



Scotia Place

Design Brief

November 2024

Contents

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Land Acknowledgement

Calgary sits on fertile land where two rivers meet, where Indigenous Peoples have been gathering for thousands of years, sharing knowledge and storytelling, and planning for future generations. The traditional names for this place we know as Calgary are Moh-kins-tsis, Wíchispa Oyade, Otoskwunee and Guts-ists’i — the land that has given so much to so many.

Elders teach us the importance of acknowledging the land of where we gather, settle or visit, and offering gratitude for the generosity of the gifts that Mother Earth has shared with us. With this, we offer respect for those who traditionally lived on this land, and welcome those who have made Calgary their home.

Calgary is located on the traditional territories of the people of the Treaty 7 region in Southern Alberta. This includes the Blackfoot Confederacy, made up of the Siksika, Piikani, and Kainai First Nations; the Îethka Nakoda Wícastabi First Nations, comprised of the Chiniki, Bearspaw, and Wesley First Nations; and the Tsuut’ina First Nation. Calgary is also homeland to the historic Northwest Métis and to Métis Nation of Alberta, Region 3. We acknowledge all Indigenous urban Calgarians who have made this city their home. Together, their spiritual and practical relationships to the land create rich lessons for our life as a community.

We are thankful for the opportunity that this sacred place provides us to engage in reconciliation and to make life better every day for all who call Calgary home.



Purpose

The *Scotia Place Design Brief* provides additional information about the Development Permit application for Scotia Place to provide all reviewers with a better understanding of key elements of process, context, site and building design, program, operations and supporting systems.

Key thematic elements included within the *Brief* were identified through the project team's comprehensive pre- and post-application review and feedback process that began in the Fall of 2023, and included ongoing engagement and communications with:

- *City of Calgary Administration*
- *Development Applications Review Team*
- *Urban Design Review Panel*
- *Calgary Planning Commission*
- *Advisory Committee on Accessibility*
- *Treaty Seven First Nations: The Blackfoot Confederacy - Siksika, Piikani, and Kainai First Nations; The Îlethka Nakoda Wicastabi First Nations - Chiniki, Bearspaw, and Goodstoney First Nations; and the Tsuut'ina First Nation*
- *Métis Nations of Alberta: Calgary Nose Hill Métis District and Calgary Elbow Métis District*
- *Calgary Urban Indigenous Community*
- *Culture + Entertainment District / Calgary Municipal Land Corporation (CMLC)*
- *Calgary Exhibition & Stampede*

The learnings and outcomes of this process — along with the significant legacy of previous planning, design and outreach efforts — have directly influenced the proposed design of Scotia Place and are reflected within this document.

About

Scotia Place is a multi-purpose, state-of-the-art sports and entertainment complex planned in the heart of Calgary's East Beltline Community Area. It will catalyse future growth in the area, act as a key destination within an emerging Culture + Entertainment District, and attract significant investment to Calgary by creating a landmark new facility for sports, concerts, events and performances. Scotia Place will be the future host venue of the NHL's Calgary Flames, the WHL's Calgary Hitmen, the NLL's Calgary Roughnecks, and the AHL's Wranglers.

Scotia Place represents a shared investment between The City of Calgary, Calgary Sports and Entertainment Corporation (CSEC), and the Province of Alberta. The City of Calgary will own the site and CSEC will lease, maintain, and operate the facilities.

In 2024, the Province of Alberta joined the partnership to provide additional capital to support local area infrastructure and mobility improvements, along with the integration of a community rink and outdoor gathering spaces for Calgarians and visitors alike.



Site Expansion & Design Approach



Site Expansion & Design Approach

- 1

Closure of 5 ST SE & Opening of 5A ST SE
- 2

Expanded Project Site
- 3

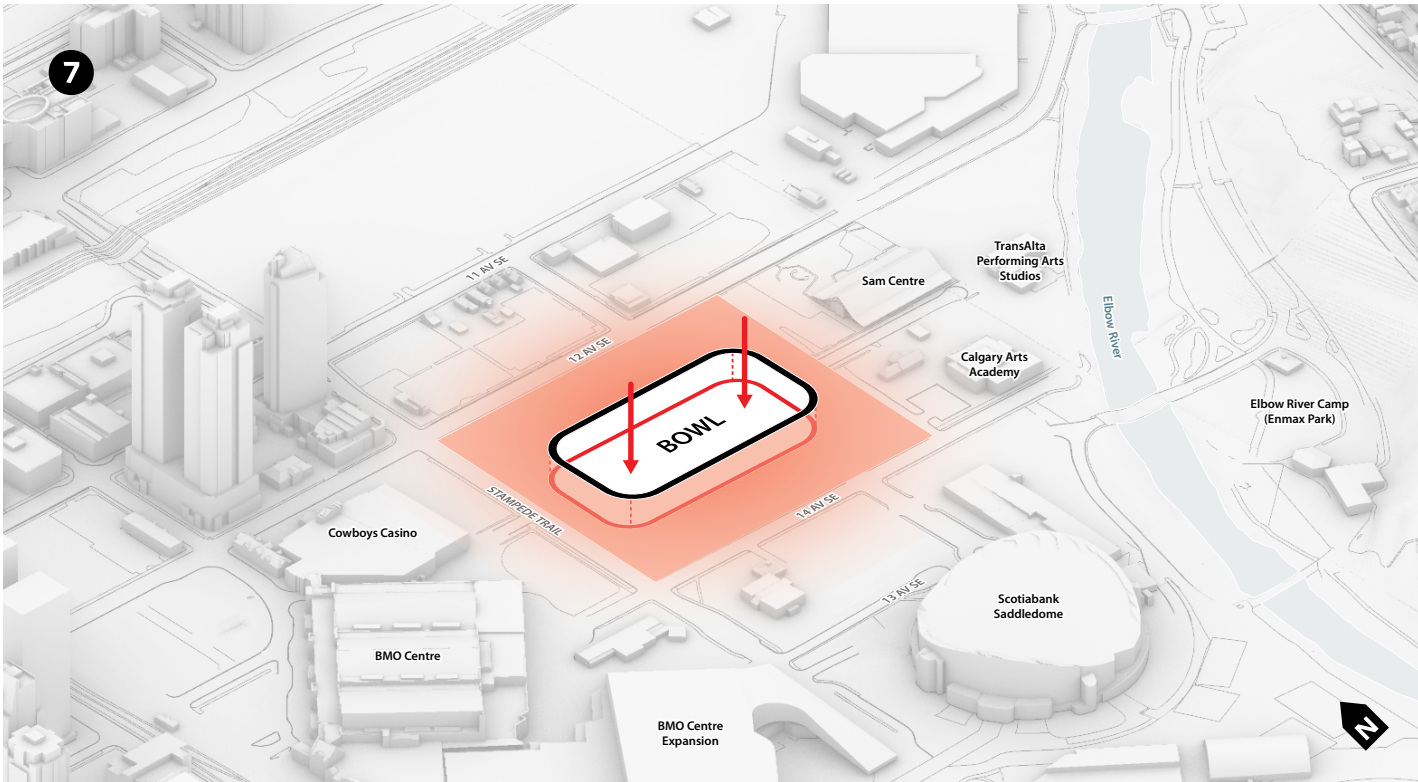
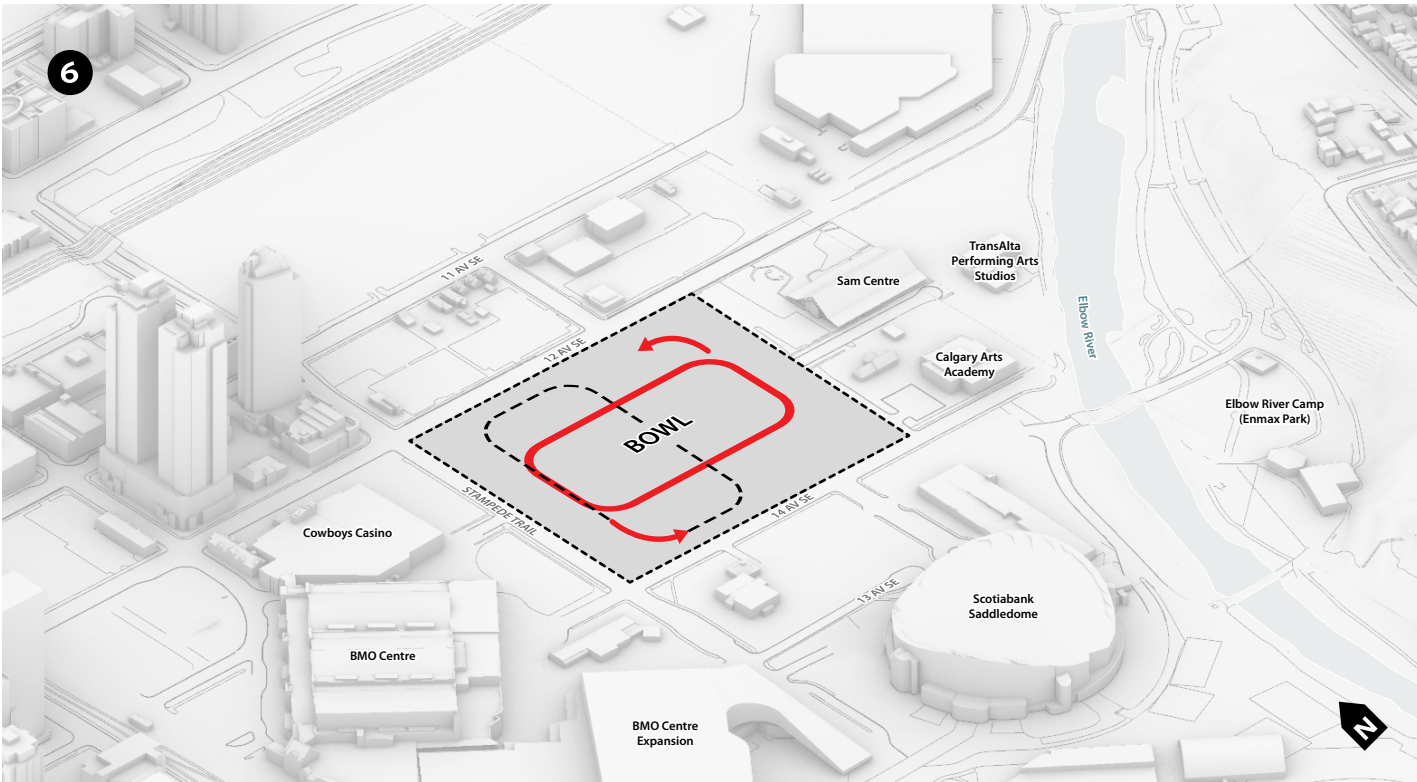
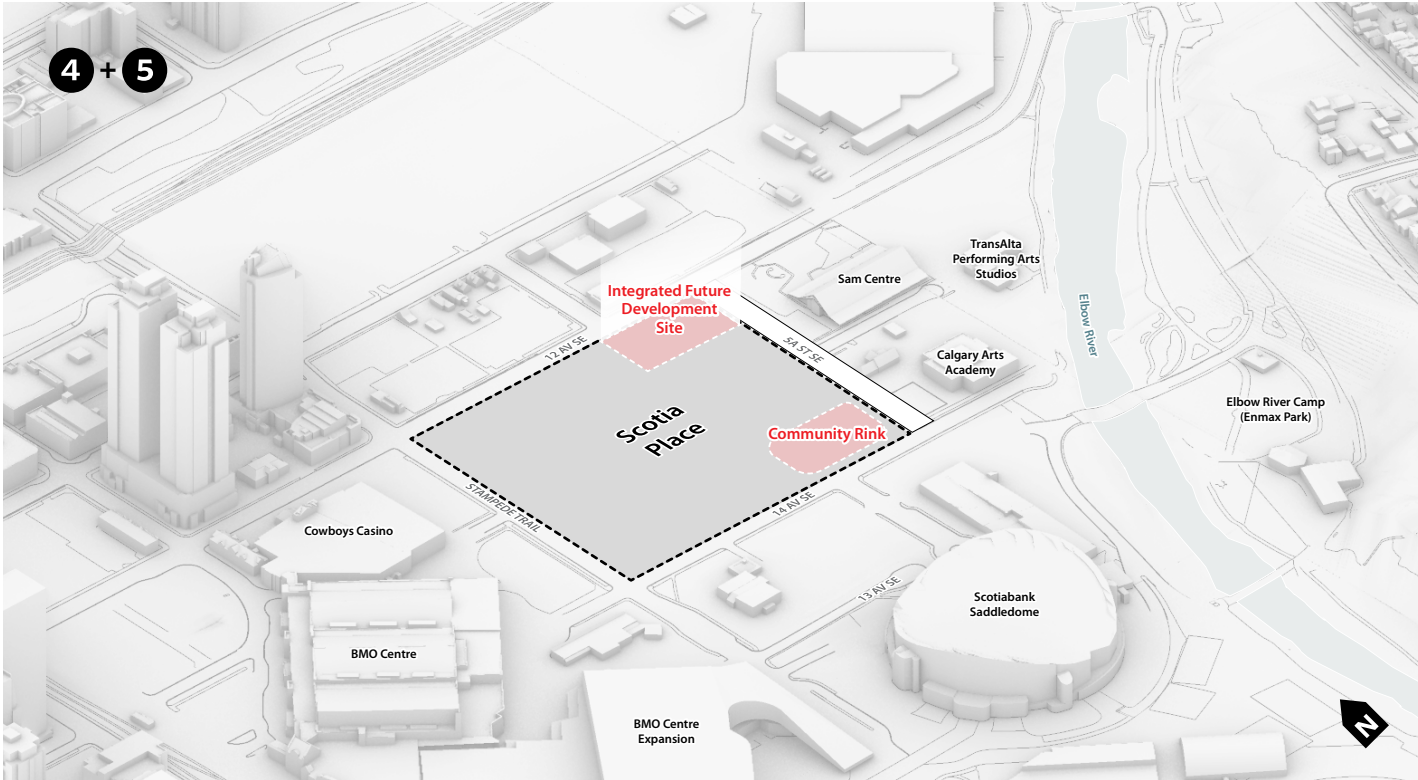
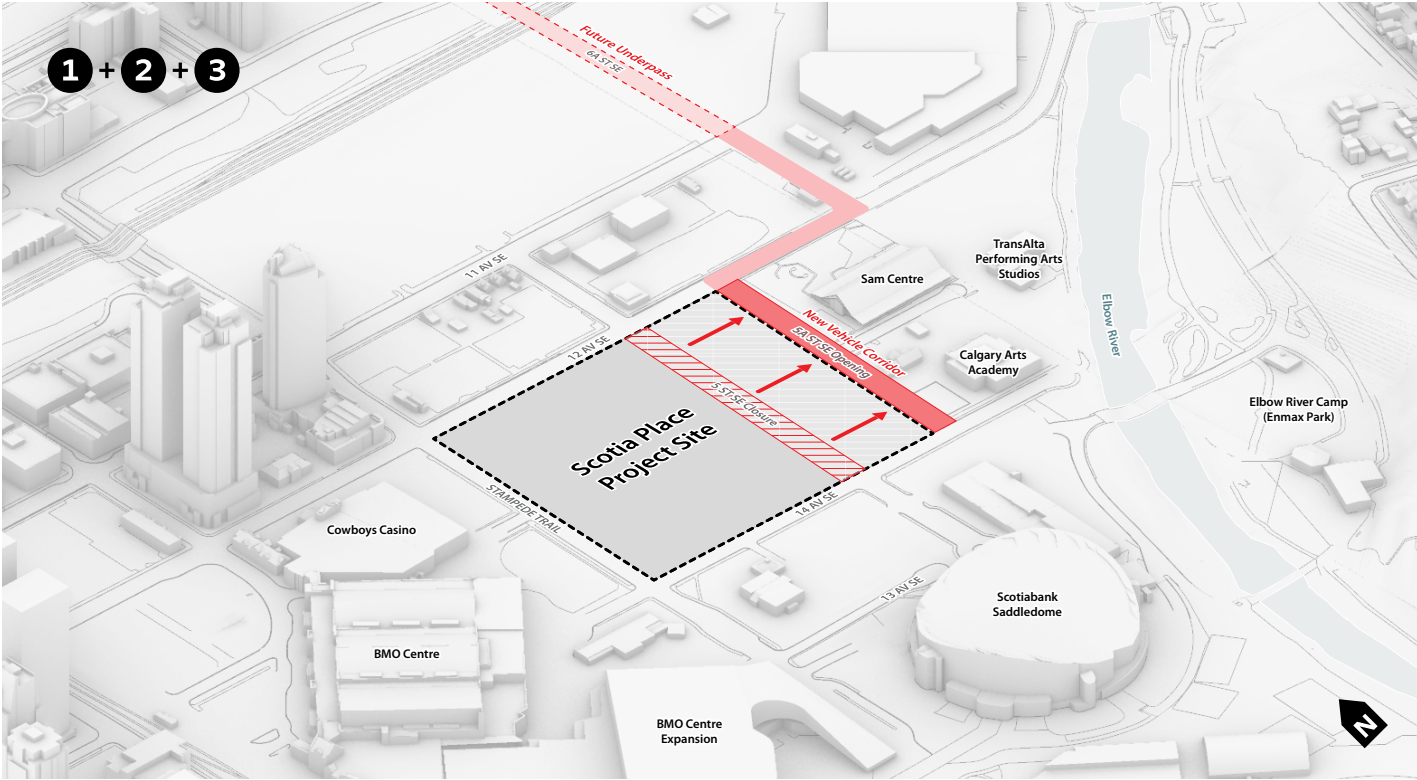
Provincially-funded Infrastructure
- 4

Integrated Community Rink
- 5

Integrated Future Development Site
- 6

Rotated Seating Bowl
- 7

Sunken Seating Bowl & Ground Level Concourse




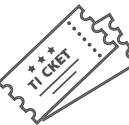

Site Context & Integration



Calgary's Greater Downtown Plan

Calgary's Greater Downtown Plan provides the roadmap for the future of its downtown, with a vision to grow the economic and cultural heart of Calgary. The Plan incorporates the principles of identity, opportunity, accessibility and equity to create initiatives that ensure a vibrant, resilient and liveable downtown community.

The vision for Scotia Place aligns with the goals of this Plan and reflects fundamental principles and focus areas identified in Council's Strategic Direction for 2023-2026, including:

-  Downtown Revitalization
-  Hosting & Hospitality
-  Global Positioning & Reputation

“Major events will be an integral part of achieving the Downtown Revitalization Plan and updating Calgary’s brand on the international stage.”



Rivers District Master Plan

The Calgary Event Centre, now officially named Scotia Place, is a centrepiece of the Calgary Municipal Land Corporation's *Rivers District Master Plan* — a bold 20-year vision for East Victoria Park, a 286-acre area on the east end of Calgary's downtown. The Plan supports a future vision for a vibrant, new mixed-use community home to 8,000 residents and 4 million square feet of new development space, with significantly greater intensities and diversity of use than exists today.

In tandem with the recently completed BMO Centre expansion, Scotia Place forms the core of the Plan's emerging Culture + Entertainment District, organized around a network of festival streets, plazas, event spaces, and parks. Scotia Place and the immediately surrounding area are envisioned as a bustling hub of activity and a focal point for the comprehensive growth, revitalization, and redevelopment.

The design and program of Scotia Place fully embrace this vision and align with the significant local area investment being undertaken by The City of Calgary, the Calgary Municipal Land Corporation and the Calgary Stampede.



