

**Planning and Development Services Report to
Event Centre Committee
2022 July 4**

**ISC: UNRESTRICTED
ECC2022-0826
Page 1 of 3**

Event Centre Update

RECOMMENDATIONS:

That the Event Centre Committee recommend that Council:

1. Receive this report and presentation for the corporate record; and,
2. Direct that Attachment 2, the Confidential presentation, and any closed session discussions remain confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the Freedom of Information and Protection of Privacy Act (Alberta), with the need for such confidentiality to be reviewed by 2023 July 31.

HIGHLIGHTS

- In 2022 January, Council affirmed its commitment to a strategic vision of developing a downtown culture and entertainment district that includes an Event Centre to meet The City's long-term goals for the downtown and deliver on Council approved strategies. In accordance with Council's 2022 January 12 direction, City Administration has engaged the services of, and is currently working with a third party to help renew engagement with Calgary Sports and Entertainment Corporation (CSEC).
- This report provides an update on the work of Administration and its third party, called the Event Centre Visioning Group (ECVG). A significant amount of work is underway including confidential items that are outlined in Attachment 2.
- What does this mean to Calgarians? Developing a culture and entertainment district that includes an Event Centre and other modernized amenities and infrastructure supports a vibrant local economy, with focused impacts on an underutilized area of Calgary's downtown; and creates new opportunities for Calgarians to connect with each other and experience the arts, culture, and sports.
- Why does this matter? A culture and entertainment district that includes an Event Centre is a key anchor investment that aligns with Calgary's economic strategy, destination strategy, and supports the realization of the vision and goals embedded in the Rivers District Master Plan, Calgary in the New Economy: An economic strategy for Calgary; the Downtown Strategy, and Greater Downtown Plan.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods and prosperous city.
- Previous Council Direction is included in Attachment 1.

DISCUSSION

Background

The development of a culture and entertainment district in Calgary's downtown is aligned with Council approved strategic directions, including those embedded in Calgary's economic strategy, the Downtown Strategy, and the Greater Downtown Plan. Developing a district realizes long-term public benefit, and supports the vision embedded in the Calgary Municipal Land Corporation's Rivers District Master Plan. The vision is a District that includes an Event Centre among other modernized amenities and infrastructure that will be a catalyst to attract private sector investment into an underdeveloped and underutilized area in the downtown core.

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**ISC: UNRESTRICTED
ECC2022-0826
Page 2 of 3**

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Since the May 25 Event Centre Committee meeting, the items to follow provide a summary update on City led work toward an Event Centre.

- At the 2022 May 25 Event Centre Committee meeting, the names of the third party were announced. The third party consists of three individuals: John Fisher, Executive Vice President – CBRE; Guy Huntingford, Director of Strategic Initiatives – NAIOP Calgary; and Phil Swift, Executive Chairman - Ayrshire Group.
- This team brings considerable expertise from the commercial real estate industry, including experience in larger developments. They have established a team name – Event Centre Visioning Group (ECVG). The ECVG reports to City Administration and is under a strict confidentiality agreement.
- Through the ECVG, discussions are being held with CSEC.
- The ECVG has spent considerable time understanding the items and interests behind the terminated agreement and the current landscape. The ECVG has been working on:
 - Understanding the current CSEC perspective.
 - Researching recent arena projects in North America.
 - Investigating financial models used for these projects.
 - Working with Administration to understand all requirements as it relates to a new Event Centre.
- This work will contribute to a possible path forward toward an Event Centre, to be proposed by the ECVG.
- Administration has been working with and supporting the ECVG.

Attachment 2 provides update items considered confidential.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Public Engagement was undertaken
- ☒ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☐ Stakeholder dialogue/relations were undertaken

Public engagement related to this work has taken place for a number of years, including during the development of the Calgary Municipal Land Corporation's Rivers District Master Plan development, posting and public commenting on the terms of the Event Centre agreement, and public engagement conducted from 2020 January to March on the design and function of the Event Centre.

IMPLICATIONS

Social

Creating an equitable community and gathering space in the culture and entertainment district will result in a place for all Calgarians to meet, build relationships and celebrate. It supports the downtown, as the cultural hub for business, innovation, and creativity. It also supports more vibrancy within the Greater Downtown community of East Village and neighbouring communities.

**Planning and Development Services Report to
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**ISC: UNRESTRICTED
ECC2022-0826
Page 3 of 3**

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Environmental

The City's applicable and relevant policies related to environment, sustainability, and climate are required for this Project, and any future project.

Economic

The development of a new culture and entertainment district supports implementation of Calgary in the New Economy: An economic strategy for Calgary. It supports the goal of enhancing collaborative efforts between business, government, and community partners to position Calgary as the location of choice for business and investment, foster trade and develop Calgary's workforce. It also supports and enhances The City's downtown revitalization strategy, including realizing the vision in the Rivers District Master Plan. Modernized amenities within the district, including a new Event Centre have the potential to activate the downtown up to 365 days a year through a wide variety of programming, events, and activation.

Service and Financial Implications

Other:

This initial phase of work requires resources (people, time, and effort) from Administration and the ECVG.

RISK

Risks associated with pursuing the development of a culture and entertainment district can be mitigated through each stage of the process. This report aligns with Council's previous directions that indicate that realizing a culture and entertainment district is a priority investment opportunity for Calgary, in alignment with The City's strategies for downtown, the Rivers District, and the broader economy.

ATTACHMENTS

1. Previous Council Direction
2. CONFIDENTIAL - Third Party - Event Centre Visioning Group Confidential Update

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalglish	Planning & Development Services	Approve
Michael Thompson	Infrastructure Services	Consult