

Amenity Refinement Study Update

RECOMMENDATION:

That the Multisport Fieldhouse Committee recommend that Council:

1. Receive the Report and Attachments for the Corporate Record;
2. Endorse the Baseline Amenity Mix that will be refined through targeted engagement; and
3. Direct Administration to report back to the Multisport Fieldhouse Committee with findings and recommendations for proceeding with Concept Design.

RECOMMENDATION OF THE MULTISPORT FIELDHOUSE COMMITTEE, 2023 APRIL 24:

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HIGHLIGHTS

- The Amenity Refinement Study (the “Study”) establishes a research methodology and engagement approach to ensure the amenity mix reflects the needs of sport and community, aligns with requirements for hosting competitions and events, and advances the project goals of equity, affordability and long-term sustainability.
- This report provides an overview of preliminary Study findings on core amenities: Track and Field, Gymnasia and Artificial Turf Field. Administration is proposing a Baseline Amenity Mix (the “Amenity Mix”) to maximize programming, operational efficiency and flexibility (Attachment 2: Baseline Amenity Mix).
- **What does this mean to Calgarians?** The Amenity Mix seeks to maximize programming opportunities while serving the local community and positioning Calgary as a competition and training destination unique to Canada.
- **Why does it matter?** The Amenity Mix is being considered in the context of changing sport and community needs, operational affordability and sustainability, and the benefits of increased sport tourism for local and regional economies.
- Previous Council Direction is included as Attachment 1.

DISCUSSION

Guiding Principles

Data for comparable facilities were considered to establish best practices (Attachment 3: Best Practices Analysis). As the Study progresses and feedback from targeted engagement is received, consideration will also be given to technical design specifications for different sports (e.g., field dimensions), community use (e.g., ancillary spaces and support services) and competition hosting requirements (e.g., seating). The proposed Amenity Mix is based on the guiding principles of maximizing programming opportunities, operational efficiency, competition capability and flexibility.

Maximizing Programming Opportunities

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The Amenity Mix seeks to maximize facility use through flexible, modular design. This allows amenities to operate independently for simultaneous use. A better understanding of user interest and facility requirements for underserved sports is needed and will be sought through targeted engagement.

Operational Efficiency

Operational efficiency will be achieved through flexible space configurations that maximize programming opportunities and revenue potential. The Amenity Mix seeks to maximize social and economic benefits while minimizing required tax support. The final Study will include an operating plan and estimates for revenues and operating costs.

Competition Capability

Core amenities will meet competition-hosting requirements as set out by various sport governing organizations including World Athletics, Fédération Internationale de Football Association (FIFA), International Basketball Federation (FIBA), Badminton World Federation, and International Volleyball Federation (FIVB). Flexible design will allow for convertible spaces for a variety of competitions and events.

Flexibility

Multi-use is increasingly a fundamental requirement to meet the demands of different sports. Amenities and spaces should be organized to allow for multiple configurations while ensuring that sports can be practiced safely and according to the requirements and standards of each sport. This will also ensure the facility can adapt to emerging uses and remains relevant over time.

Baseline Amenity Mix

The Amenity Mix includes size and configuration specifications for core amenities based on the guiding principles. Core amenities include Track and Field, Gymnasia and Artificial Turf Field.

Track and Field

The track and field amenity includes a 200-metre hydraulic track with a separate 100-metre, eight-lane sprint track. A 200-metre track adheres to World Athletics standards for competitions and events. The separation of the 200-metre track and sprint track allows the amenities to operate independently and concurrently while also creating a warm-up/cool-down area for competitions and events. The hydraulic track provides programming flexibility for other sports (e.g., gymnastics) when tracks are not in use.

