

Site Selection Process and Criteria

In looking at potential locations for a future Downtown event centre/arena, City Administration engaged the services of two external advisory firms to research into industry best practices to establish the various criteria, or important attributes, that would make a potential site successful in creating a vibrant Downtown Event & Entertainment District. The technical evaluation criteria developed were:

1. Available land area to support new arena and supporting infrastructure (e.g. public realm, parking facilities);
2. Strength of the transportation network to support an arena facility (includes road access to the site for both people parking near the site and multiple and large vehicle access to the staging area);
3. Opportunity for influencing adjacent development/infill and alignment with current city plans and long-term vision for the Downtown;
4. Distance from an updated convention centre or potential new convention centre adjacent to existing site (TCU Place);
5. Proximity to existing hotels, entertainment establishments and businesses;
6. Potential effect on residential areas and properties;
7. Proximity to future Bus Rapid Transit (BRT) stations;
8. Proximity to existing parking facilities; and,
9. Projected site servicing and development costs.

Five different site options in the Downtown area were studied to see if they were of suitable size for a modern event centre/arena with capacity to host 15,000 people. Those determined to be too small were eliminated from further consideration. while the remaining sites were ranked in accordance with the evaluation criteria.



The following map shows the location of the five site options that were assessed:



LEGEND

Future Bus Rapid Transit Routes

- BLAIRMORE/BRIARWOOD
- CONFEDERATION/UNIVERSITY HEIGHTS
- LAWSON/STONEBRIDGE
- ★ BRT STATIONS

- FEASIBLE SITES
- NON-FEASIBLE SITES
- HOTELS
- PLACES OF INTEREST

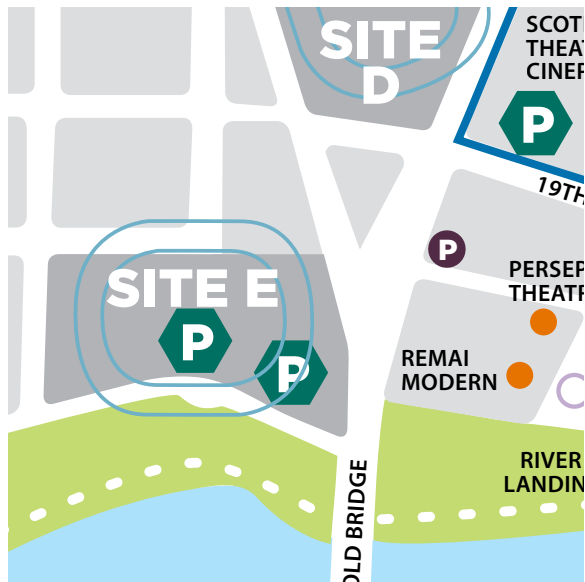
- POLICE STATION
- HOSPITALS
- RAILWAY TRACK
- MEEWASIN TRAIL

Commercial (Paid) Parking

- P >200 STALLS
- P >100 STALLS
- P <100 STALLS

Site E - River Landing

Site E has been proposed to be removed from further consideration due to its poor ranking in relation to most of the approved technical evaluation criteria. The following is provided for information.



1. While the site is sufficient in size to accommodate an event centre/arena, there is limited available space to accommodate supporting infrastructure such as public realm improvements and parking facilities. Score: Moderate.
2. The transportation network supporting this site provides generally poor connectivity to the arterial road network and poor truck access for deliveries, which would require the use of local streets and intermittent road closures to support operations. Score: Poor.
3. Development of an event centre/arena at this location would utilize the majority of the available vacant property in the immediate area, which would provide limited opportunity to spinoff other development in the immediately adjacent area. Score: Poor.
4. The site is very distant from TCU Place, which complicates the ability to create an event and entertainment district anchored by a convention centre (daytime animation) and event centre (evening animation). Score: Poor.
5. While the site has good proximity to restaurant and entertainment establishments in Riversdale, the site is fairly distant from existing hotels, restaurants and entertainment establishments in Downtown. Score: Moderate.
6. There is potential for significant negative impact to the adjacent residential areas and properties from events and operations, including noise and parking associated with the facility. Score: Poor.
7. The site lacks convenient access to all BRT routes. The BRT Blue Line will have a station approximately two blocks northeast of the site, but the nearest BRT Red and Green Lines run along 22nd Street, which are four blocks north of this site. Score: Poor.
8. The existing parking inventory within reasonable distance of the site to support an event centre/arena is modest. Event parking demand would impose a heavy burden on adjacent residential streets. Score: Moderate
9. Development of this site would require demolition/relocation of existing buildings, in addition to moderate utility/servicing costs (\$2.5 million - \$5 million). Score: Moderate.

Site D: Midtown Shopping Centre South Parking Lot (Toys “R” Us)

Site D has been determined to be too small to accommodate the event centre/arena, and therefore removed from further consideration. The following is provided for information.