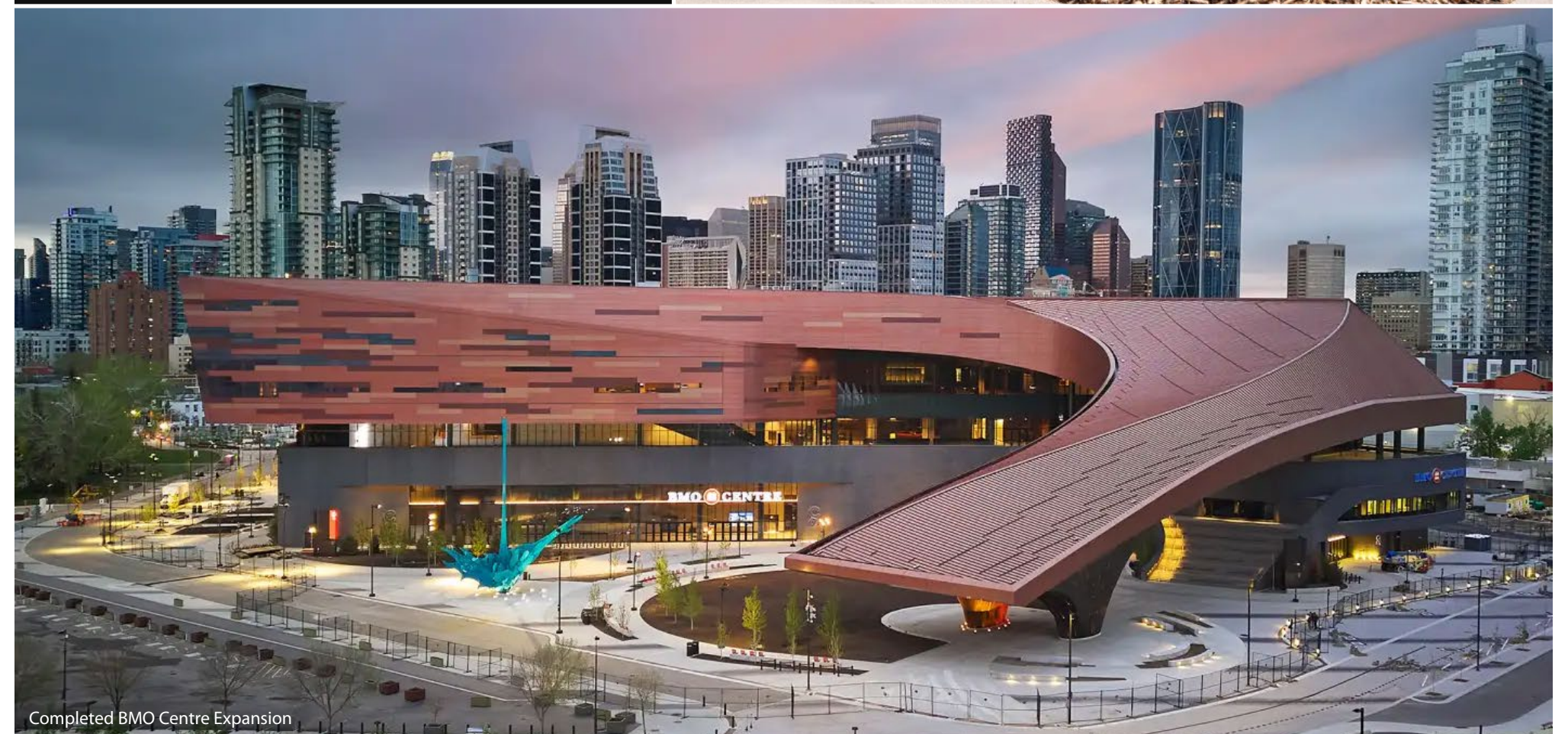
"The Event Centre will reinvigorate this District as a centre of national importance, attracting visitors from across the city, region, country and continent."

Calgary Stampede Strategic Plan

Within the broader context of *Rivers District Master Plan*, the *Calgary Stampede Master Plan* outlines a 20-year vision reflecting the organization's primary objective of working with the community to create a state-of-the-art, year-round gathering and event space.

The 2020-2025 Calgary Stampede Strategic Plan highlights the culmination of 15 years of accomplishments towards executing the Master Plan vision, including the creation of the Elbow River Camp, Youth Campus, newly expanded BMO Centre, the Sam Centre, the Nutrien Western Event Centre and reclamation of former industrial land along the banks of the Elbow River.

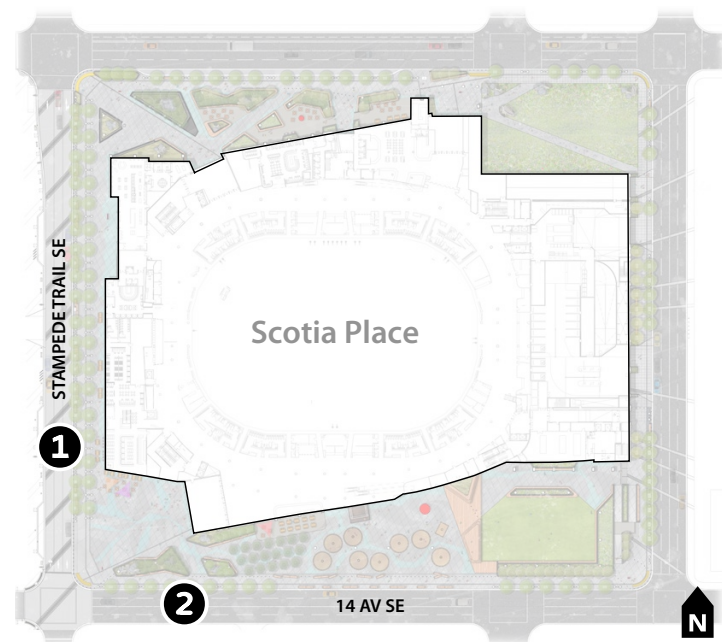
Scotia Place seamlessly integrates with the Calgary Stampede's strong vision and continues the momentum of leading catalytic investments in Calgary's Culture + Entertainment District.



Festival Streets: Stampede Trail & 14 AV SE

Stampede Trail & 14 AV SE form key edges for Scotia Place and will be vital retail and entertainments corridors that adapt to different needs — from day-to-day traffic, to high-volume multi-modal access for major events, to pedestrian-only uses like markets or festivals. Led by CMLC, the project is vital to the Culture + Entertainment District's urban strategy.

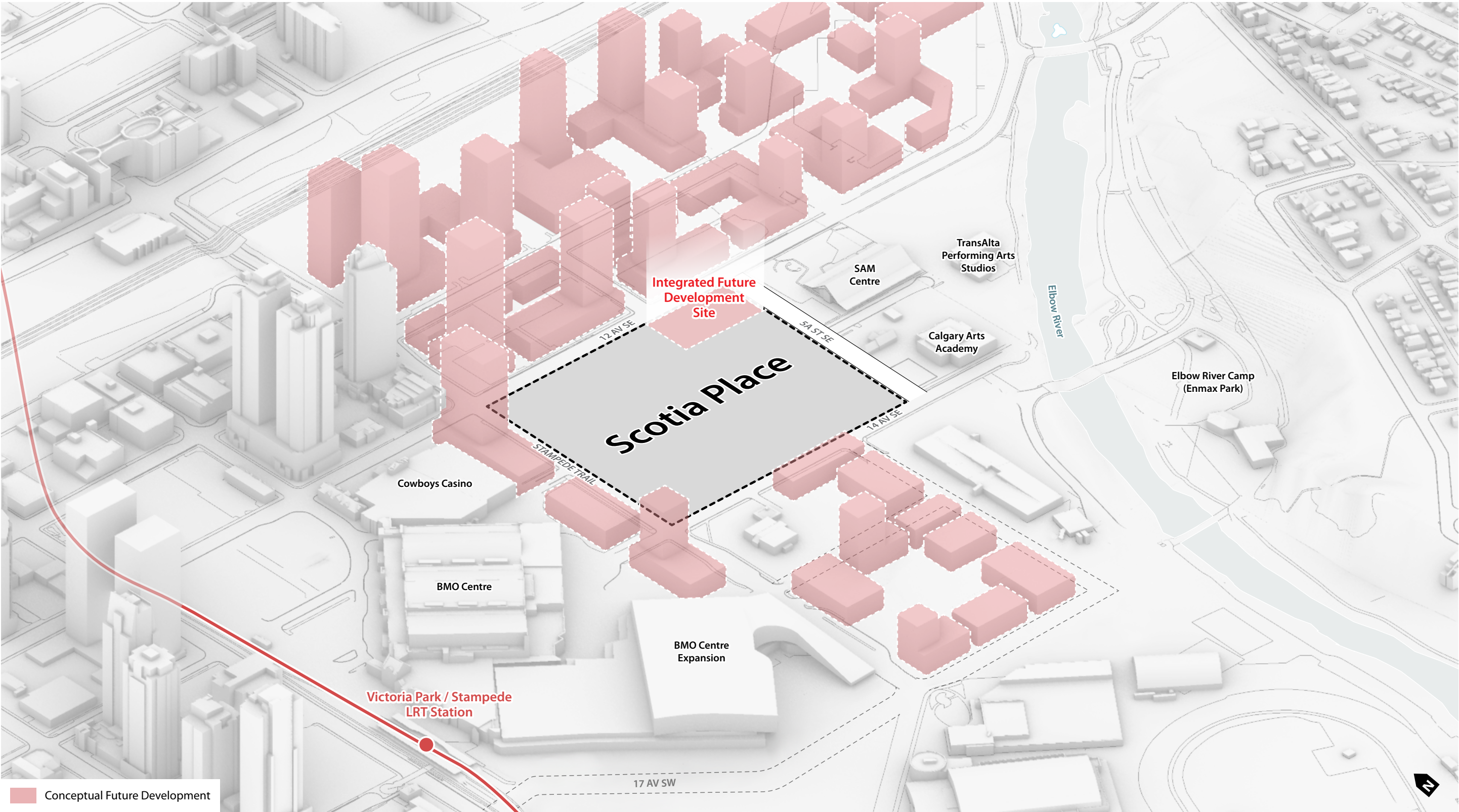
Scotia Place includes key design features, outdoor gathering spaces and public realm enhancements that tie cohesively into the planned streetscape upgrades and roadway improvements, including an opportunity to expand the adaptable street design to the site's 14 AV SE southern edge.



Southwest Entry & Festival Streets: Corner of Stampede Trail & 14 AV SE

Future Area Development

Scotia Place will be a catalyst for future area development and a major tourist destination within the Rivers District Master Plan. The Plan envisions variety of mixed use, residential, commercial, office and retail development, supported by robust transit, road and open space networks. Scotia Place has been specifically designed to provide active edges that will integrate with future area redevelopment and streetscape improvements.



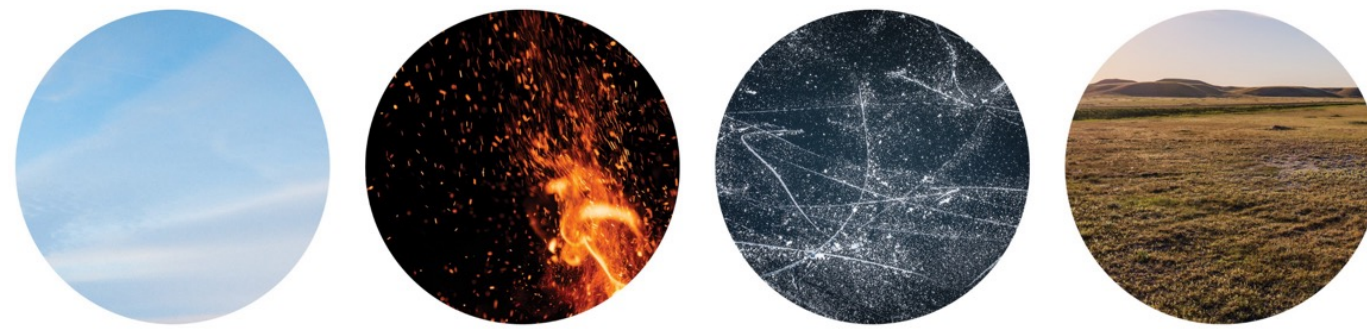
Design Themes & Narrative



Design Themes & Narrative

The Gathering Place

The land near the confluence of the Bow and Elbow Rivers has been a sacred gathering place for many Indigenous Peoples, where cultures converged, stories were shared, and connections were forged. Rooted in the rich history of the land, Scotia Place and Rivers District will serve as a modern-day crossroads, where cultures converge, new connections are made, and celebrations are plentiful.



The Sacred Elements

Fire Life, warmth, and renewal.

The large upper form of the Scotia Place bowl, or cauldron, represents our home fire. A prominent firepit element is integrated into the landscape design of the south public plaza to provide a gathering space filled with light, warmth and energy. Red, fiery dynamic and static accents are incorporated into the building's interior and exterior as an homage to the passionate fans within the "Sea of Red."

Water / Ice Purity, life-giving sustenance, and the flow of knowledge.

Calgary is a true winter city — even as the temperatures dip, sport, entertainment, and community don't stop. Elements like the white facade ribbon that wraps the building, in contrast to the fiery cauldron above, anchor the venue in the winter city landscape and are inspired by the mountain glaciers that feed the rivers surrounding the site.

Land Stability, grounding, and the connection to ancestral lands.

From east to west, the site is designed to reflect a mountain-to-prairie environment, with native plantings and landscape features leading toward the river. North-to-south conduits foster a dialogue between the site, city, and surrounding area growth, while limestone elements and accents within public areas and entrances ground the building's architectural expression in natural and solid materials.

Air Breath, spirit, and the unseen forces that guide and connect all beings.

The architectural detail of the cauldron echoes the movement of prairie grasses swaying in the wind, while expansive windows bathe the indoor plaza in natural light, revealing the big, blue sky above and allowing all elements above ground — the sun, the air, the wind, and clouds — to enter and be one with the venue.

Design Themes & Narrative



Catalyst for a New Urban Community

The project shifts away from the convention of large, inward-looking event buildings to create a site that will become a catalyst for a vibrant, new urban community. Features and programming are designed to ensure seamless access, integrated uses and lively public spaces for all to enjoy.



Celebrating the Past, Present & Future

Scotia Place incorporates past, present and future elements by celebrating the connection to sacred Indigenous gathering spaces and, later, to the Calgary Stampede and historic East Victoria Park neighbourhood. Indigenous cultural expressions are incorporated throughout the design, in addition to the heritage preservation and reintegration of the historic Stephenson & Co. Grocers building.



Indigenous Knowledge

Indigenous cultural representation is integrated throughout the design and represents four sacred elements, how they work together, and their deeper meaning to life itself – honouring the Nations and Indigenous communities of Southern Alberta. Indigenous knowledge, narratives and traditions are woven into the fabric of the design, fostering a sense of belonging and shared ownership among all community members.



Public Realm Activation

Scotia Place is conceived with generous outdoor spaces, active urban edges, plazas, outdoor living rooms, exterior patios from bars and restaurants, and ample amenities; people from all walks of life may enjoy the facility with or without a ticket to major events. Outdoor plazas and gathering spaces are designed to tie seamlessly into the surrounding context and provide a welcoming and engaging environment.



Public Art & Storytelling

Art installations at key entry points greet guests with signs of 'Welcome' in each of the unique Indigenous Languages of Treaty 7 Nations and Metis Nations. A long, winding digital ribbon display that connects building's interior to the south plaza spaces also present an opportunity for Indigenous storytelling and interpretive uses.



Sustainability

Scotia Place is net-zero ready and demonstrates a clear commitment to long-term environmental stewardship with a robust set of sustainable design and climate resilience features, with an ultimate goal to achieve net-zero carbon emissions by or before the year 2050.

Applicant-led Outreach



Applicant-led Outreach

The project team undertook a comprehensive pre- and post-application review and feedback process that began in the Fall of 2023 and included ongoing engagement and communications with a wide variety of Indigenous, civic and community groups and interested parties.

The learnings and outcomes of this process — along with the significant legacy of previous planning, design and outreach efforts — are reflected in the Scotia Place Design Themes and have directly influenced the proposed building and public realm design.

Key Outreach Strategies

- Integration of past community outreach themes for the Calgary Event Centre, Rivers District Master Plan and the Calgary Culture + Entertainment District.
- Extensive pre-application engagement with a wide range of Indigenous, civic and community groups and interested parties.
- Detailed supplementary Design Brief submitted as part of the Development Permit application.
- Comprehensive project website with key project information, including the Scotia Place Design Brief.
- On-site application notice signage.
- Broad Development Permit application circulation.
- In-person / digital Community Information Sessions
- Detailed feedback responses and revised plan circulation to key affected parties.

Indigenous Participants

- **Treaty Seven First Nations:** The Blackfoot Confederacy - Siksika, Piikani, and Kainai First Nations; The Îlethka Nakoda Wîcastabi First Nations - Chiniki, Bearspaw, and Goodstoney First Nations; and the Tsuut'ina First Nation
- **Métis Nations of Alberta:** Calgary Nose Hill Métis District and Calgary Elbow Métis District
- **Calgary Urban Indigenous Community**
- **Many Chief Consulting**
- **Indigenous Relations Office (IRO)**

Civic Participants

- **Project Committee:** CSEC & The City of Calgary
- **Event Centre Committee:** Council & Public Members
- **City of Calgary Administration**
- **Development Applications Review Team (DART)**
- **Urban Design Review Panel (UDRP):** 4 Sessions
- **Calgary Planning Commission (CPC)**
- **Ward 8 Councillor's Office**
- **Advisory Committee on Accessibility**
- **Culture + Entertainment District / Calgary Municipal Land Corporation (CMLC)**
- **Calgary Exhibition & Stampede**
- **Heritage Calgary**

Community Participants

- **Community Information Sessions:** Beltline Neighbourhoods Association, Inglewood Community Association, Ramsay Community Association, Victoria Park Business Improvement Area, Inglewood Business Improvement Area, Arriva condo board members (August - September 2024)
- **Calgary Event Centre:** Public Engagement Results, with over 15,000 touch points and 5 roundtables with 22 community groups (July 2020)
- **Beltline Area Redevelopment Plan (ARP):** Part 2 Updates Outreach (April 2019)
- **A Bold New Vision for Calgary's Culture and Entertainment District:** A Bold Engagement Program, with over 10,000 touch points (July 2018)

Key Outcomes

Building upon the significant legacy of previous planning, design and outreach efforts related to the Calgary Event Centre, Rivers District Master Plan, the Calgary Culture + Entertainment District and supporting Beltline ARP update, the most recent Applicant-led outreach with local community groups, Indigenous communities and other interested parties has resulted in broad support for the Development Permit application, including formal support from the Beltline Neighbourhoods Association. Key outcomes of the project team's Indigenous communities outreach process are detailed in the following section.

Indigenous Communities Outreach & Integration



Indigenous Consultation Process & Learnings

An Indigenous Advisory Committee, comprised of Treaty Seven First Nations, the Métis Nations of Alberta and the Calgary Urban Indigenous Community, was consulted throughout the design process to establish a shared understanding of best practices for cultural representation and design integration. Through a series of in-depth full day engagement sessions and site visits, Indigenous partners guided the design and instilled knowledge of the site's cultural significance as a gathering place at the confluence of the Bow and Elbow Rivers.

Consultation with the Indigenous Advisory Committee also helped frame the importance of Indigenous culture, knowledge, and storytelling in establishing lasting partnerships for mutual benefit.

