

## 8038 Fairmont Drive Site - Community Update

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September 2019

On February 20, 2018 the Fairview Arena roof collapsed. The below provides an overview of what has been taking place since and what is planned next for the site.

### What has happened since the arena roof collapsed?

A lot has gone on since the collapse of the arena roof last February. Here is a brief overview of what The City has been doing:

- Working with the insurers, investigating the cause of the roof collapse, The City examined the arena to see what, if anything, was salvageable.
- It was determined that the arena portion of the building could not be salvaged, and it was demolished in May 2018.
- The City worked with each partner and their insurance providers to open and coordinate insurance claims.
- The City assembled a Fairview Arena Assessment working team to gather information, and assess the viability of replacing the arena at the site. The team also reviewed other corporate needs for capital development in this area, for example a fire station. It determined there were none.
- Once a decision was made to not rebuild the arena at Fairview, the next step was for The City to inform the lease holder — Fairview Women's Hockey Arena Society (FWHAS). At that point, FWHAS needed time to decide whether to maintain the lease or relinquish the site to The City.
- On June 14, 2019 FWHAS made the decision to relinquish the site and it was returned to Calgary Parks inventory.

### Why has The City decided not to rebuild the arena?

The City has determined it will not be replacing Fairview Arena at its current location or providing an ice surface. To come to this decision, The City carried out a detailed assessment. As part of this process, the site, design requirements, costs and the known need for ice surfaces were examined. Rebuilding an arena at the Fairview site was not recommended for the following reasons:

- *Site area availability:* The City's current practice is to build multi-sheet arenas with other recreation and support amenities to best address regional needs and achieve economies of scale. The Fairview site cannot accommodate a facility to meet current design requirements.
- *Community Need:* While rebuilding on the site would return an asset to the community, it would not address regional service needs.
- *Community Impact:* Larger regional recreation facilities are not desirable in the heart of communities due to the loss of greenspace as well as increased traffic, parking and noise. These elements are not sympathetic to a vibrant local community.



- *Desire for Multi-Rink/Multi-Purpose Arenas:* While there are a number of single purpose arenas within the city, Calgary Recreation is focusing on the development of multi-amenity sites as it has been found that Calgarians prefer larger facilities that act as recreational hubs. In the case of ice facilities, multiple ice pads are preferred as they support larger volumes of customers and can accommodate greater variety of uses (e.g. tournaments).

They also contribute to a vibrant atmosphere and provide the customer base necessary for the long-term sustainment of the onsite support services (e.g. food services, health services, specialty programs). In addition, they are proportionally less costly to build and operate than single ice pad arenas.

- *Value for Money Capital Investment and Financial Sustainability:* While the insurance claim has been settled, it only represents a portion of the capital required for the development of a modern ice arena facility.

#### **What is happening with the site where Fairview Arena previously stood?**

The site has been cleaned up and grass has been seeded. Once the seed is established it will be open to use by residents. The City will paint the south-facing wall that is now exposed and provide adequate landscaping to maintain the site. The Fairview community was below the recommended 10 per cent allocation for green space. The City intends to retain this site as green space for the Fairview community.

#### **What comes next for the site? Will something new be built?**

The City is committed to community engagement in Fairview. The engagement will be City-led and coordinated in consultation with the Fairview Community Association. The engagement will provide an opportunity to involve Fairview residents in a broader conversation about the future priorities within their neighbourhood. The City can then work together to determine how the 8038 Fairmont Drive site can fit into what residents imagine for the future of Fairview as a whole. There is currently no City funding budgeted for development on this site. Should the development of some form of amenity be recommended, funding solutions will need to be explored.

#### **Can The City use the insurance money to help redevelop the site?**

The City received \$4,929,523.95 from its insurance provider. Funds were used from this insurance pay out to cover costs associated with the demolition and remediation. The remaining funds will be used towards future recreation capital development project(s) elsewhere in the city, based on assessed needs.

An ice allocation study is also underway to assess the current needs for ice city-wide, this study will inform where to invest in arenas for the future.



**Who owns the existing building and site?**

The site and building is owned by The City of Calgary. The Fairview Community Association held the License of Occupation agreement for the arena and hall with The City until 2007, when they chose to terminate that agreement and return stewardship of the building back to The City. The City subsequently upgraded the ice plant and the roof and put the arena up for public tender. Fairview Women's Hockey Arena Society was then awarded a 15-year License of Occupation and remained at the site until the building collapse in February of 2018.

For ongoing updates please visit FCA website and Facebook page or contact 311.