and ensures that ongoing decisions related to major sports facilities are aligned with The City's Municipal Development Plan (2009), West Village ARP (2010), Action Plan 2015-2018, and Centre City Plan (2007).

Social, Environmental, Economic (External)

Social

No social implications are associated with this deferral request.

Environmental

No environmental implications are associated with this deferral request.

Economic (External)

No economic implications are associated with this deferral request.

Financial Capacity

Current and Future Operating Budget:

No additional operating budget implications are associated with this deferral request.

Current and Future Capital Budget:

No additional operating budget implications are associated with this deferral request.

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Risk Assessment

If additional time is not allocated to finalize an alternative develop concept and engage with CSEC and key stakeholders, there is a risk of presenting partial and insufficiently vetted information to Council.

REASONS FOR RECOMMENDATIONS:

Engagement with CSEC and key stakeholders is critical for the success of a detailed investigation that includes a comparative analysis of Administration and CSEC reports and an examination of two potential development concepts for major sports facilities.

ATTACHMENTS

None