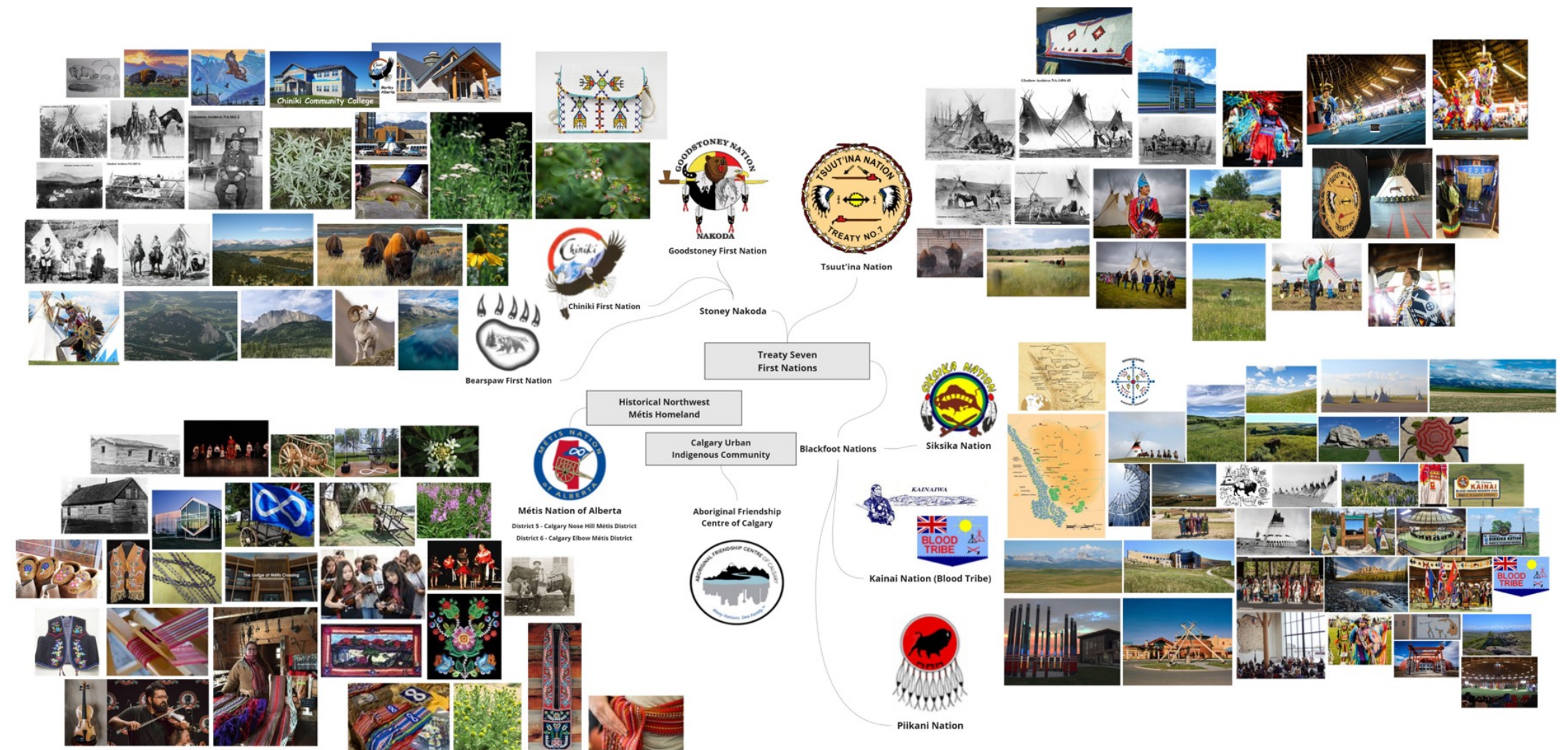
The outcomes of the engagement process resulted in the considered integration of Indigenous perspectives into the design of Scotia Place, emphasizing cultural representation, community relationships, and meaningful collaboration.

This process represented a collaborative effort towards relationship-building with the Indigenous community and a clear commitment towards honouring the Calls to Action for Truth and Reconciliation.

The process will continue through the upcoming phases of realizing Scotia Place, including consultations related to the broader public art strategy and upcoming Call for Artists.

Key Activities

- 4 All-Day Working Sessions
- 2 Pipe Ceremonies
- Ground Blessing Event
- Tsuut'ina Community Tour
- Siksika Community Tour
- Indigenous Art Process
- Ongoing Engagement



Indigenous Design Elements

The following key themes were pivotal in guiding the representation of Indigenous culture within the design of Scotia Place. Each of these themes encapsulates the essence of the knowledge shared during the engagement sessions, and they form the cornerstone of the project’s commitment to inclusivity, respect, and authentic representation.



Fire, water, land and air.
The four sacred elements of nature.



The home fire.
A place to gather, stay warm and exchange stories.



Rooted in the land.
A landscape that reflects mountain to prairie with native plantings.



A gathering place at the confluence of two rivers.
Nine unique communities coming together.



Indigenous Art, Indigenous Artists.
Digital and permanent reflections of Indigenous culture throughout the site and building design.



Come in, there is room.
Welcome the community in their own language across key building entrances.

State-of-the-Art Facility



Scotia Place At-a-Glance

- 18,400 Seat Event Centre
- 1,000 Spectator Community Rink
- 500 Stall Structured Parking Garage
- Total Building Program: ~1,155,000ft² / 107,300m²
- Indoor & Outdoor Gathering Spaces
- High Quality Landscape & Public Realm
- Two Festival Streets: Stampede Trail & 14 AV SE
- Ground Level Retail & Commercial Spaces



Southwest Entry: Corner of Stampede Trail & 14 AV SE

Key Facility Precedents

- 1 Rogers Place** Edmonton, AB
 Opened 2016
 Capacity 18,612 seats
 Facility Size 844,857ft² / 78,490m²
- 2 Little Caesars Arena** Detroit, MI
 Opened 2017
 Capacity: 19,506 seats
 Facility Size: 862,220ft² / 80,100m²
- 3 XCEL Energy Center** Saint Paul, MN
 Opened 2000
 Capacity 18,182 seats
 Facility Size: 661,600ft² / 61,460m²
- 4 T-Mobile Arena** Las Vegas, NV
 Opened 2016
 Capacity 17,500 seats
 Facility Size: 650,000ft² / 60,390m²
- 5 Nationwide Arena** Columbus, OH
 Opened 2000
 Capacity 18,500 seats
 Facility Size 685,000ft² / 63,640m²



Integrated Urban Facility

Scotia Place re-imagines the traditional single-use stadium model, replacing an isolated building within a vast sea of parking with a new, state-of-the-art mixed use facility that blends into Calgary's existing and future urban fabric.

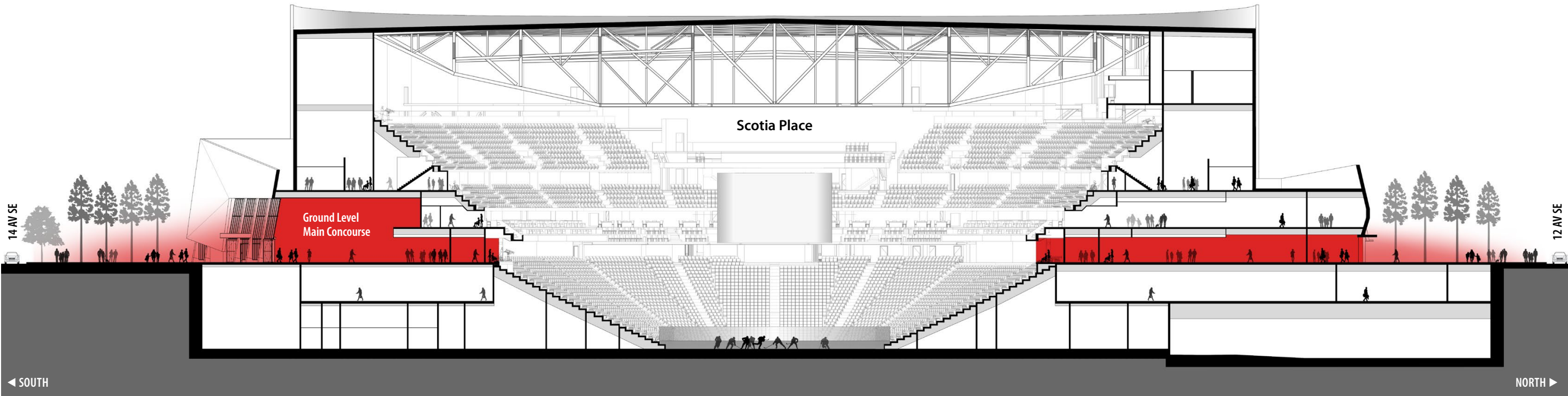
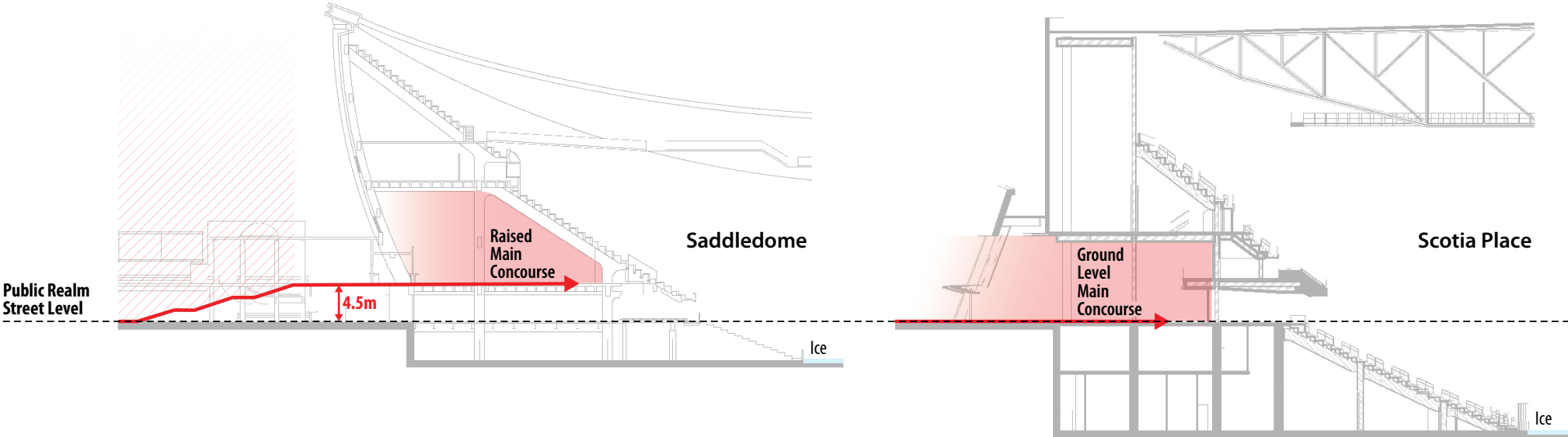
Scotia Place offers a mix of sports, entertainment, retail, dining, community use and public spaces to create a dynamic hub that is accessible to all users and builds on the momentum of local area public and private investment in the Culture + Entertainment District.

The building and site design of Scotia Place also leverages its proximity to frequent transit service, including the nearby Victoria Park Stampede Red Line LRT Station, with key edges and entrances carefully designed to prioritize the pedestrian arrival experience.



Integrated Urban Facility

Facility entrances and the Main Concourse level of Scotia Place have been specifically designed to maximize accessibility for all users, while extending and connecting with the high quality public realm and street-oriented retail and commercial destinations that frame the facility and surrounding blocks.



Outperforming The Saddledome

Accessibility

The Main Concourse is set to the same grade level as the surrounding plaza and building entrances, removing a significant entry barrier and enabling seamless access to the heart of Scotia Place and the top of the lower bowl. Accessibility and universal design strategies are incorporated throughout the Block's design to welcome all.

Adaptability

The venue will support various events, from sports to shows, large to small crowds, and loud to quiet environments. Operational requirements are met through a robust approach to building systems that support a multi-purpose sports and entertainment complex, giving Calgary a competitive edge for hosting events it has not had before.

Functionality

The building's functionality is designed to improve crowd circulation for large events. Support facilities, including universally accessible washrooms, guest amenities, and convenient food and beverage services, are integrated and distributed throughout the site to maximize operational functionality.



Main Event Space: Concert Program



Main Event Space: Hockey Program



Community Rink

Public Realm & Landscape Design



Landscape Design Narrative

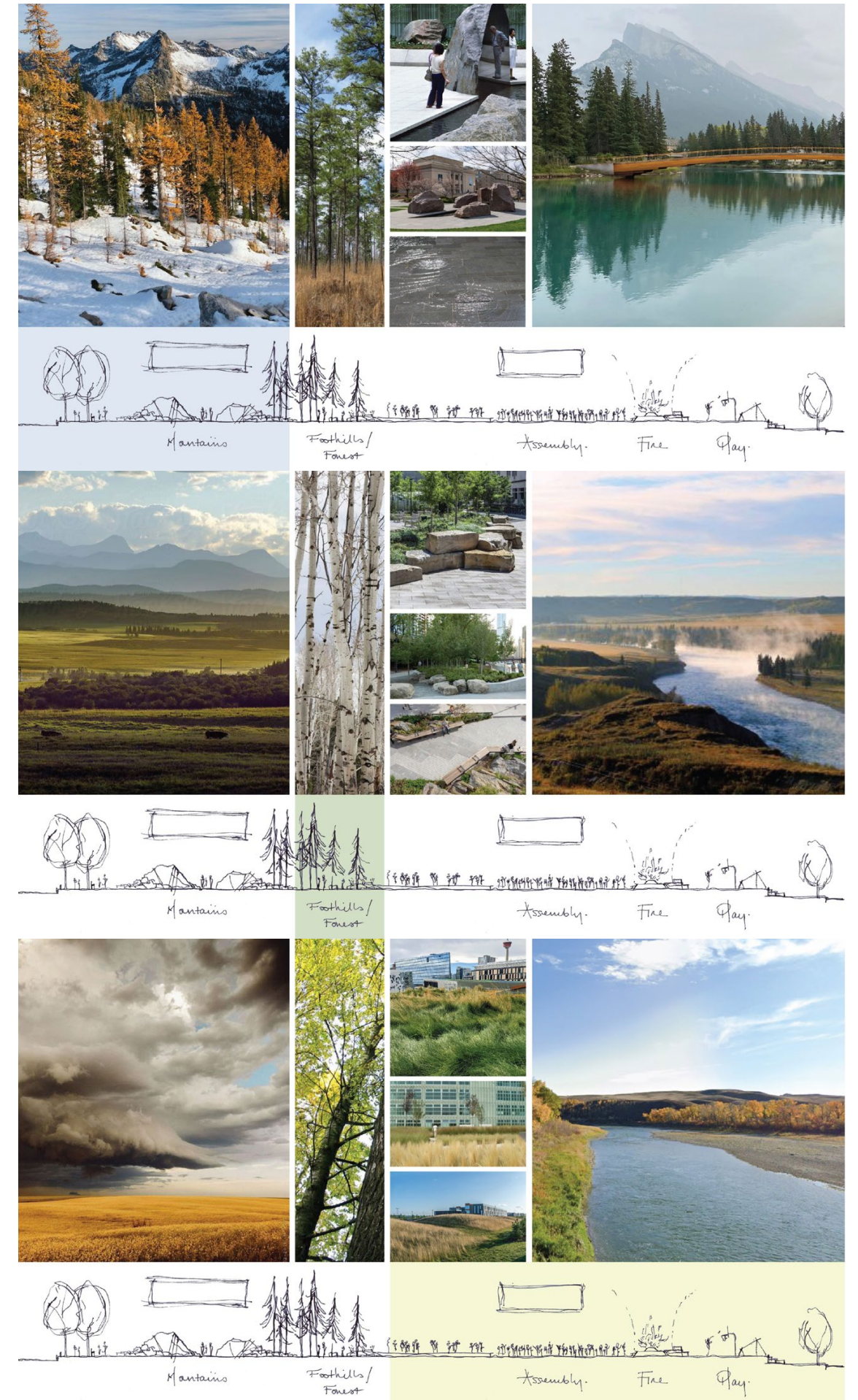
The proposed landscape and site design concept is a direct result of engaging with and honouring the rich cultural heritage of Treaty 7 Nations, Metis Region 3, and the Urban Indigenous community. The approach has been guided by a commitment and respect for the land and its stewards, seeking to weave their narratives and traditions into the fabric of the design. This collaboration has not only enriched the outcome, but also fostered a sense of belonging and ownership among all community members.

A central theme of the landscape design narrative is a west to east expression, mirroring the characteristic transition from the Rocky Mountains, through the foothills, and to the prairie meadows of southern Alberta. This deliberate journey through the regional landscape serves as both a visual opportunity for storytelling, as well as a poignant commentary on how our regional and historical context has shaped our city. Every element, from the placement of trees to the flow of pathways, is carefully considered to evoke a sense of reverence for the land and contribute to the significant placemaking opportunity within the Culture + Entertainment District, The City of Calgary, and Southern Alberta.

The planting palette honours Indigenous traditions and the natural ecosystems of our regional landscape. A curated selection of planting species holds historical, ceremonial, and spiritual significance to the Indigenous communities around and within Calgary. From the lodgepole pines to the flowers and grasses, each plant tells a story of resilience, interconnectedness, and respect for our land. The design also extends beyond aesthetics to provide opportunities for meaningful cultural expression, integrating moments for public art that celebrate the diverse identities and narratives of Indigenous communities, while highlighting key regional landmarks beyond the boundaries of our city to spur curiosity for all those who gather at this place.

