

**SUMMARY TIMELINE – EVENT CENTRE PROJECT**

	<b>Activity</b>	<b>Date</b>	<b>Further information</b>
1.	Event Centre Assessment Committee established  (Committee was disbanded on 2020 July 20)	2018 May 28	Event Centre mandate: “explore and determine location, financial strategies and an approach to a partnership framework with respect to developing a new event centre that fits the long-term goals of The City of Calgary and City Council.”
2.	Parties sign Letters of Intent: The City of Calgary (City) and Calgary Sports and Entertainment Corporation (CSEC); City and Calgary Exhibition and Stampede Limited (Stampede)	2019 July	Summary of key provisions:  <ol style="list-style-type: none"> <li>1. City provides land.</li> <li>2. CSEC and City share development cost 50/50 for both \$550M budget and \$25M cost overrun provision.</li> <li>3. City and CSEC cover respective additional costs.</li> <li>4. Potential secondary facility, if within budget, located on Event Centre lands.</li> <li>5. Calgary Municipal Land Corporation (CMLC) is Development Manager.</li> <li>6. Financial Security provided by City and CSEC</li> <li>7. Facility Fee.</li> <li>8. Stage Gates.</li> </ol>
3.	City, CSEC, CMLC and Stampede sign Definitive Agreements, including Pre-construction and Construction Stage Gates	2019 December	Event Centre project begins.
4.	Pre-construction Stage Gate  Stage Gate date extended from 2020 July 31 to 2021 February 1.	2020 January-2021 January	<ul style="list-style-type: none"> <li>• Project procurement paused at pandemic start.</li> <li>• Design progresses (concept and schematic phases).</li> <li>• Secondary facility removed from scope</li> <li>• Land subdivision completed.</li> <li>• Cost estimate (2021 January) exceeds \$550M</li> </ul>
5.	Pre-construction Stage Gate phase continues  Stage Gate date extended eight more times through to 2021 July 30  Pre-construction Stage Gate satisfied on 2021 July 30  Project can progress to Construction Stage Gate phase	2021 February-2021 July	Design and budget work progresses  Issues reviewed:  <ol style="list-style-type: none"> <li>1. Budget</li> <li>2. Transportation</li> <li>3. Secondary Facility</li> <li>4. Development management</li> <li>5. Financial security</li> </ol> <p>Approximately a three-month project pause to provide more time to discuss issues.</p>

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6.	<p>Council decision: Revised deal terms approved.</p> <p>City and CSEC sign revised Agreement terms.</p> <p>Total City direct and indirect commitment summary:</p> <ul style="list-style-type: none"> <li>• Land – value in kind.</li> <li>• \$323M - Council approved capital budget for the Event Centre includes City estimated capital cost for Mobility and Event Management Plan, based on estimates up to 2021 December.</li> <li>• City and CSEC to share operating costs on the Mobility and Event Management Plan (TBD).</li> </ul> <p>Construction condition Stage Gate date extended from 2021 July 31 to 2021 December 31.</p>	<p>2021 July 28-30</p>	<p>Change highlights:</p> <ul style="list-style-type: none"> <li>• Budget estimated at \$608.5M.</li> <li>• City shares eligible costs up to \$287.5M, and CSEC responsible for eligible costs over \$575M.</li> <li>• Replace CMLC as Development Manager with Calgary Sports and Entertainment Development Management Corporation (CSEDMC).</li> <li>• City commits to Mobility and Event Management plan: capital cost and share operating costs with CSEC.</li> <li>• Remove requirement for financial security.</li> <li>• Increase Facility Fee cap for Non-Sporting Events – City portion did not change.</li> </ul>
7.	<p>Construction Stage Gate phase</p> <p>Includes work to address at-issue items– 2021 October through 2021 December.</p> <p>At-issue items:</p> <ol style="list-style-type: none"> <li>1. Right of way: <ol style="list-style-type: none"> <li>a. Sidewalk area</li> <li>b. Road reconstruction</li> </ol> </li> <li>2. Climate resiliency</li> </ol>	<p>2021 July-2021 December</p>	<ul style="list-style-type: none"> <li>• Transition CSEDMC to development manager.</li> <li>• Project work progresses, including design development and budget estimates</li> <li>• By December, budget estimate is \$634M, not including at-issue items.</li> <li>• Toward a solution, City proposes City would fund road reconstruction work and assist in finding climate resiliency government grant funding.</li> </ul>
8.	<p>CSEC board chair meets with Mayor.</p>	<p>2021 December 21</p>	<p>CSEC determines there is no viable path to complete the Event Centre project.</p>
9.	<p>Construction conditions, which include design development and budget, are not satisfied by the 2021 December 31 Stage Gate date.</p>	<p>2021 December 31 11:59 p.m.</p>	<ul style="list-style-type: none"> <li>• The agreement between City and CSEC, agreed to in 2019 July, and updated in 2021 July, is terminated.</li> <li>• The project not progressing through a stage gate is one outcome anticipated in the agreement.</li> </ul>

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DEVELOPMENT PERMIT PROCESS**

	<b>Activity</b>	<b>Date</b>	<b>Further information</b>
DP 1.	Development Permit (DP): Agreement requires DP be obtained as a Construction Condition	2019 December	Development Manager responsibility
DP 2.	DP: pre-application process	2020 December	Climate Risk Assessment (CRA), Renewable and Low Carbon Energy Feasibility Study (RLCEFS), and Waste Reduction Strategy requested of Applicant (DIALOG) to be submitted as part of DP application.
DP 3.	DP: Council direction regarding development permit process	2021 July	Direct Administration to steward the development permit for the Event Centre through the standard process for projects of this magnitude, including but not limited to: application with Corporate Planning Applications Group (CPAG), detailed team review (DTR) comments, presentation to Urban Design Review Panel, circulation, and decision from Calgary Planning Commission.
DP 4.	DP: Application submission and review process – expedited timeline	2021 August-2021 November	<ul style="list-style-type: none"> <li>• Applicant (DIALOG) submits DP in August.</li> <li>• Sidewalk area plan as submitted by the Applicant (DIALOG) was approved by Development Authority.</li> <li>• Applicant (DIALOG) submits draft CRA and RLCEFS on October 5 and 15, respectively.</li> <li>• DP climate resiliency, including the solar equipment, and pathway to 2035 carbon neutrality reviewed with and accepted by Applicant (DIALOG) prior to DP report and recommendation being submitted to CPC.</li> </ul>
DP 5.	DP: Calgary Planning Commission approves DP	2021 November 18	<ul style="list-style-type: none"> <li>• DP approval includes sidewalk area plan, and climate resiliency conditions.</li> </ul>
DP 6.	DP: Appeal Period	2021 December 14	<ul style="list-style-type: none"> <li>• No appeal.</li> </ul>