1. Available land is limited at this site and insufficient to accommodate a potential event centre/arena without the permanent closure of 20th Street adjacent to this location. Score: Fail.
2. The transportation network supporting this site provides poor connectivity to the surrounding urban environment, with the existing freeway ramps imposing significant elevation changes. Score: Moderate.
3. Development of an event centre/arena at this location would utilize the nearly all of the available vacant property in the immediate area, which would provide limited opportunity to spinoff other development in the immediately adjacent area. Score: Poor.
4. The site is fairly distant from TCU Place, which complicates the ability to create an event and entertainment district anchored by a convention centre (daytime animation) and event centre (evening animation). Score: Moderate.
5. Good proximity to existing hotels, restaurants, entertainment establishments and businesses. Score: Good.
6. Effect on residential areas and properties is expected to be limited with this site option. Score: Good.
7. The BRT Blue Line will have a station approximately on the northeast side of the site, while the nearest BRT Red and Green Lines run along 22nd Street, which are two blocks north of this site. Score: Moderate.
8. The existing parking inventory within reasonable distance of the site to support an event centre/arena is favourable. Score: Good.
9. While utility/servicing costs for this site are expected to be low (less than \$1 million), demolition of an existing building and the relocation of a business would be required. Score: Moderate.

Site C: 22nd St & Idylwyld Dr (Parking Lot West of YMCA and TCU Place)

Site C has been determined to be too small to accommodate the event centre/arena, and therefore removed from further consideration. The following is provided for information.



1. Available land is limited at this site and insufficient to accommodate a potential event centre/arena without the demolition of the existing YMCA and Buckwold Theatre at TCU Place. Score: Fail.
2. The transportation network supporting this site is strong with excellent connections in every direction. Score: Good.
3. Development of an event centre/arena at this location provides a good opportunity to drive additional infill development in adjacent areas, particularly to the north and west of the site. Score: Good.
4. TCU Place would need to be demolished and a new convention centre built elsewhere for this site to be an option. Score: Poor.
5. Very good proximity to existing hotels, restaurants, entertainment establishments and businesses at this site. Score: Good.
6. Effect on residential areas and properties is expected to be limited with this site option. Score: Good.
7. This site would be on the BRT Red and Green Lines with stations along the north side of the site, and the BRT Blue Line will have a station approximately one block northeast of the site. Score: Good.
8. The existing parking inventory within reasonable distance of the site to support an event centre/arena is favourable. Score: Good.
9. Development of this site would require demolition/relocation of existing buildings, in addition to moderate utility/servicing costs (\$2.5 million - \$5 million). Score: Moderate.

Site B: North Downtown/City Yards



1. Available land is sufficient at this site to accommodate a potential event centre/arena and related infrastructure, although will require extensive demolition of existing buildings and relocation of at least a portion of civic operations to new facilities located elsewhere. Score: Moderate.
2. The transportation network supporting this site is considered moderate, with the CP Railway a significant barrier to the north and west of the area. Score: Moderate.
3. The site offers a very good opportunity for adjacent and surrounding lands to drive strategic infill to support an event and entertainment district, but amenities in immediate area may take several years to develop. Score: Good.
4. The site is fairly distant from TCU Place, which complicates the ability to create an event and entertainment district anchored by a convention centre (daytime animation) and event centre (evening animation). Score: Moderate.
5. Fairly distant from existing hotels, restaurants, entertainment establishments and businesses at this site. Score: Moderate.
6. Effect on residential areas and properties is expected to be limited with this site option. Score: Good.
7. This site will be along the BRT Blue Line with stations along the south side of the site, while the nearest BRT Red and Green Lines run along 1st Avenue, with the nearest station approximately two blocks south of this site. Score: Moderate.
8. This site lacks existing parking inventory within reasonable distance to support an event centre/arena. Score: Poor.
9. While the relocation of civic operations from the City Yards to new satellite facilities in the north, southwest and southeast areas of the city is a long-term goal of the City (to allow for eventual redevelopment of North Downtown), the relocation of these operations would represent a substantial capital investment (estimated up to \$200 million, depending on the extent of City Yards that is displaced). Utility/servicing cost are expected to be low (less than \$1 million) with a potential need for environmental clean-up from the abandoned railway lines and relocation of civic operations prior to redevelopment in the area. Score: Poor.

Site A – Midtown Shopping Centre North Parking Lot



1. Available land is sufficient at this site to accommodate a potential event centre/arena and related infrastructure. Score: Good.
2. The transportation network supporting this site is strong with excellent connections in every direction. Score: Good.
3. This site offers a good opportunity for adjacent and surrounding lands to drive strategic infill to support an event and entertainment district, particularly to the east, west and north of the site. Score: Good.
4. Existing TCU Place is adjacent to site, creating an excellent opportunity for co-development with a new or expanded convention centre in the area. Score: Good.
5. Very good proximity to existing hotels, restaurants, entertainment establishments and businesses at this site. Score: Good.
6. Effect on residential areas and properties is expected to be limited with this site option. Score: Good.
7. This site would be on the BRT Red, Green and Blue Lines with stations along the south and east sides of the site. Score: Good.
8. The existing parking inventory within reasonable distance of the site to support an event centre/arena is favourable. Score: Good.
9. The utility/servicing required for the site are moderate (\$2 million - \$3 million) and purchase of this site would require maintaining mall parkade and loading dock access, which will need to be realigned. Score: Moderate.