Ultimately, proposed landscape and site design concept reflects the following key principles:

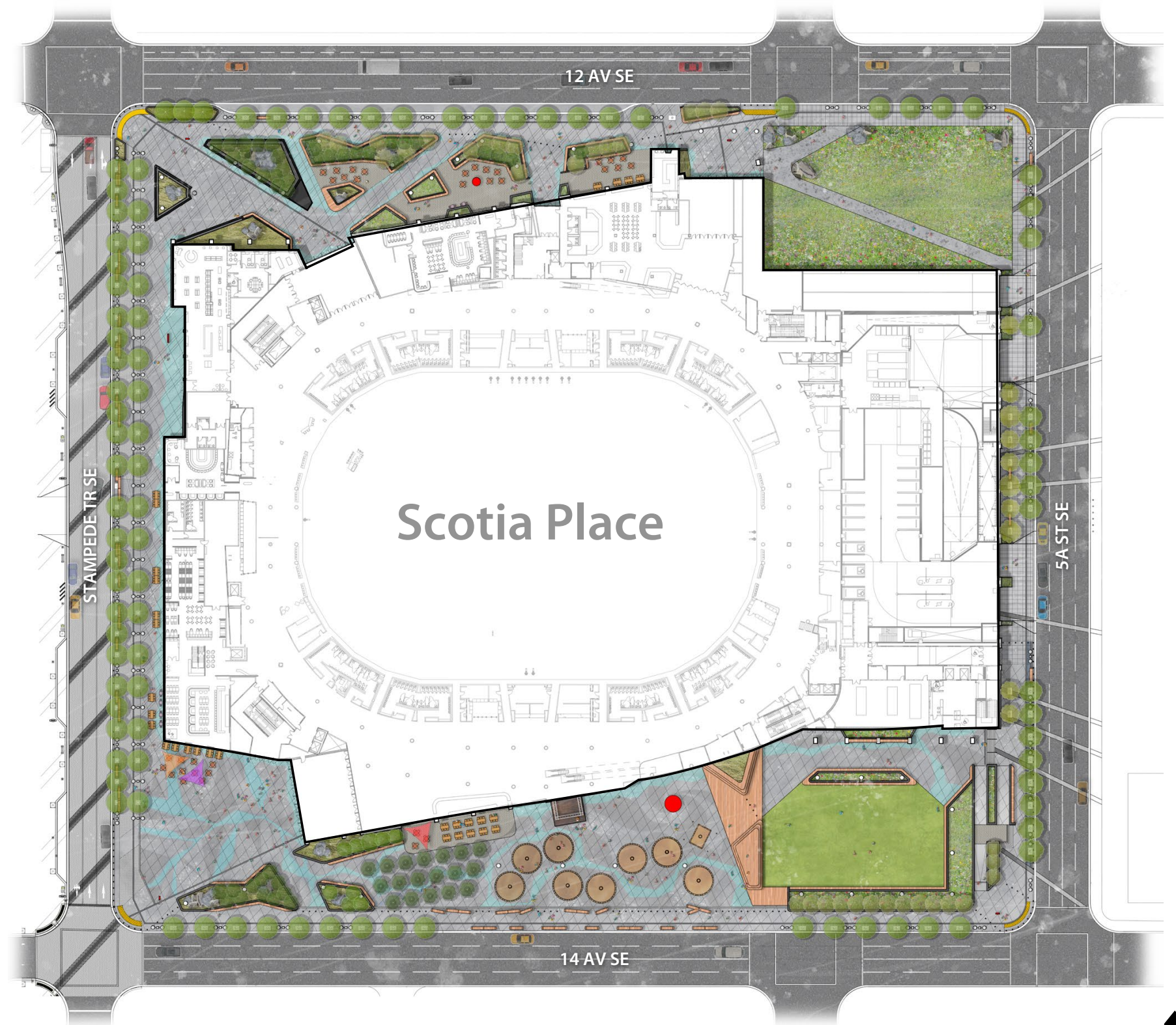
1. *A Landscape Strategy Reflective of Local Ecology*
2. *A Public Realm Shaped by Indigenous Peoples & Their Stories*
3. *An Accessible & Equitable Site Incorporating Strategic Grading*
4. *A Place Responsive to Overarching City Policy & Neighbourhood Specific Design Objectives*



Illustrated Landscape & Public Realm Plan

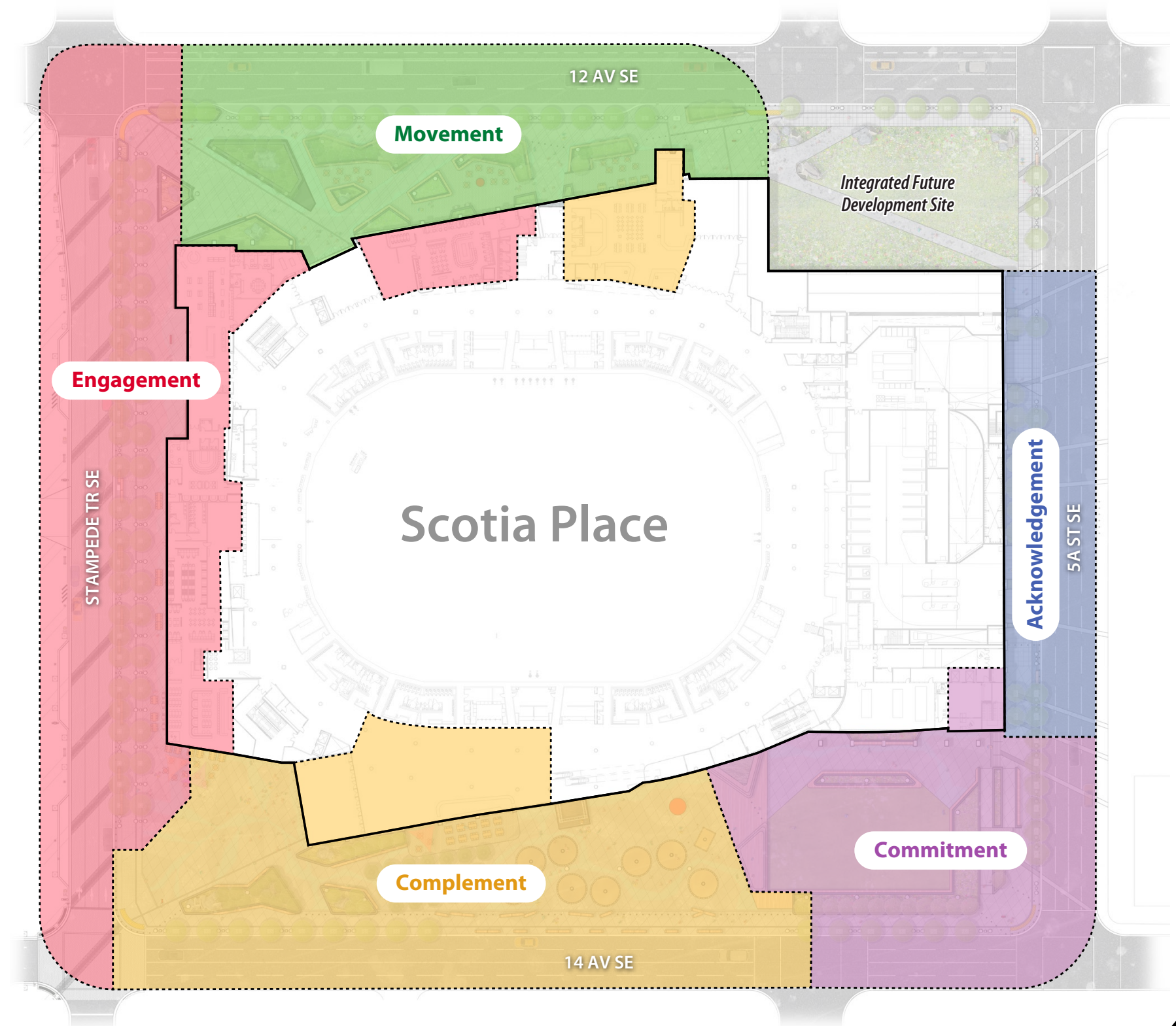
A unified building program, architectural design and landscape strategy results in a next generation integrated urban facility with active uses and edges facing all three major bounding edge streets — Stampede Trail, 14 AV SE and 12 AV SE.

The fronting uses and landscape program of the west and south building edges have also been designed to respond to the activation opportunity presented by the Stampede Trail and 14 AV SE Festival Streets.



Landscape & Public Realm Zones

- **West | Engagement**
 - Seamless integration with Stampede Trail streetscape upgrades and roadway improvements
 - Supports transition from retail and entertainment corridor to public space
- **South | Complement**
 - Adaptive reuse, equitable space and outdoor programming for major events
 - Gathering and socializing landscape elements linked to streetscape improvements
- **Southeast | Commitment**
 - Connections to youth and community programs / initiatives
 - Public space integration with Community Rink
- **East | Acknowledgement**
 - Reach and connect Scotia Place to places of cultural, social and natural significance
 - Multi-level interpretive features and Indigenous design elements
- **North | Movement**
 - Design response and connections to natural environment, river and mobility network
 - Encourage circulation to commercial retail units and indoor public event spaces



Northwest Entry Plaza

Key Design Considerations

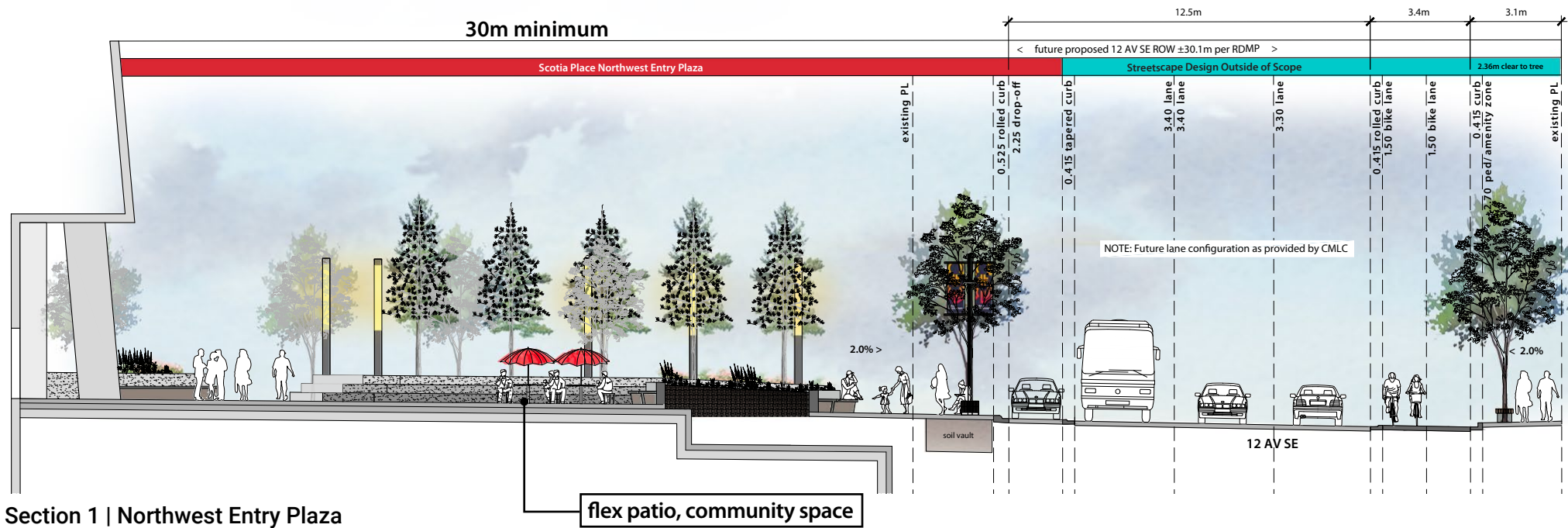


Key Design Considerations

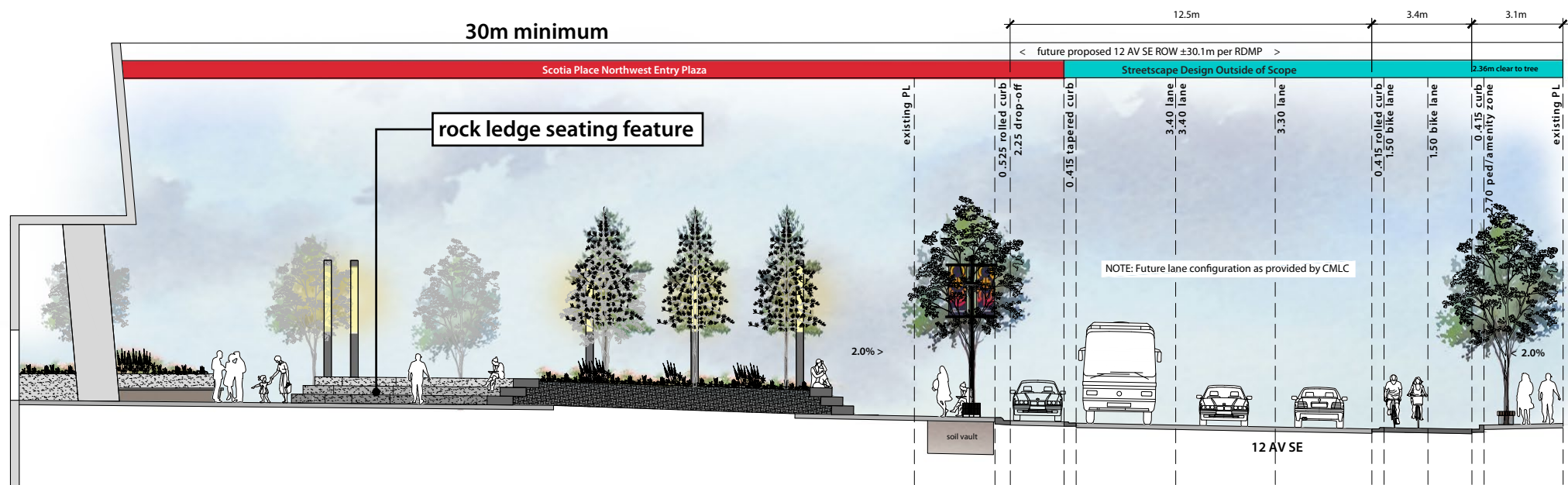
- Anticipated entry access share
 - Northwest Entry: 31%
 - Northeast Entry: 16%
 - North Secondary Entry: 2%
- Unencumbered primary pedestrian routes
- Material uniformity and functional distinction
- Distinction between movement spaces and gathering nodes
- Landscape elements designed for operational and AGLC licensing considerations

Northwest Entry Plaza

12 Avenue SE Cross Sections



Section 1 | Northwest Entry Plaza



Section 2 | Northwest Entry Plaza



Northwest Entry Plaza Vignette: Looking Southeast From Stampede Trail / 12 AV SE

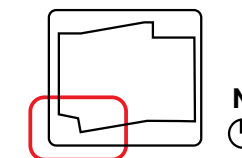
Southwest Entry Plaza

Key Design Considerations



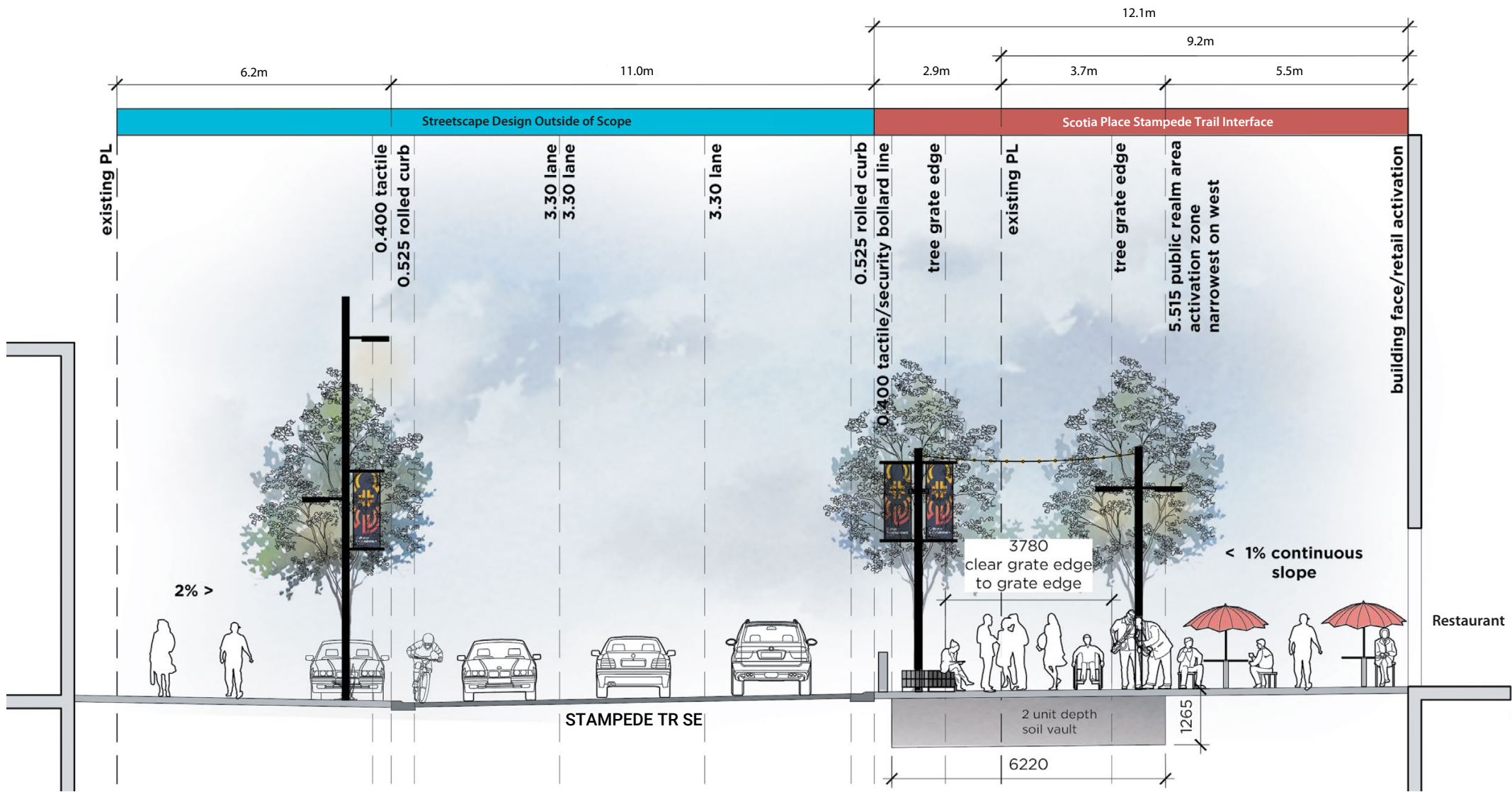
Key Considerations

- Anticipated entry access share
 - Southwest Entry: 45%
- Primary pedestrian routes clear of any vertical elements
- Hardscape river motif used as navigational tool for wayfinding and site experience enrichment
- Southwest Entry and south outdoor plaza as two distinct spaces, with trees provided to frame spaces and add outdoor comfort