Gymnasia

The gymnasia amenity includes a feature court with seating for competitions and events, convertible to three regular courts when seating is retracted. It includes an additional six regular courts, and two multi-activity courts. The multi-activity courts will feature durable flooring for sports not typically played on a hardwood surface (e.g., futsal, field hockey, padel, etc.). In total, up to 11 basketball courts, 20 volleyball courts, 44 badminton courts or 33 pickleball courts can be configured in this space, allowing Calgary to host large events and competitions while maximizing programming opportunities for Calgarians.

Artificial Turf Field

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The recommended artificial turf field is 1.5 times larger than the FIFA standard to maximize field divisibility and programming flexibility. The larger field size will accommodate other sports (e.g., football, rugby, etc.) and will create a warm-up/cool-down area for competitions and games.

Next Steps

Following targeted engagement with sport organizations, community associations and sector influencers (e.g., Tourism Calgary), amenity configurations will be refined with a better understanding of sport and community needs and supplemented by hosting requirements. Flexible configurations (e.g., technology for sport marking, dividers, etc.) will be investigated to inform the final amenity mix and capital cost estimate.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | | | |
|-------------------------------------|-----------------------------------------|-------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> | Public engagement was undertaken | <input checked="" type="checkbox"/> | Dialogue with interested parties was undertaken |
| <input checked="" type="checkbox"/> | Public/interested parties were informed | <input type="checkbox"/> | Public communication or engagement was not required |

Targeted engagement began in 2023 April via a survey for sport organizations, community associations, and sector influencers (e.g., Tourism Calgary) and will be followed by a series of workshops to further explore and refine survey results. The objective of the engagement is to estimate anticipated use, confirm requirements for event hosting and supporting amenities (i.e., change rooms, storage, etc.), establish sport design specifications, and explore needs and desires for potential community spaces and programming. A general email has been set up to provide members of the public the opportunity to share ideas. Broader public engagement will occur during Concept Design.

IMPLICATIONS

Social & Environmental

The Amenity Mix is informed by guiding principles to maximize programming opportunities while providing for flexible configurations that could accommodate Calgary's underserved sport communities. Recommendations for the final Amenity Mix will be accompanied by the results of a Social Return on Investment Analysis to evaluate the economic, social, and environmental benefits of the Multisport Fieldhouse.

Economic

The Multisport Fieldhouse will have a material impact on local and regional economies while enhancing community recreational and sport experiences. Administration is conducting an Economic Impact Analysis to measure the positive change in economic activity. Preliminary findings indicate the benefit ranges between \$20 and \$50 million based on an evaluation of individual amenities: Track and Field (\$8 to \$20 million), Gymnasia (\$10 to \$25 million) and Artificial Turf Field (\$2 to \$5 million).

Service and Financial Implications

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No anticipated financial impact

RISK

The Multisport Fieldhouse is only partly funded. While The City has earmarked funds for the project, additional funding from other orders of government is needed to proceed with development. There is a risk the project will be unable to move past design due to lack of funding. This would result in the current gap in indoor practice and play space remaining unaddressed and Calgary would continue to miss opportunities to attract competitions and events. The Committee is actively pursuing funding and advocacy to advance the Multisport Fieldhouse.

There is a risk Administration's approach to targeted engagement during Stage 1: Amenity Refinement Study, could be perceived as non-inclusive or lacking transparency. Targeted engagement with impacted sport agencies, community associations and sport governing organizations currently underway is a precursor to broader public engagement that will occur during Concept Design. For Calgarians who wish to express their interests in the project, a link to a public engagement survey and dedicated email address are housed on the project website at calgary.ca/fieldhouse.

The City is currently investigating the feasibility of an Alberta bid for the 2030 Commonwealth Games. While the Multisport Fieldhouse is not contingent on a successful bid, proposed amenities could align with hosting requirements for the Games. There is a risk Calgarians may perceive development of the Multisport Fieldhouse as being dependent on a successful Commonwealth Games bid.

ATTACHMENT(S)

1. Previous Council Direction
2. Baseline Amenity Mix
3. Best Practices Analysis
4. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Katie Black	Community Services	Approve
Michael Thompson	Infrastructure Services	Inform