Southwest Entry Plaza

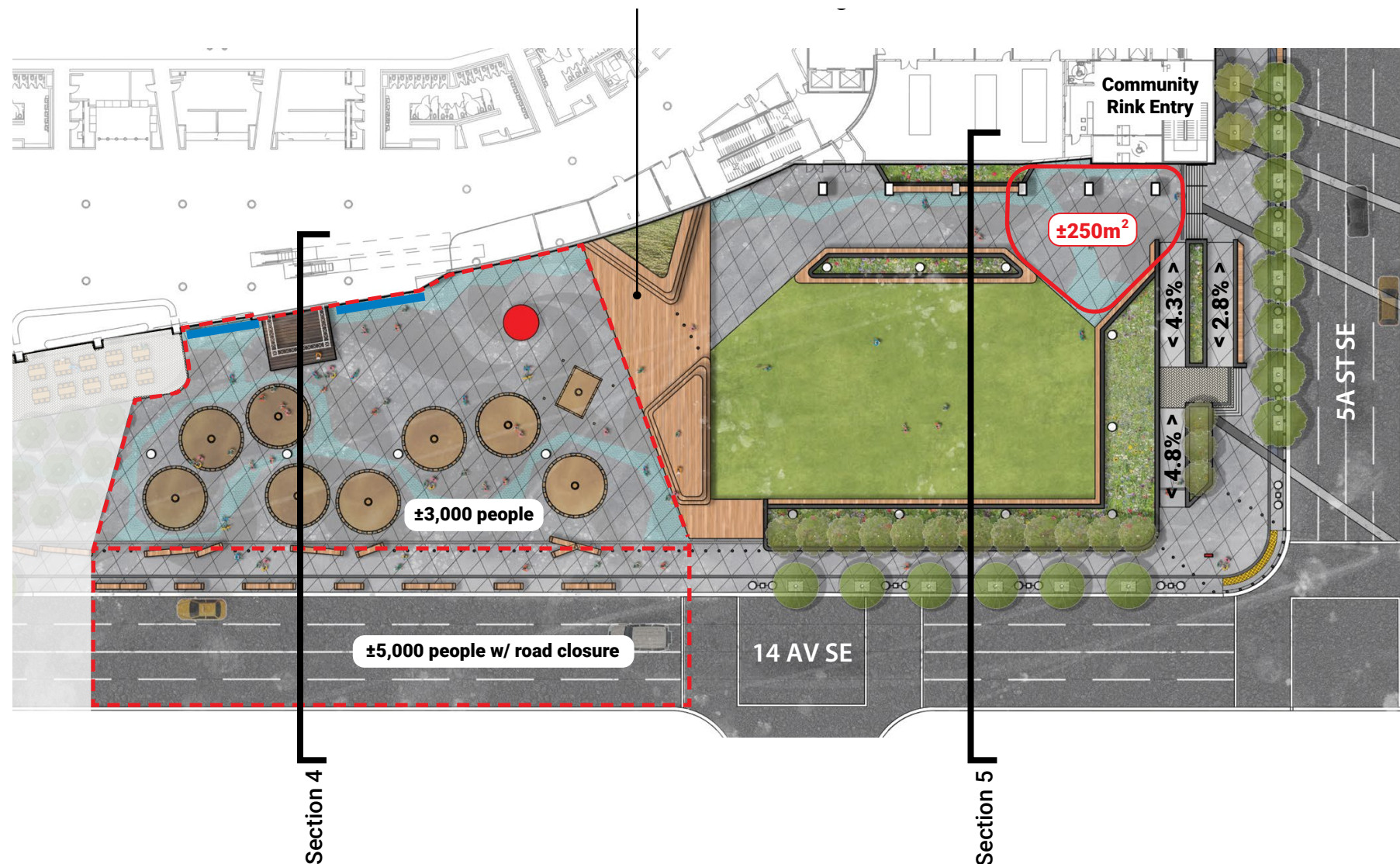
Stampede Trail Cross Section



Section 3 | Stampede Trail

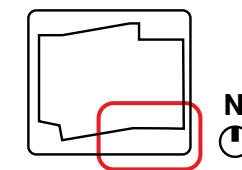
Southeast Entry Plaza

Key Design Considerations



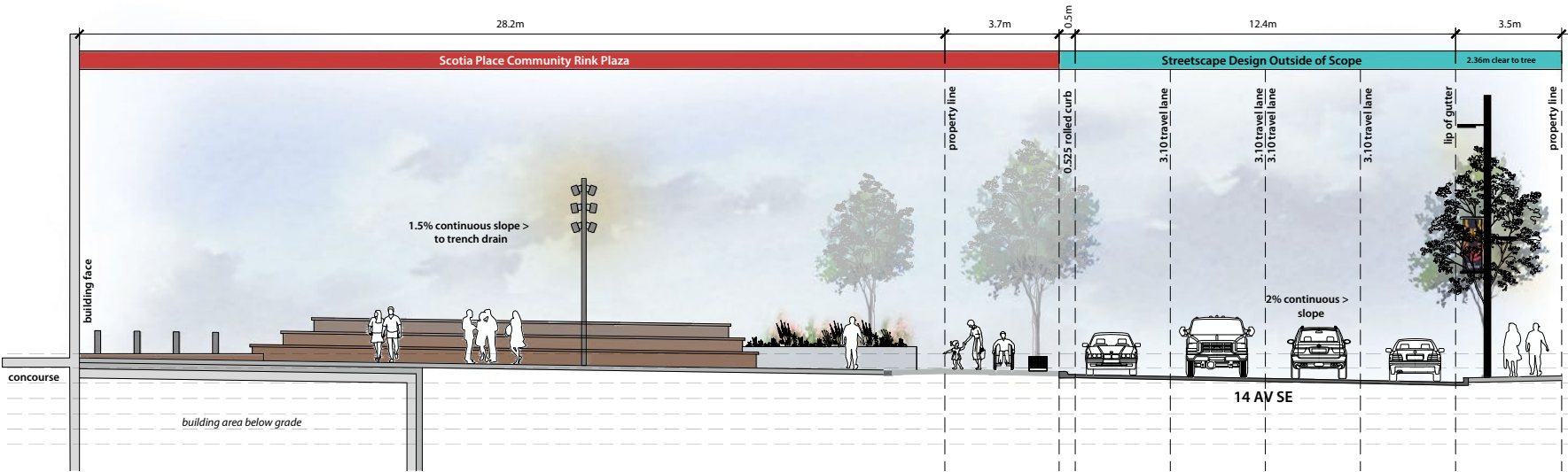
Key Considerations

- Flexible program that encourages unstructured outdoor play and public use opportunities
- Strategic use of ramping to ensure accessibility
- Design is informed by Crime Prevention Through Environmental Design (CPTED) principles to ensure public safety
- Anticipated South Plaza special event capacity
 - Plaza Only: 3,000 attendees
 - Plaza With Road Closure: 5,000 attendees

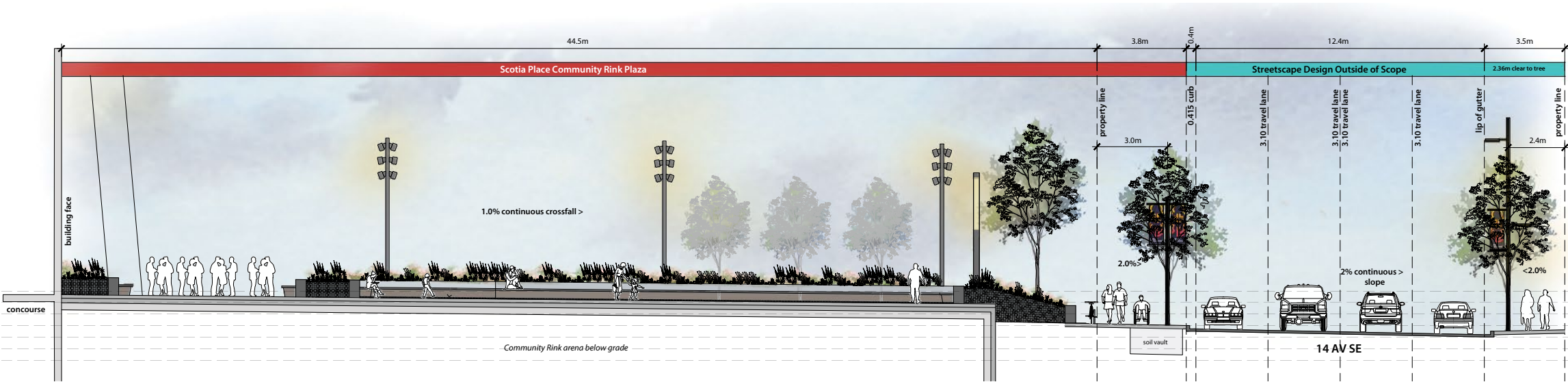


Southeast Entry Plaza

14 Avenue SE Cross Section



Section 4 | South Plaza



Section 5 | South Plaza at Community Arena Roof

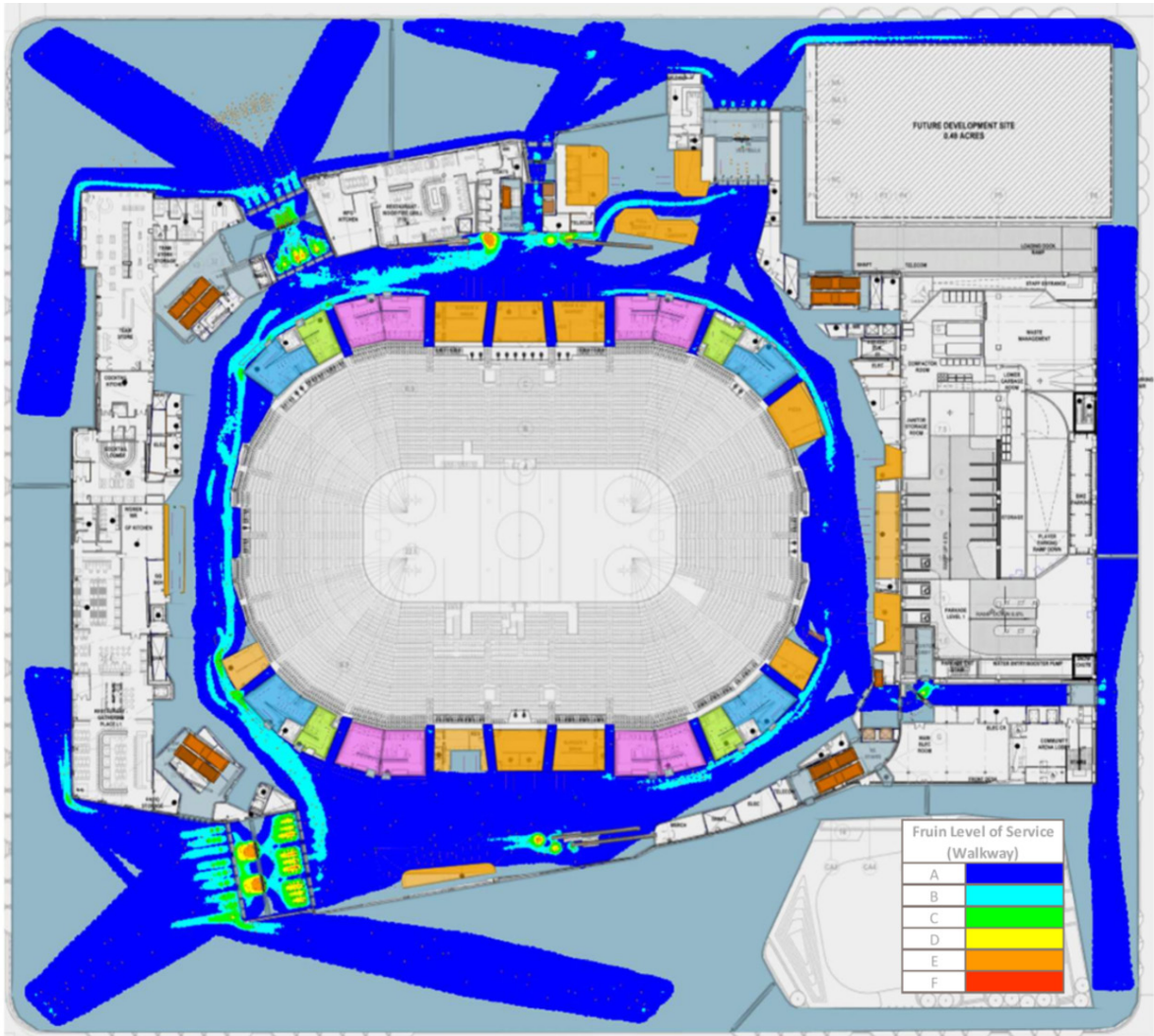
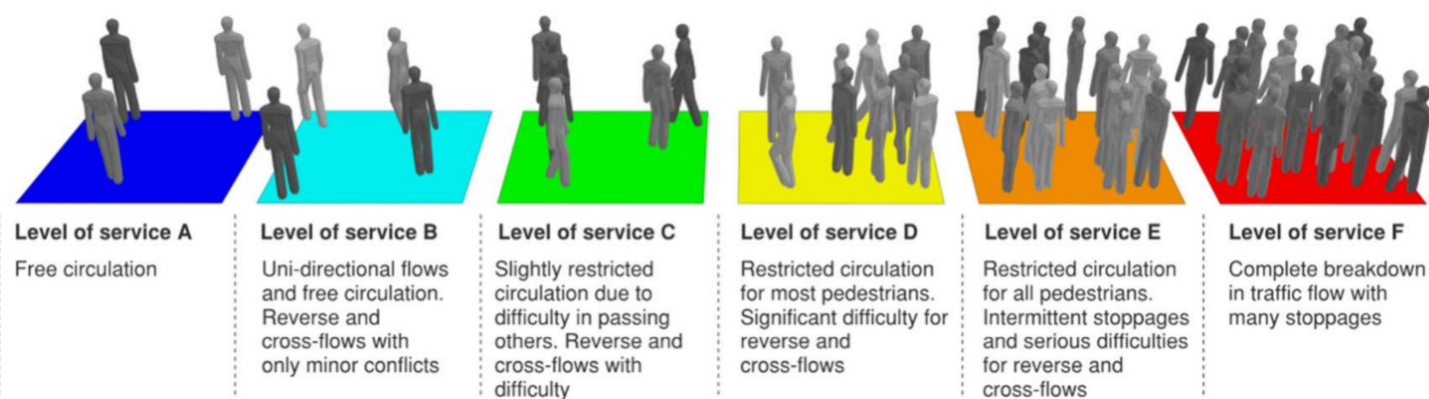


Community Arena Entrance Vignette: Looking North From 14 AV SE

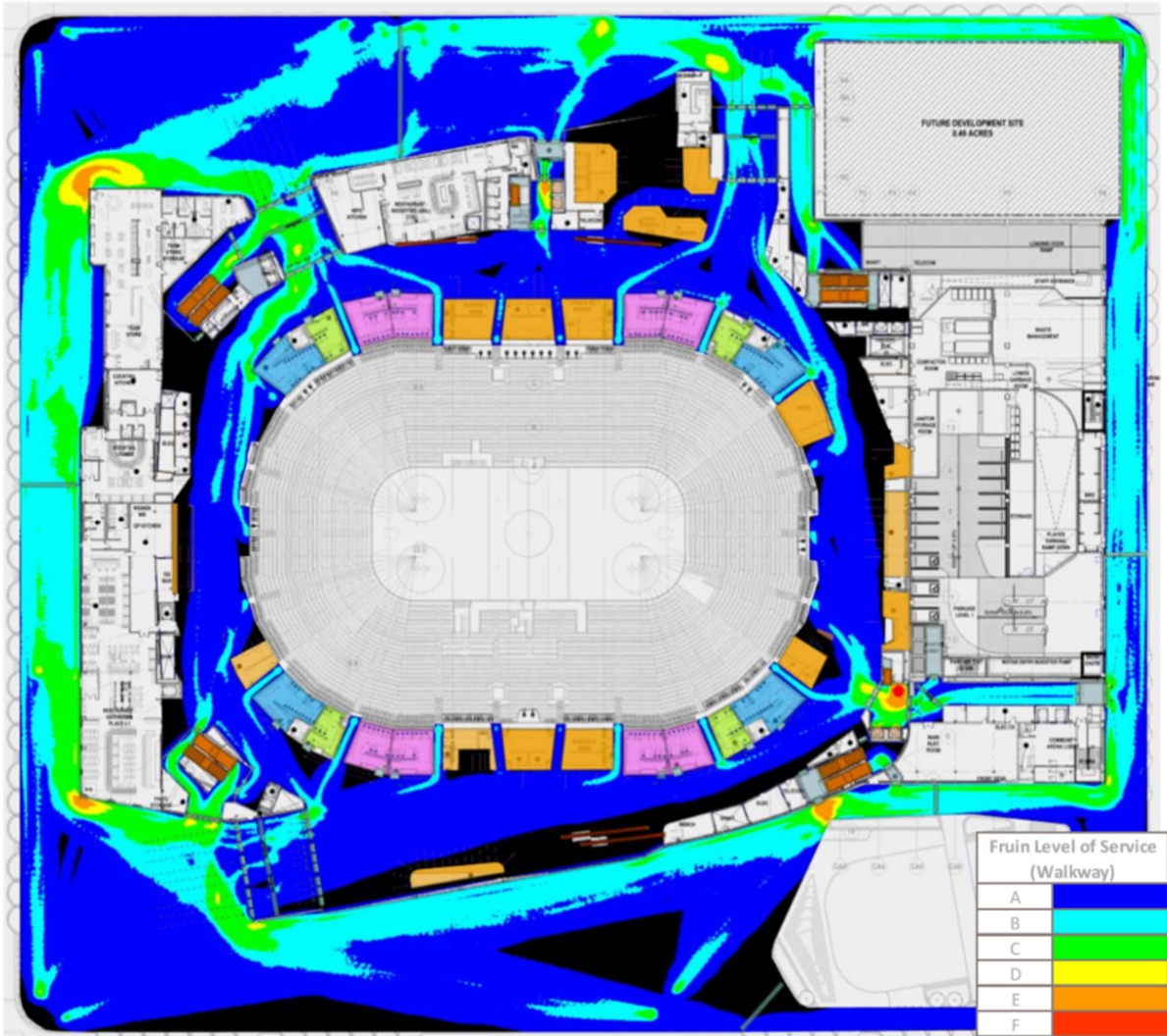
Pedestrian Flow Modelling

The proposed building and landscape design is informed by detailed analysis of anticipated pedestrian flows during event ingress and egress.

As illustrated by the below results of pedestrian flow modelling undertaken by the project team, the proposed design achieves a high level of service for ingress circulation, with limited areas of reduced service for egress circulation.



Ingress Level of Service - High level of service



Egress Level of Service - Limited areas of reduced service

Landscape Planting Palette

Trees



LODGEPOLE PINE*
Pinus contorta

PONDEROSA PINE
Pinus ponderosa

MOUNTAIN PINE
Pinus uncinata

HOOPSII SPRUCE
Picea pungens 'Hoopsii'

BAKERI SPRUCE
Picea pungens 'Bakeri'



PAPER BIRCH*
Betula papyrifera

TREMBLING ASPEN
Populus tremuloides

GREEN ASH
Fraxinus pennsylvanica

AMERICAN ELM
Ulmus americana

LOMBARDY POPLAR
Populus nigra 'Italica'



CHOKECHERRY*
Prunus virginiana

FLOWERING CRABAPPLE
Malus 'Spring Snow'

SHOWY MOUNTAIN ASH
Sorbus decora

AMUR MAPLE
Prunus maackii

* Species of Indigenous Significance

Shrubs & Grasses



BEARBERRY*
Arctostaphylos uva-ursi

GOOSEBERRY*
Ribes oxycanthoides

WOLF WILLOW*
Elaeagnus commutata

SASKATOON / SERVICEBERRY*
Amelanchier alnifolia

JUNIPER*
Juniperus horizontalis

RED OSIER DOGWOOD*
Cornus sericea

WILD ROSE*
Rosa acicularis

PRAIRIE SAGEWORT*
Artemisia frigida



PASQUE FLOWER*
Pulsatilla vulgaris

PLAINS PRICKLY PEAR CACTUS*
Opuntia polyacantha

COMMON GAILLARDIA*
Gaillardia aristata

COMMON YARROW*
Achillea millefolium

SWEETGRASS* (Expression, Not Planted)
Anthoxanthum nitens



CANADA WILD RYE
Elymus canadensis

LITTLE BLUESTEM
Schizachyrium scoparium

BLUE GRAMA GRASS
Bouteloua gracilis

* Species of Indigenous Significance

Exterior Materials Palette



- A** Natural Stone Veneer | Indiana Limestone - Honed
- B** Natural Stone Veneer | Indiana Limestone - Split Face
- C** Perforated Metal Panel - Bone White
- D** Profiled Metal Panel - Charcoal Black
- E** Exterior Columns - Solid Phenolic Wood Grain
- F** Curtain Wall - Clear Anodized Mullions, Solarban 60 Glass (Neutral)
- G** Aluminum Composite Metal Panel - Bone White (Matte)
- H** Aluminum Composite Metal Panel - Bone White (Satin)
- I** Aluminum Composite Metal Panel - Bone White (Gloss)
- J** Accent - Calgary Flames Red
- K** Accent - Calgary Flames Yellow
- L** Stephenson and Co Heritage Building - Brick
- M** Stephenson and Co Heritage Building - Green Storefront
- N** Aluminum Composite Metal Panel - Silver Metallic
- O** Aluminum Composite Metal Panel - Dark Grey
- P** LED Screens
- Q** Aluminum Extrusions - Silver Metallic (Reflective)

Public Amenities & Block Activation



Active Edges & Ground Level Retail

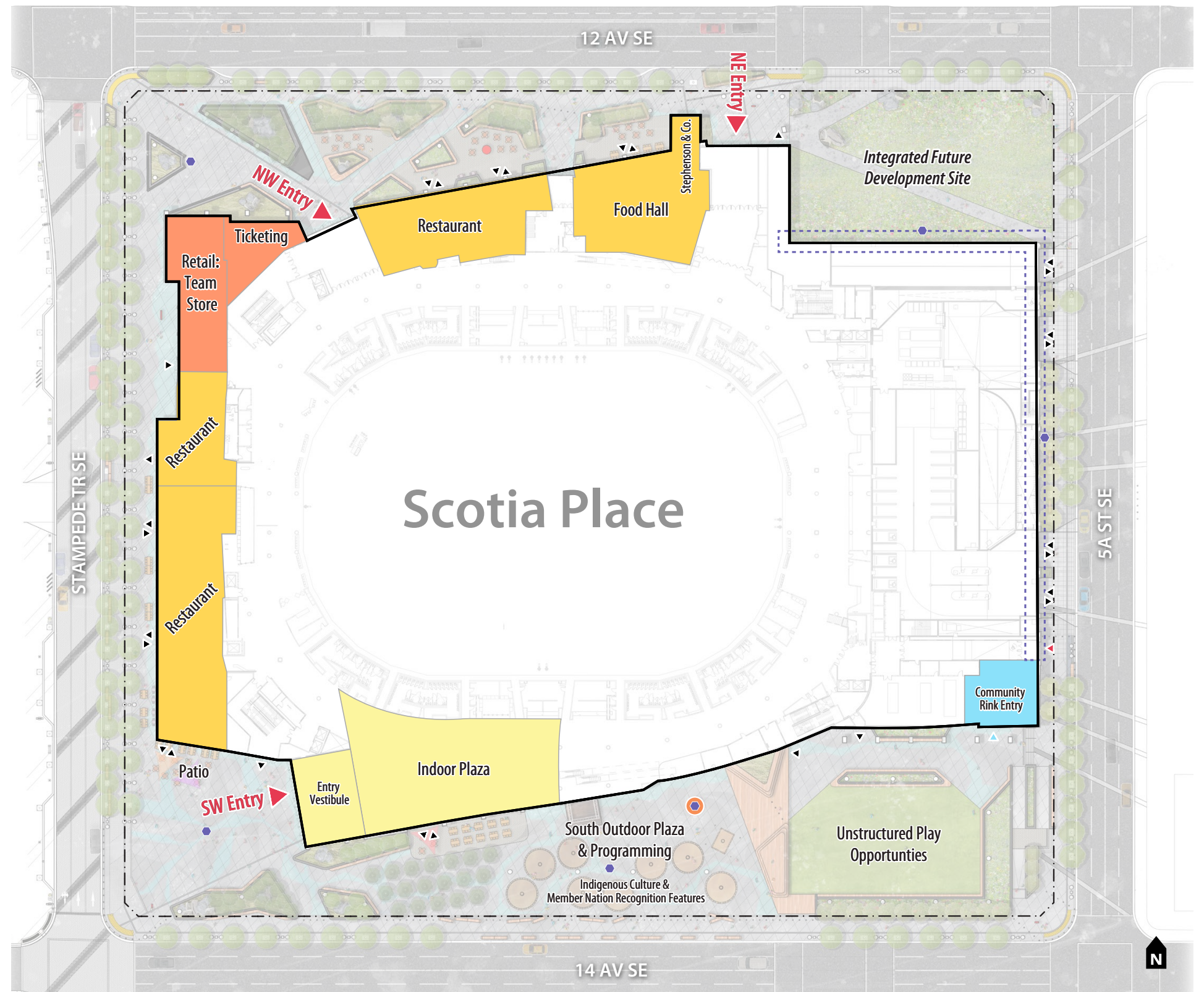
A variety of new commercial and retail units within Scotia Place will create a bustling hub of activity that integrates into overall programming and the urban realm strategies for the site. These features will be non-ticketed spaces publicly accessible outside of major event times, fostering a sense of engagement and activity around Scotia Place. Commercial and retail offerings that line the block's northern and western edges include:

- Three Restaurant Spaces
- Food Hall & Stephenson & Co. Cafe
- Team Store

In addition to the at-grade commercial and retail destinations included in the building program, Scotia Place will feature a number of publicly accessible indoor and outdoor spaces with a variety of structured and unstructured programs. These spaces include:

- Outdoor Plaza
- Indoor Plaza
- Unstructured Play Space
- Integrated Seating

- The Home Fire
- Public Art Location
- ▲ Primary Facility Entry
- ▲ Secondary Facility Entry
- ▲ Community Rink Entry
- ▲ Use-specific Entry / Exit

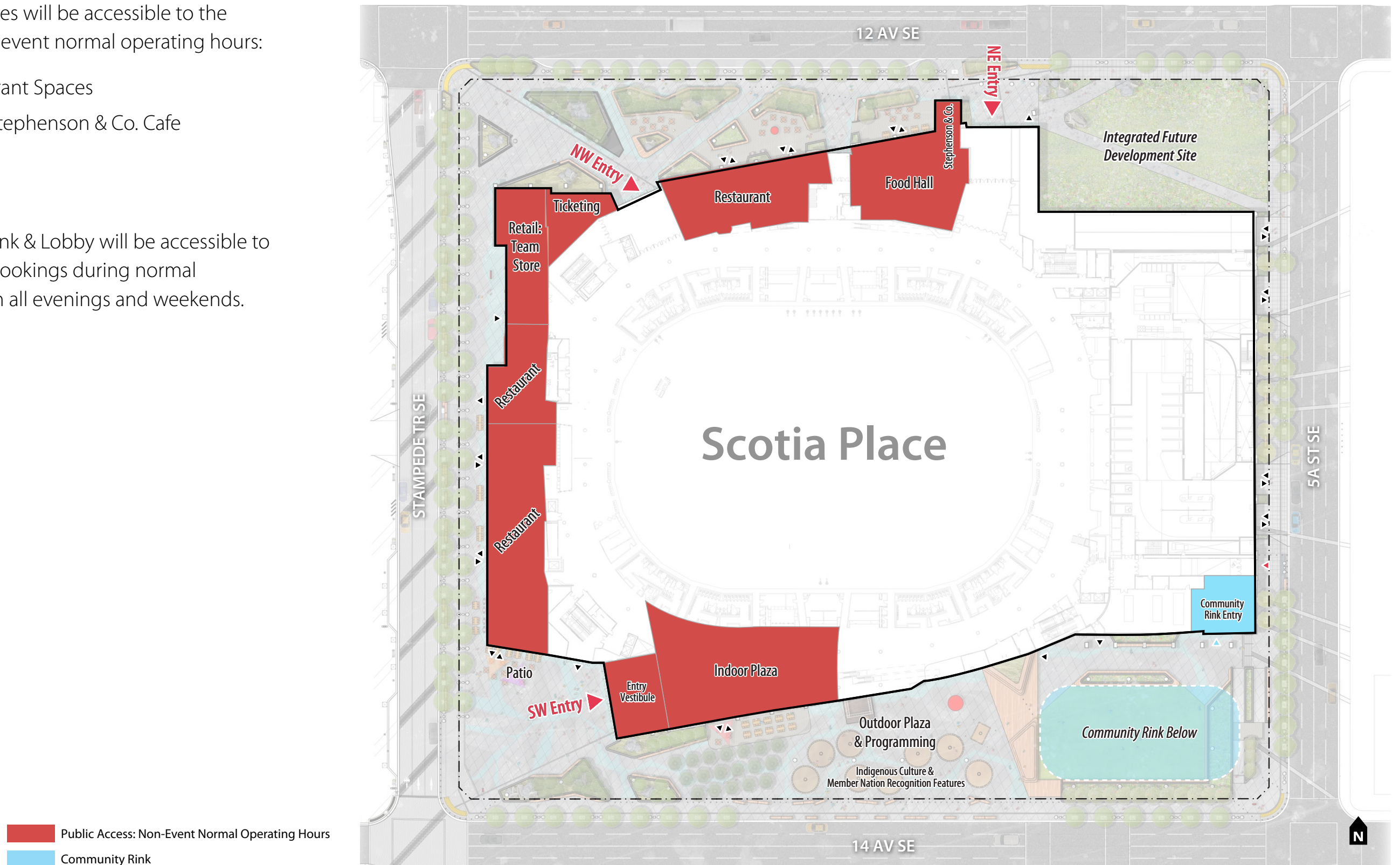


Active Edges & Public Access

The following spaces will be accessible to the public during non-event normal operating hours:

- Three Restaurant Spaces
- Food Hall & Stephenson & Co. Cafe
- Team Store
- Indoor Plaza

The Community Rink & Lobby will be accessible to the public for ice bookings during normal operating hours on all evenings and weekends.



Indoor Public Event Space

A large indoor plaza is located along the Scotia Place's southern edge. This large, light-filled event space is accessed from one of the primary entrances at the southwest corner of the site, providing direct connections to outdoor gathering spaces and public realm improvements along 14 AV SE.

During non-event times and normal operating hours, the indoor plaza will act as a leasable venue for events, celebrations and community gatherings. The space will also be accessible to the general public non-event times and normal operating hours to ensure all Calgarians and visitors are able to experience the space without needing to purchase a ticket.



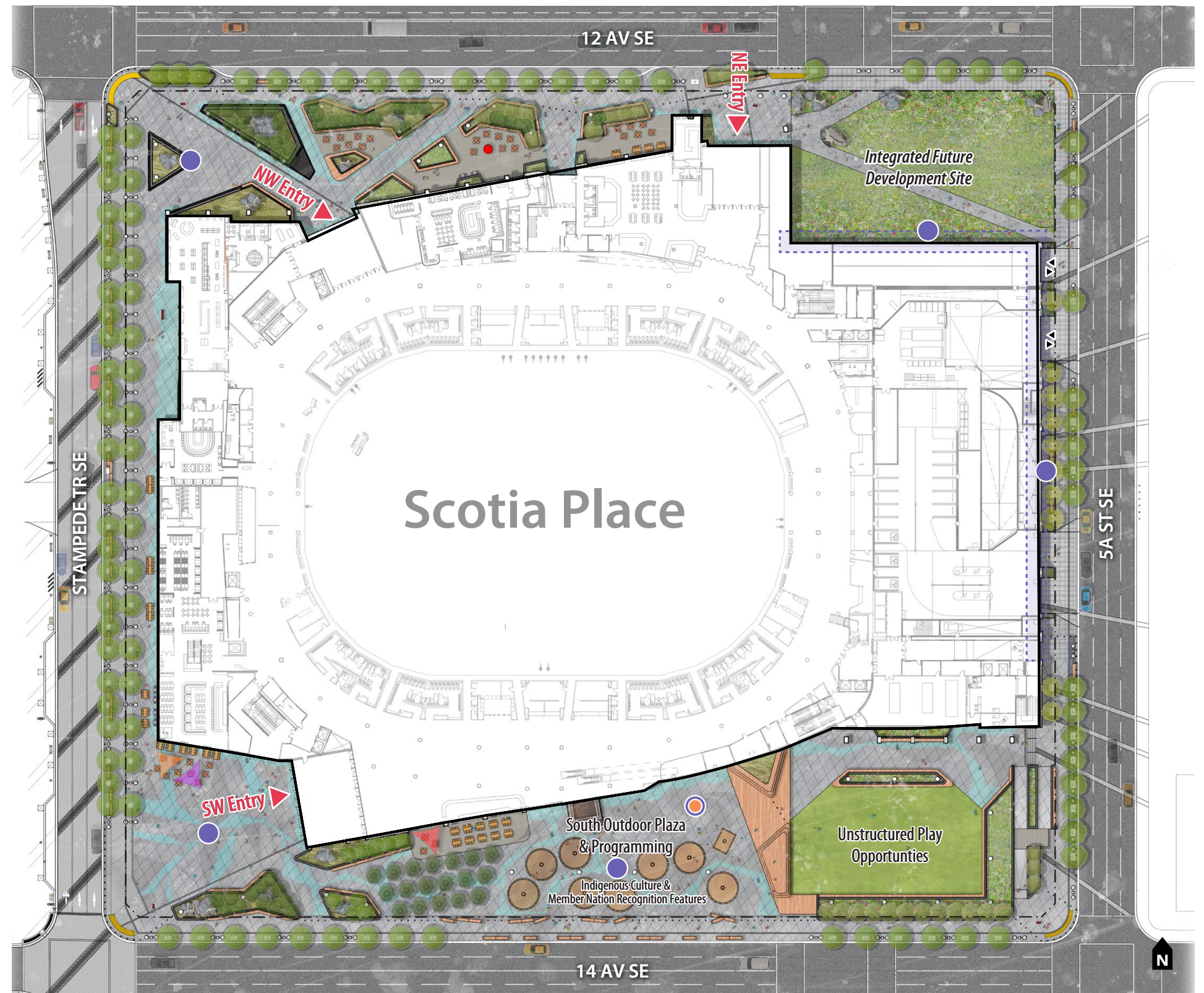
Public Art Strategy

In addition to planned interpretive features and installations within the interior program of Scotia Place, the proposed landscape and exterior building design integrates multiple highly visible and varied opportunities for public art, including:

1. Northwest Entry Plaza
2. Southwest Entry Plaza
3. South Outdoor Plaza
4. East Building Facade
5. Northeast Building Facade (Integrated Future Development Site Interface)

As part of the proposed public art strategy, a formal Call to Artists will be developed over the coming months with posting anticipated in Q1/Q2 2025. On-site installation is anticipated to occur late in construction (Q1/Q2 2027), subject to the technical requirements of the selected artworks and how each best integrates within planned construction activities.

- The Home Fire
- Public Art Location



Integrated Community Rink



Integrated Community Rink

Scotia Place will feature a new Community Rink at the southeast corner of the facility, capable of accommodating up to 1,000 spectators.

The development and construction of the Community Rink were vital components of shared investment in Scotia Place, representing the collaborative effort between the City of Calgary, CSEC, and the Province of Alberta. The Community Rink will be available for public bookings and use during prime recreational hours on evenings and weekends and be used as practice facility during weekly daytime off-peak hours to maximize the use and value of this investment.

The project team has designed the community rink to provide a cohesive connection to other sport areas within the building to ensure effective and efficient operations, and to support use of both ice surfaces for tournaments and competitions. Like the main seating bowl of Scotia Place, the bowl of the community rink is intentionally placed below grade to enable the programmable public plaza space located directly above.

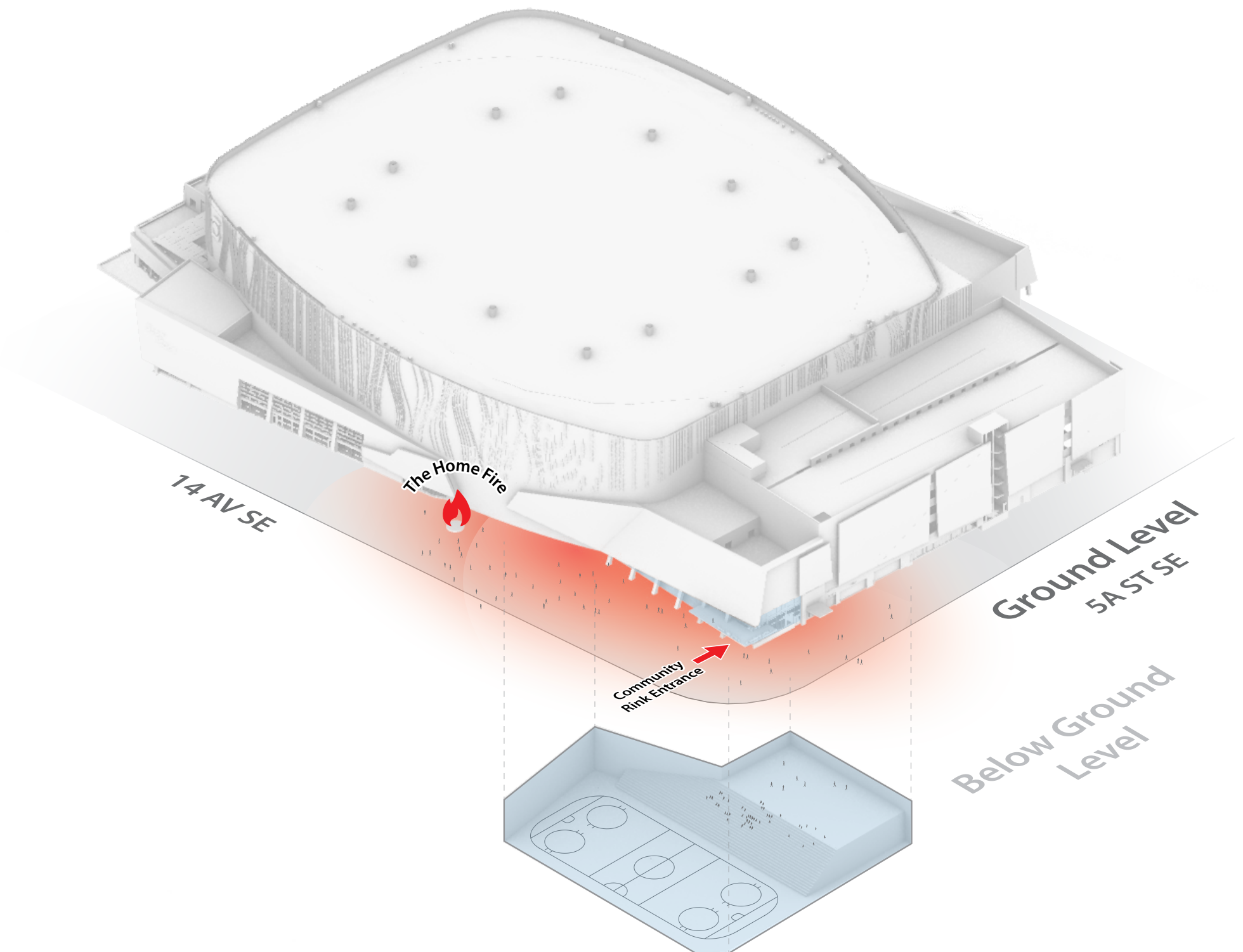


Operations & Public Access

Entry to the community rink is provided at ground level along 5A ST SE. The rink will be available for public use on week nights and weekends, and charged at a 15% reduced rate compared to similar facilities.

Significant efforts have been undertaken in the design of Scotia Place to ensure the successful integration and functionality of the community rink, including:

- Pedestrian connections to public space
- Adaptability in programming to meet the needs of community user groups
- Integration of mechanical and electrical systems with Scotia Place so all users can share in the professional level ice surface experience

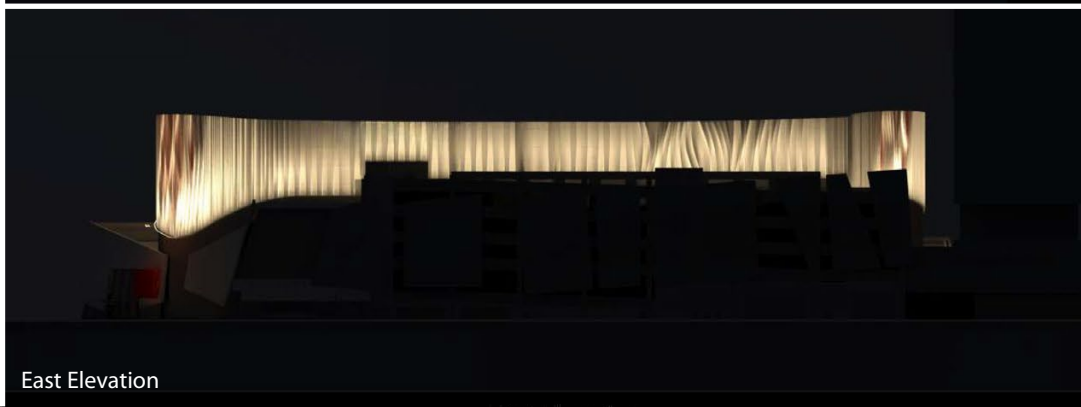
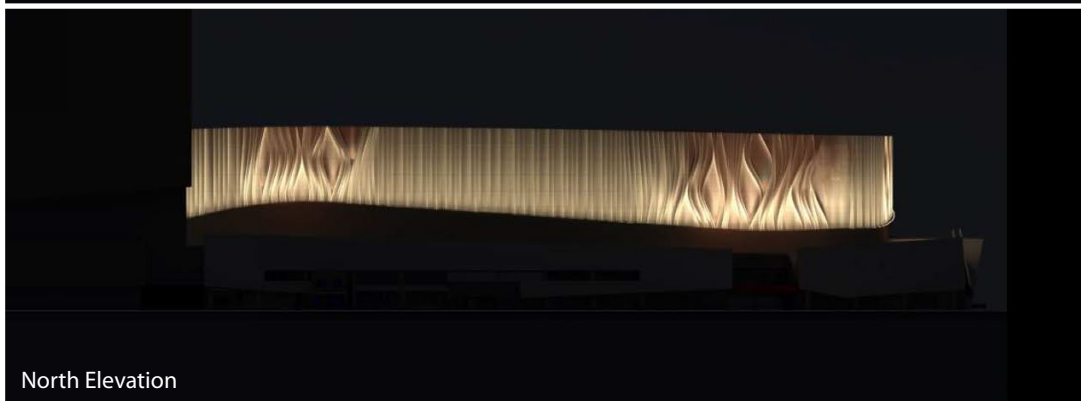
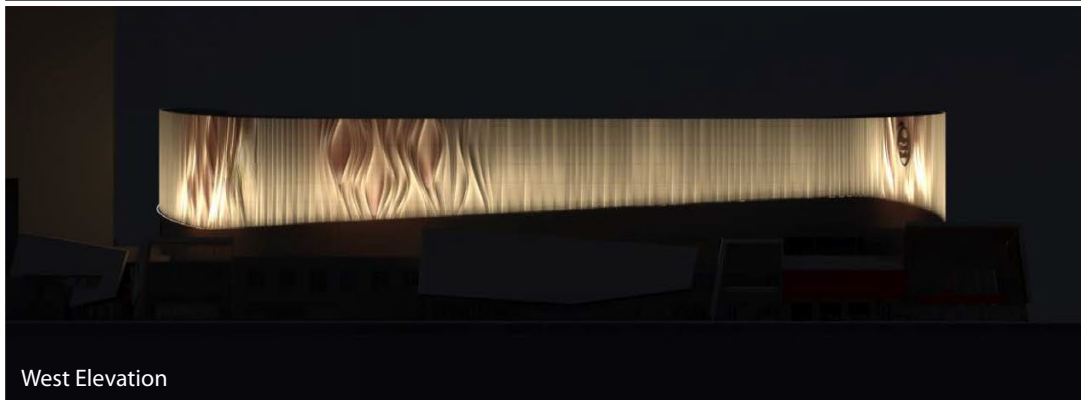


Key Building Features



Cauldron Lighting

At the centre of the building, a dynamically lit cauldron motif wraps the Scotia Place bowl, symbolizing the home fire — a place of warmth and gathering in the community. The lighting design of the building’s exterior façade illuminates Scotia Place, evoking a sense of celebration, community, and connection.



Cauldron Lighting

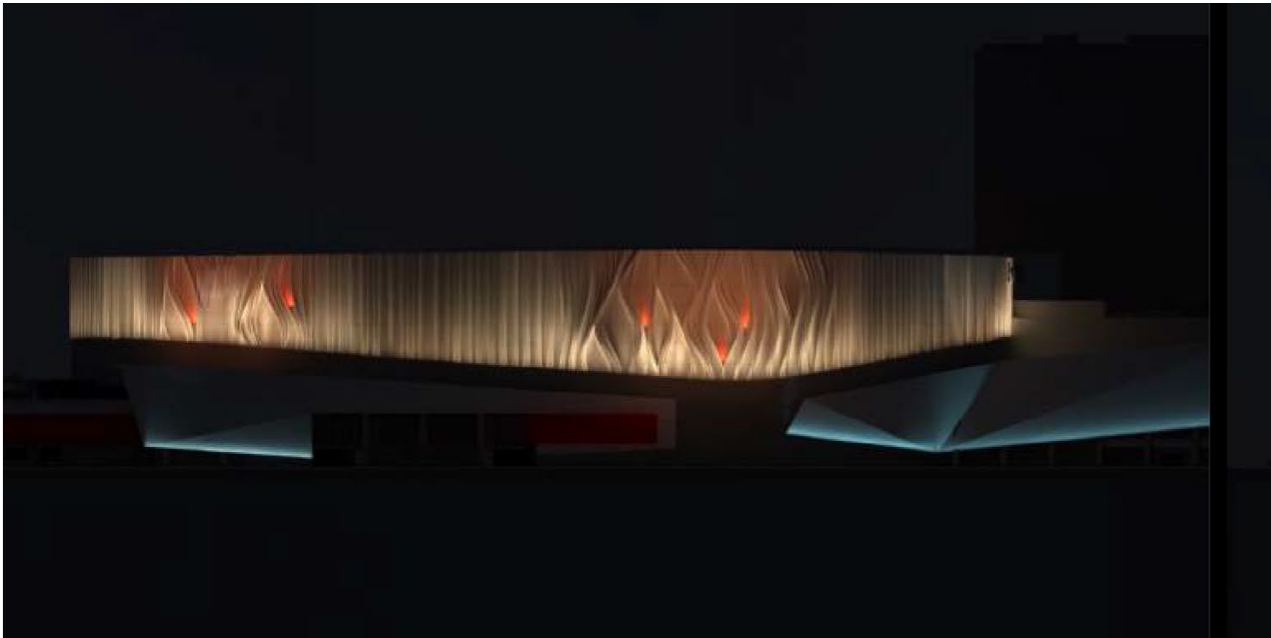
Advanced control systems allow the light to play against the texture of the building, mimicking the movement of a flame, and adapt the lighting to reflect a wide array of expressions and annual celebrations.



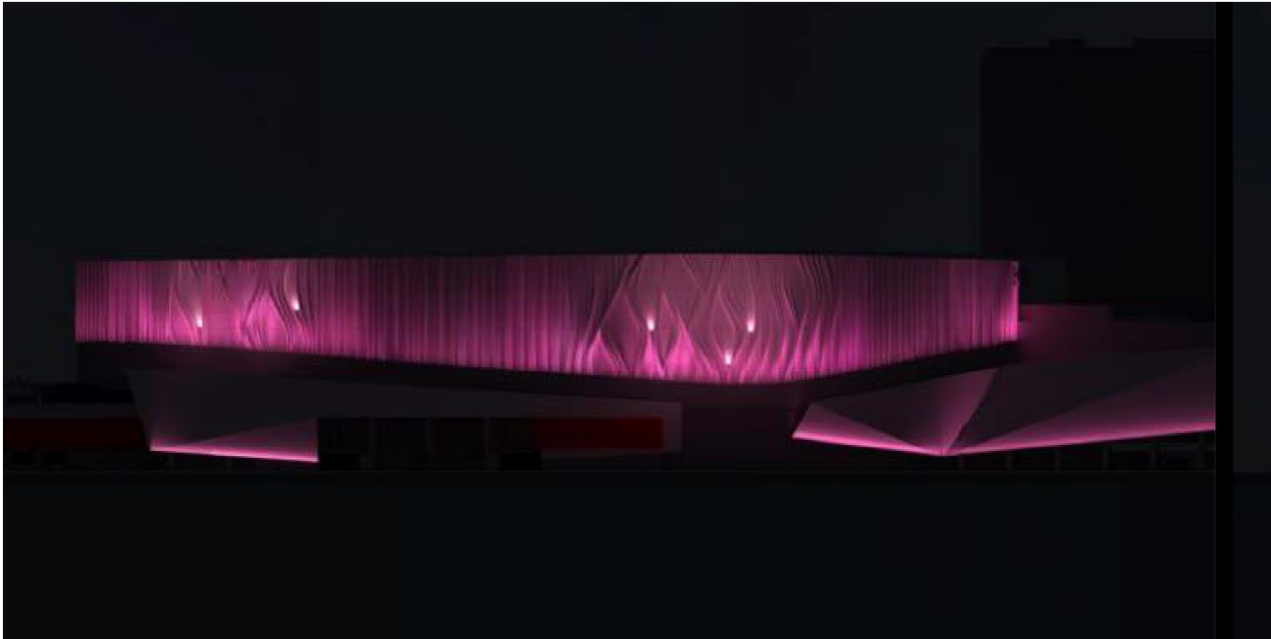
Pride



Canada Day



Breast Cancer Awareness



Orange Shirt Day / National Day for Truth & Reconciliation



Digital Ribbon

A custom LED digital ribbon display has been integrated into the design of Scotia Place, spanning the exterior Southwest Entrance, the interior public concourse space and the outdoor south event plaza. The ribbon unifies the outdoor and indoor user experience and presents a significant canvas for interpretive displays and graphics that coordinate with key events across venue and public spaces.

The digital ribbon is also one of the key building elements identified for the display of dynamic interpretive programming, including Indigenous content, storytelling and artistic works.

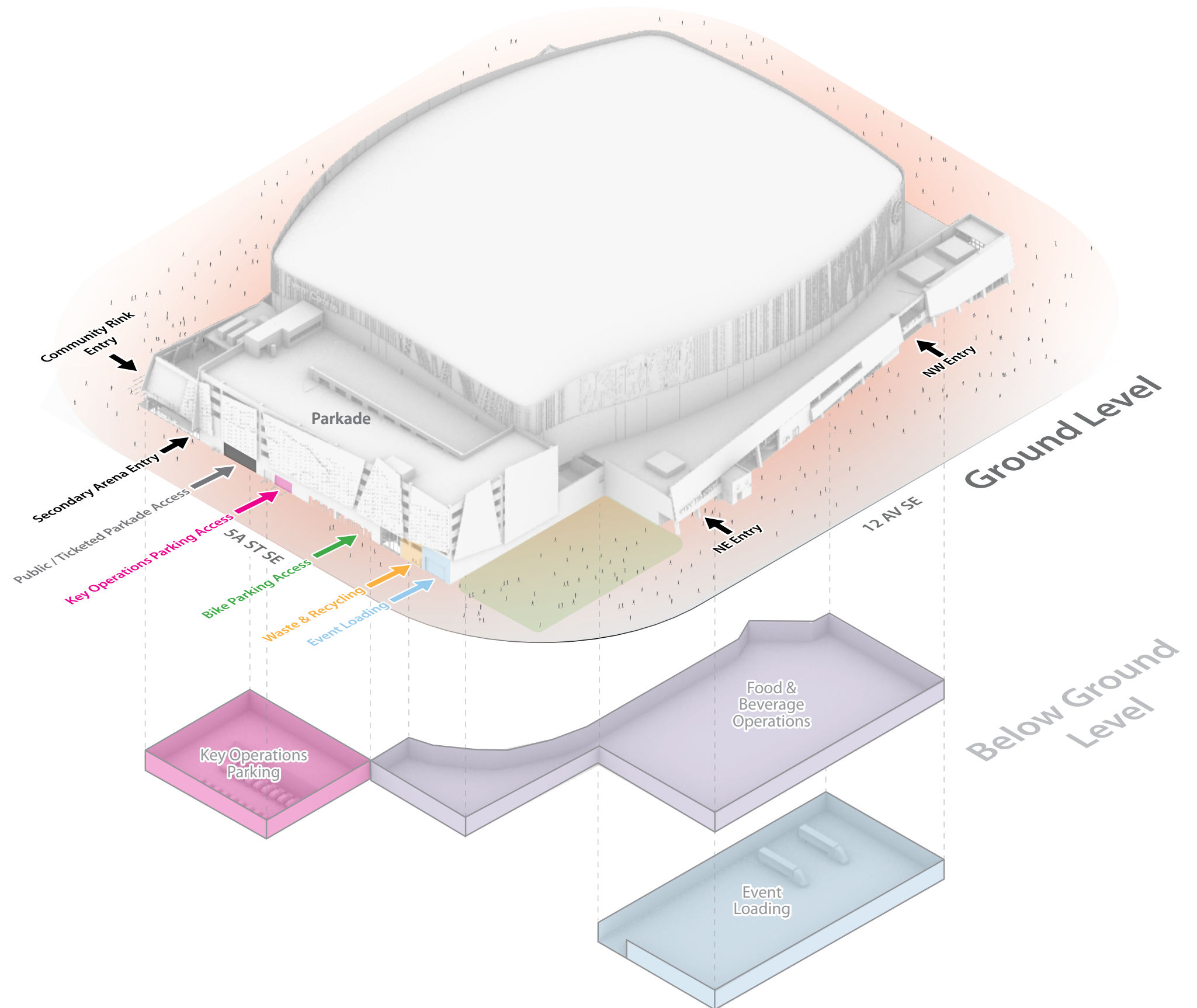


Digital Ribbon: South Building Face, Looking North from 14 AV SE

Loading & Back-of-House

An integrated back-of-house loading area, accessed via a ramp onto 5A ST SE, will significantly enhance the functionality and operations of Scotia Place.

Supported by a large capital investment, the design sought to internalize the back-of-house functions and loading area, placing it below grade. This fundamental design move opened the block for more programming opportunities and created additional public space at grade. By integrating these critical functions into the site's interior, Scotia Place will also support various programming and site amenities, including retail, food, and beverage services.



Structured Parking

A multi-level, enclosed above-grade parkade will be accessed from the facility's eastern edge, via 5A ST SE. The parkade provides 500 vehicle parking stalls, including barrier-free stalls for guest access and mezzanine-level parking for team and staff members.

The parkade location and access points have been designed to prioritize access and circulation for major events. Its location along the eastern façade of the block also provides a significant and highly visible canvas for an Indigenous interpretative design element that will be designed in partnership with a member of the Indigenous artist community as part of Scotia Place's public art strategy.



5A ST SE: Looking Southwest

Site & Building Security

Scotia Place is designed using innovative, reliable and flexible measures to ensure physical security and cybersecurity.

Security features are integrated using proven, industry-leading practices to meet evolving needs and operational requirements, including best-practice measures implemented in other contemporary event centre facilities.

Key building security features include:

- Walk-Thru Metal Detection (WTMD) and Evolv Express
- Security Screening Magnetometers
- Crowd Flow Management / Optimization
- Crime Prevention Through Environmental Design (CPTED)
- Hostile Vehicle Mitigation (Planters, Bollards, Barriers)
- Smart Video Analytics
- Security Operations & Infrastructure
- Video Surveillance
- Access Control & Alarm Systems
- Intercommunications Systems



An abstract background on the left side of the slide, featuring a blue-toned geometric pattern of overlapping hexagons and lines, creating a sense of depth and structure.

Sustainable Design Elements & Climate Resilience

District Energy Connection

Today, a unique high-efficiency district energy system provides building heating to Calgary's Downtown and the East Village. The system, which began operating in 2010, uses natural gas-fired boilers to heat water which is then pumped via an underground piping system to residential and commercial buildings in the area.

Scotia Place will connect to the existing Calgary district heating system to provide an 11% improvement in source energy consumption and a 15% reduction in GHG emissions compared to on-site solutions on opening day, with District Energy explorations for increased green energy production already underway.



"...an 11% improvement in source energy consumption and a 15% reduction in GHG emissions compared to on-site solutions."



Photovoltaic Generation System

Scotia Place represents an opportunity to leverage clean energy generation to reduce non-renewable resource consumption and lower operating greenhouse gas emissions. Leveraging this opportunity the project team explored various options for optimizing on-site photovoltaic (PV) power generation and panel placement.

A robust on-site renewable energy strategy has been developed, which includes photovoltaic power generation using ballasted roof solar panels and framed canopy solar panels. Key areas for PV panel installation were selected based on orientation, space availability and to optimize investments in PV panels and associated structural upgrades to maximize cost effective opportunities for electricity generation.

Over 600 PV panels will cover over 16,500 square feet of area on the building, resulting in a total annual energy generation of 218 MWh and a nominal system capacity of 332 kW (DC).



“Over 600 panels will cover over 16,500 square feet of area on the building, resulting in a total annual energy generation of 218 MWh and a nominal system capacity of 332 kW (DC).”

LEED Certification

In addition to meeting Calgary's Sustainable Buildings Policy (2017) as a minimum project requirement, Scotia Place will also target Leadership in Energy and Environmental Design (LEED) Silver certification. Notable design features used to target LEED certification include:

- 40% improvement in energy use and cost relative to National Energy Code for Buildings (NECB) 2011, and 30% improvement compared to NECB 2017
- High-performance building envelope
- Enhanced mechanical systems and refrigerant management
- Low-flow fixtures and water management
- Construction and demolition waste management
- High-performance glazing
- Exhaust air energy recovery
- District energy system connection
- LED lighting with advanced controls
- Onsite photovoltaic generation



Carbon Neutral Ready

A *Carbon Neutral Study* was prepared to explore the viability of strategies, approaches and measures to reduce GHG emissions, provide affordable, low-carbon energy solutions, and align with The City of Calgary's Climate Strategy.

The Study's objective was to determine the options available to deliver a project that achieves net zero operational carbon and demonstrates a solid commitment to long-term environmental stewardship.

Informed by recommendations from the *Carbon Neutral Study*, the design targets Net Zero Carbon by or before 2050 by incorporating the following carbon neutral design measures:

- Upsized electrical service connection to accommodate full electrification at any point from opening day forward
- Increased space for electrical rooms to accommodate switching needed for electrical conversion
- Upsized electrical distribution to accommodate future electrification of equipment conventionally run on fossil fuels
- Comprehensive review of photovoltaic (PV) options guiding the selection of the most cost effective installations
- Extreme weather and climate adaptation controls

Heritage Resource Integration



Stephenson & Co. Grocers: Adaptive Reuse

Located at the corner of 13 AV & 5 ST SE, the Stephenson & Co. Grocers Building is one of the last symbols of Calgary's historic Victoria Park neighbourhood. Built in 1911, the Stephenson & Co. Grocers Building hosted a community grocery store at-grade with apartments above.

The building is identified on The City of Calgary's Inventory of Evaluated Resources, and significant work has been undertaken to preserve, retain and integrate its heritage character into the design of Scotia Place, including:

- Disassembly, cataloguing and storing of character defining elements
- Temporary relocation during construction
- Integration of the building's façades as a key architectural element within a Food Hall program along 12 AV SE
- Retention and integration of the building's 'ghost sign' as a key publicly visible element



Stephenson & Co. Grocers: Program Integration

Multiple relocation options for the Stephenson & Co. Grocers building were studied to balance public benefit, technical feasibility and operational viability. The ultimate location serves as an ideal and highly visible companion to the proposed Food Hall program with a retail street interface comparable to the historic condition.

The walls and roof of the building contained within Scotia Place will be exposed within a public double-height space to maximize interpretive value with original building openings maintained and the original storefront restored as a cafe space. The building's character defining 'ghost sign' will also be restored and be fully visible to pedestrians and vehicles travelling west along 12 AV SE.



Stampede Elm Commemoration

In April 2024, a large elm tree, also known as the Stampede Elm, was removed from the site of the future Scotia Place during the early stages of construction. Despite numerous efforts to relocate the 125-year-old elm, The City of Calgary's Urban Forestry team determined that the tree would not survive relocation.

In response, the Scotia Place project team has worked with The City of Calgary and University of Calgary to preserve and commemorate the memory and legacy of the Stampede Elm through digital representations, seed harvesting and propagation, along with adaptive reuse of harvested materials on site.

Wood harvested during the tree's removal has been stored for future use in interior design elements within a public program area. Meanwhile, seeds harvested from the Stampede Elm are already growing in nurseries and a number of branches from the tree are being cultivated for propagation.



Saddledome Commemoration

For over four decades the Saddledome has been a key landmark on Calgary's skyline and the city's gathering place for premier events.

To acknowledge and commemorate this vital legacy following the eventual and necessary decommissioning of the building, the project team will be working with a variety of interested parties and partners as part of the project's broader public art strategy to design an appropriate interpretive feature that will be visible from, or located within, a publicly accessible area of the Scotia Place site.

Relevant design details and plans related to the commemorative feature are anticipated to be confirmed by no later than Q2 2026.



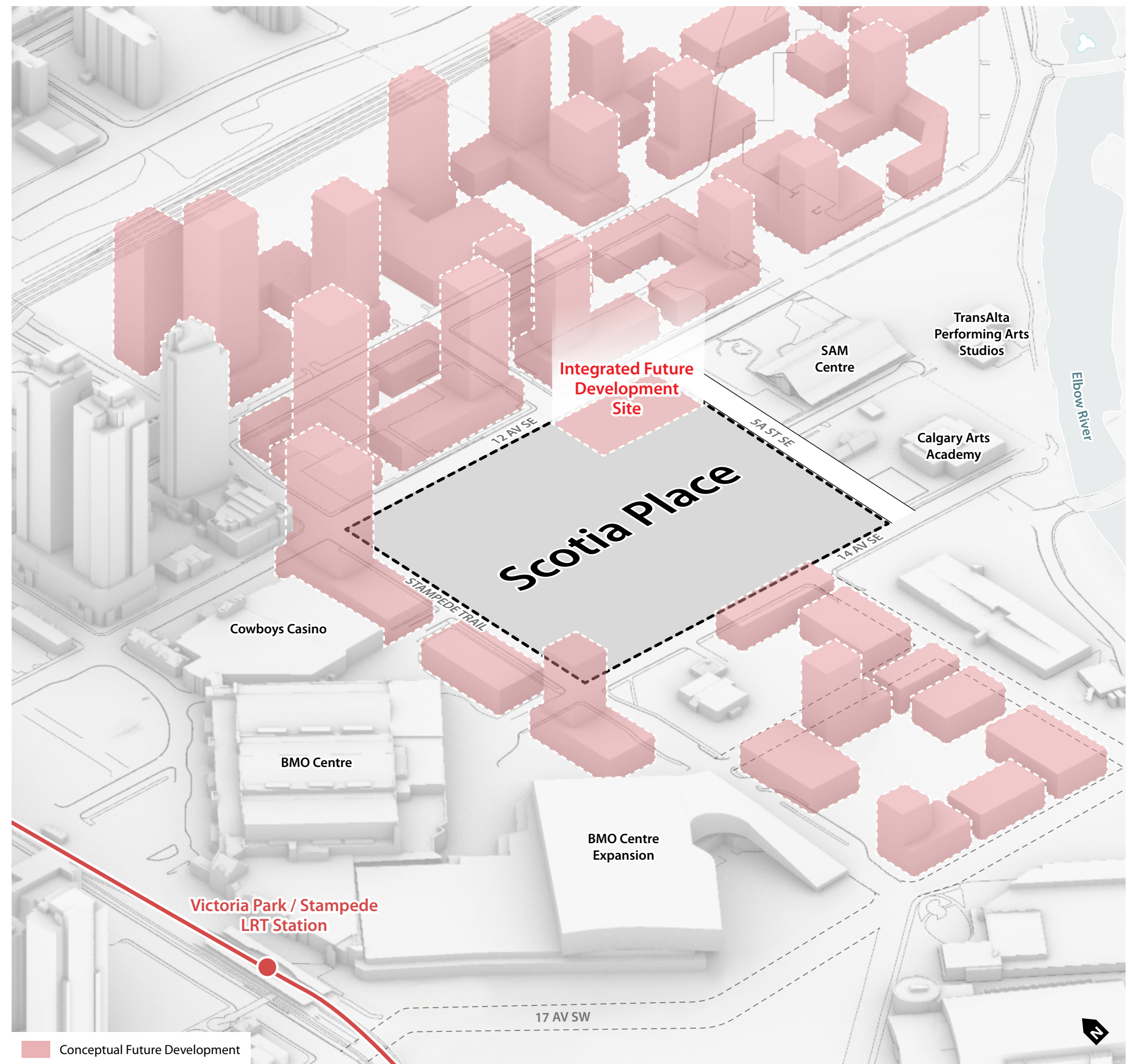


Integrated Future Development Site

Integrated Future Development Site

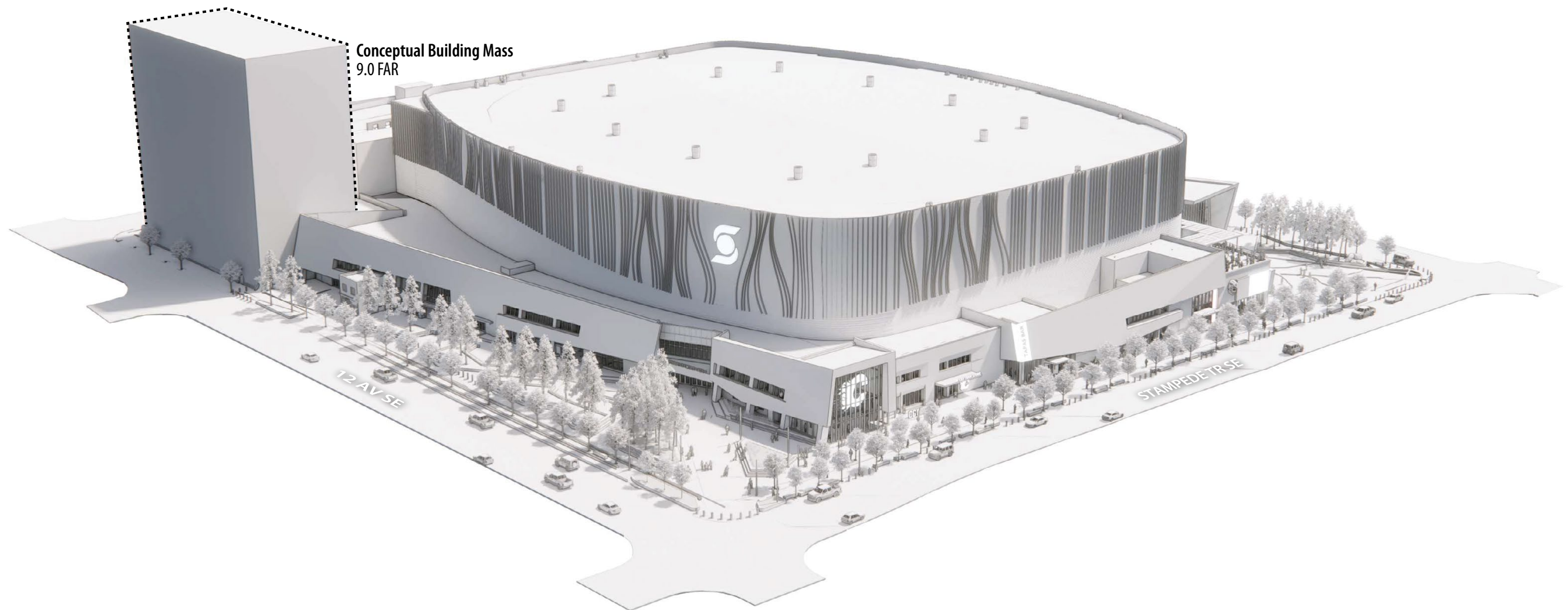
A 0.18 hectare (0.44 acre) site has been reserved at the northeast corner of the Scotia Place site for future development. CSEC has reserved the site as an option for future development, independent of the surrounding block programming.

The future development site presents a unique opportunity to explore its best use to the benefit of Calgarians and visitors alike following the opening of Scotia Place.



Feasibility & Integration Studies

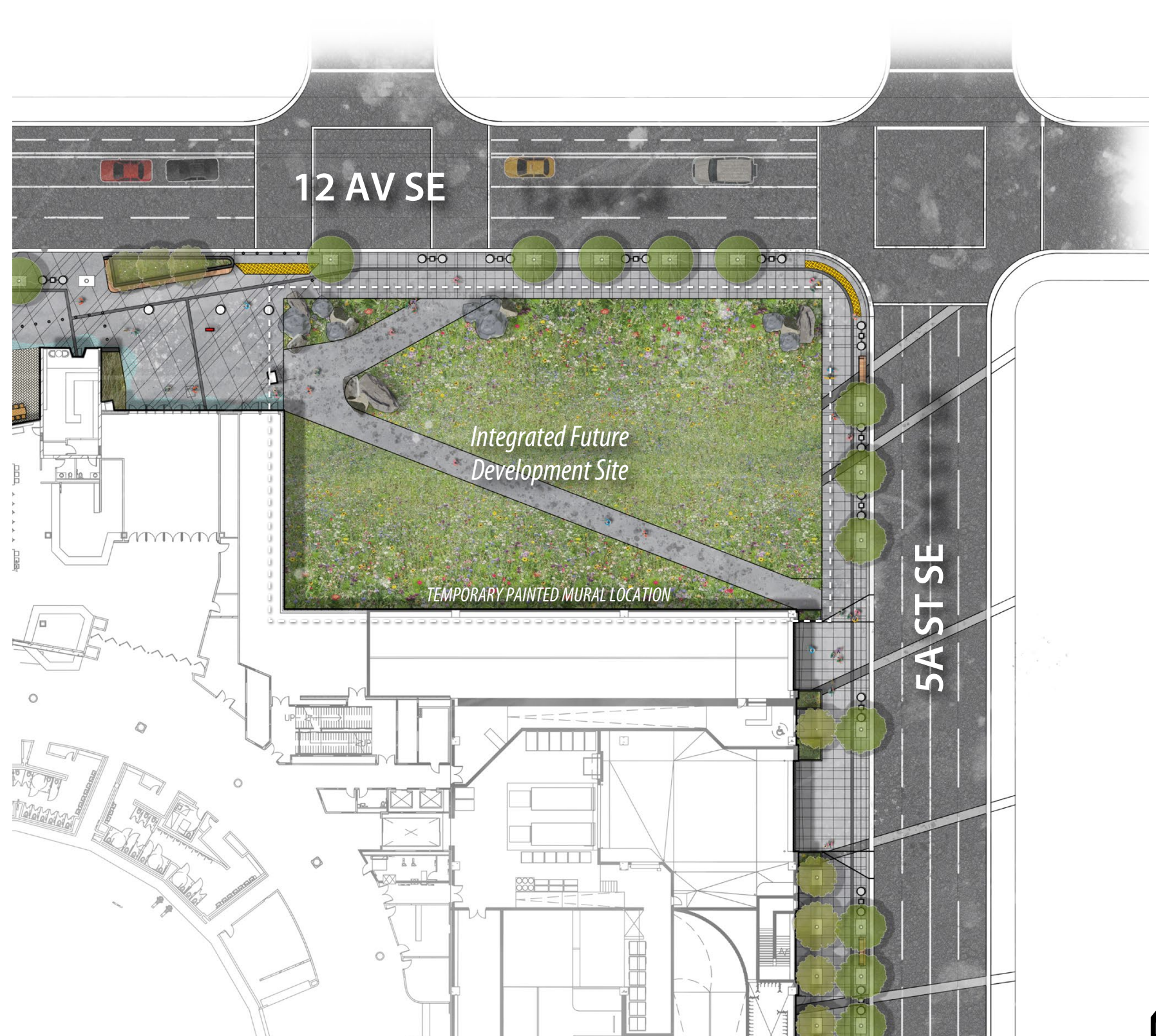
As part of the design process, the project team has explored and tested a variety of use options and building configurations for the site based on the intensities supported by the *Beltline Area Redevelopment Plan*, including a hotel and/or office that would integrate seamlessly with the Scotia Place design. A conceptual building mass study (below) has been prepared to illustrate the maximum allowable building envelope supported by current zoning and local area policy.



Interim Use & Site Design Integration

The proposed landscape design for the future development site features a robust, safe and multi-use interim condition. The approach includes a lit diagonal pathway following a likely desire line, simple low grass planting, building mounted lighting. There are no features or objects that may encourage unintended use or obscure sight lines across the site.

A temporary painted mural on the north elevation of the parkade structure facing the future development site has been incorporated into the proposed interim site strategy and will bring additional liveliness and sense of ownership to the site.



Mobility & Major Event Circulation



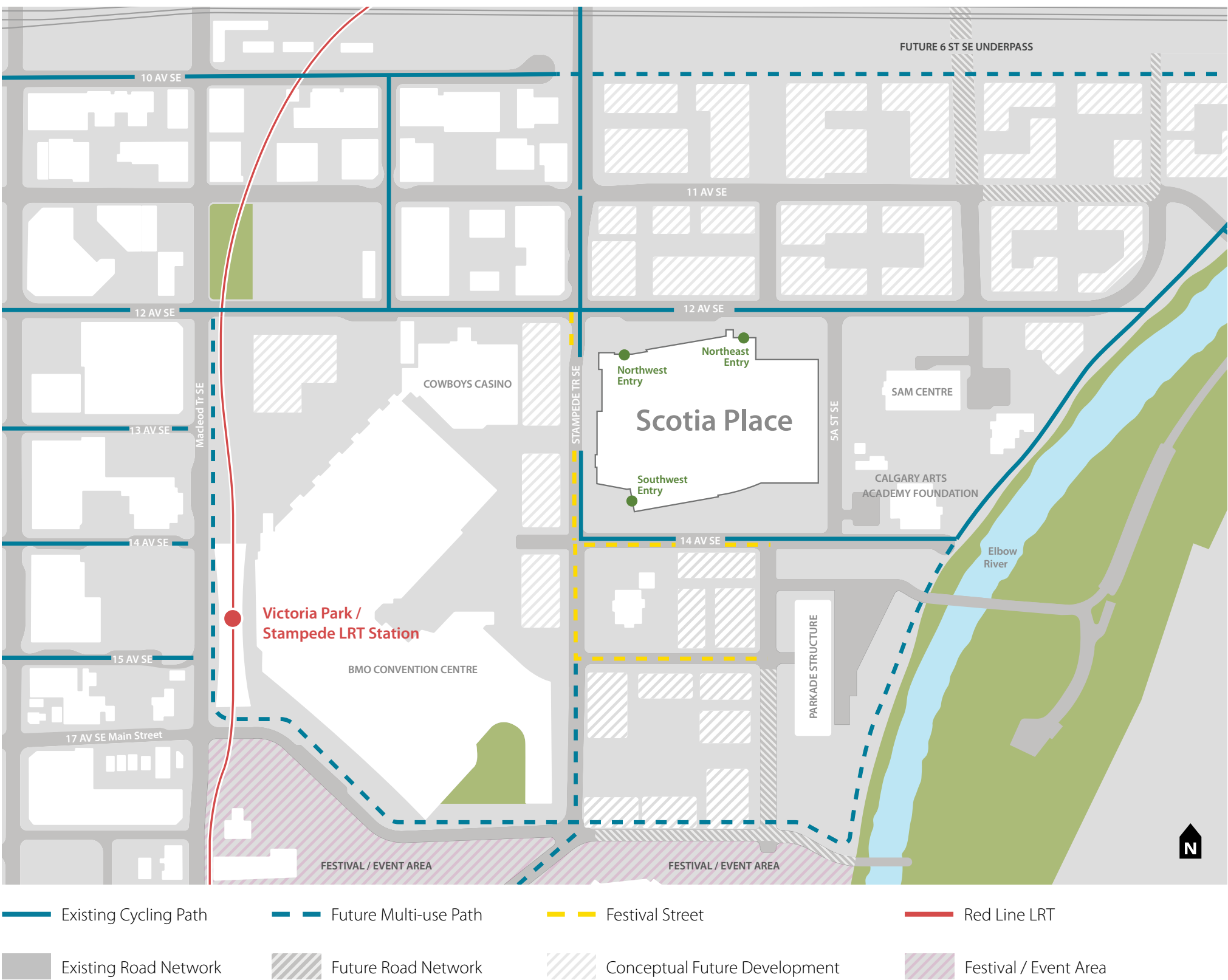
Mobility Network

Scotia Place will optimize access, connectivity, and permeability for various mobility options, including pedestrians, bicycles, transit, and vehicles.

A key design consideration was the provision of direct connections to existing and planned transit infrastructure, including the Victoria Park / Stampede LRT Red Line Station.

The mobility strategy also integrates the site into major street networks and planned road improvements in the area, including the future 6 ST SE underpass which will provide a vital link to the East Village and surrounding communities north of the CPR tracks.

Both Class 1 (secure) and Class 2 (outdoor) on-site bicycle parking has been integrated into the design of Scotia Place. 107 secure bicycle stalls are provided within Scotia Place, accessed via 5A ST SE.



Major Streets



- Vehicle & Pedestrian Corridor
- Pedestrian-Oriented Street
- Primary Vehicle Corridor
- Red Line LRT
- Conceptual Future Development
- Future Road Network
- Festival / Event Area

Multi-Modal Major Event Circulation

Maintaining functional multi-modal inbound and outbound circulation will be critical to the success of major events. Key site edges and streets surrounding Scotia Place have been designed to provide enough capacity to accommodate significant pedestrian, vehicle and alternative modes traffic. The broader strategy also expands on connections to the local mobility network by incorporating multiple routes for guest access, accommodating facilities operation requirements, and ensuring the safe movement of large crowds.



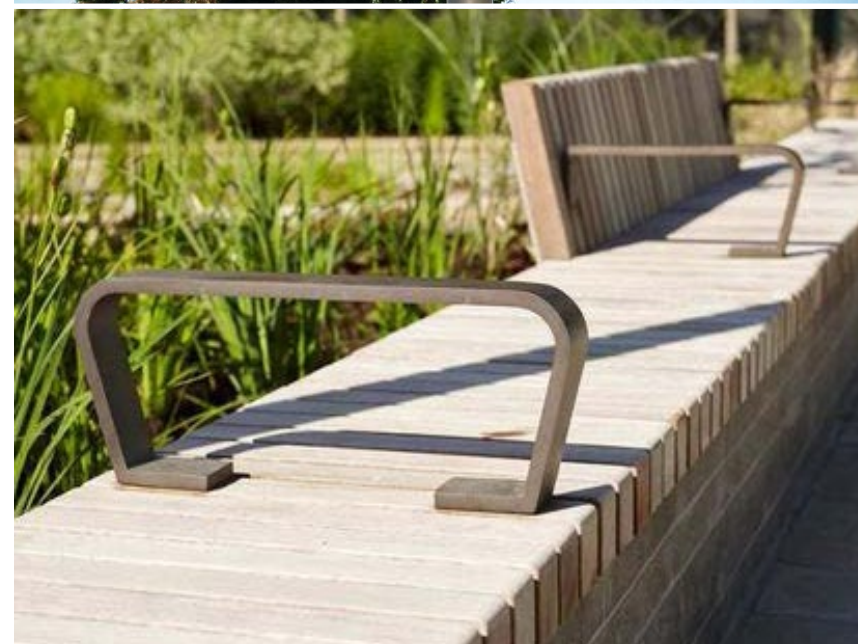
Accessible Design Integration

Accessible design standards were established as a requirement of the shared investment and partnership in Scotia Place. Scotia Place has been designed to be a highly accessible place suitable for all Calgarians, prioritizing accessible and barrier-free access and ensuring that everyone can navigate and enjoy the space with ease. Thoughtfully integrated wayfinding features assist the visually impaired via tactile strips that provide uninterrupted navigation around the entire building and to primary access points, ensuring no accessible route exceeds a 3.9% slope.

Ample seating options are provided throughout the site, catering to various needs and preferences for comfort and rest. Additionally, designated relief areas for service animals are strategically placed, ensuring convenience and comfort for both the animals and their handlers.

Key strategies incorporated into the design of the site and building to ensure universal accessibility for all users include:

- Main concourse at ground level
- Barrier-free access, including all entrances
- Seating for all
- Accessible drop-off
- Legible wayfinding
- Wider pathways and corridors
- Service animal relief areas
- Universal washrooms
- Rick Hansen Foundation Certification



Key Architectural Visualizations





Southwest Entry & Festival Streets: Corner of Stampede Trail & 14 AV SE



Northeast Entry & Stephenson & Co. Cafe: Looking West Along 12 AV SE



Northwest Entry: Corner of Stampede Trail & 12 AV SE



Southwest Entry: Corner of Stampede Trail & 14 AV SE



South & East Facade: Night View from Scotsman's Hill



South & East Facade: Day View from Scotsman's Hill



South Building Face & Public Spaces: Looking North



Main Event Space: Hockey Program



Main Event Space: Concert Program



Integrated Community Rink: Community Hockey Program



Stephenson & Co. Grocers Building Adaptive Reuse: Looking Southwest



Stampede Trail Commercial Uses: Looking South



Stampede Trail Restaurant Uses: Looking South



Stampede Trail Restaurant Uses: Looking North

