

**MEETING DATE:** April 28, 2025

**SUBMITTED BY:** R. Szucs, Manager, Community Development

**PREPARED BY:** R. Szucs, Manager, Community Development

**REPORT TITLE:** Rodeo Building Feasibility Assessment

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## EXECUTIVE SUMMARY

As per the 2023-2025 Corporate Business Plan (2.3.8 Conduct Rodeo partnership feasibility assessment), and as follow up to a request of City Council by the Leduc Black Gold Pro Rodeo & Exhibition Association (the Association), Administration has completed a feasibility assessment of a future facility to be located within William F. Lede Park. The assessment included reviewing the existing site and providing options and high-level project costs for future facility development to support the ongoing work, future requirements and operational goals of the Association.

## BACKGROUND

Administration has been working with the Leduc Black Gold Pro Rodeo & Exhibition Association (Association) and a consultant to complete a feasibility assessment of a future facility to be located within William F. Lede Park. The William F. Lede Park Master Plan (2017) identified a future phasing and location of a space that could be allocated for consideration of a future rodeo facility. This future facility (excluding Option D) would provide the Association with more regular operating and programming options which are not currently available. The Association would continue to operate their annual rodeo and exhibition at the Leduc Recreation Centre with opportunities to expand activities to this facility. As part of this assessment, the consultant reviewed the existing site plans, future development considerations and consulted with the Association to identify the best options for consideration as part of the assessment. Through engagement with the Association, four concept plans have been drafted for future consideration:

- Option A – a prefabricated steel frame facility of approximately 150x250 feet that would include a 100x150 dirt floor space for rodeo activities with expanded area that could accommodate the future phasing of an approximately 2,500 seat bleacher space, meeting rooms, dressing rooms, offices, concession space and additional washrooms that can be accessed by outside for future synergies with other users. In addition to the facility, considerations include earthworks to accommodate site requirements such as a rodeo warm up area, asphalt parking lot, gravel trailer drop off and parking stalls.
  - Estimated project costs (excluding future phasing) - \$16.6 Million
- Option B – all items identified in Option A plus the build out of the future phased items.
  - Estimated project costs - \$18.9 Million
- Option C - a prefabricated steel frame facility of approximately 165x280 feet that would include a 100x180 feet dirt floor space for rodeo activities with an expanded area that includes an approximately 1,800 seat bleacher space, meeting rooms, dressing rooms, offices, concession space and additional washrooms that can be accessed outside for future synergies with other users. In addition to the facility, considerations include earthworks to accommodate site requirements such as a rodeo warm up area, asphalt parking lot, and gravel trailer drop off area.
  - Estimated project costs - \$20.5 Million

## COMMITTEE-OF-THE-WHOLE

- Option D – Review of the existing site plan and provide an open-air dirt site with approximately 3,500 covered bleacher seats. In addition to the bleacher seating, considerations include site works, and improvements to Association and rodeo event requirements.
  - Estimated project costs - \$6.3 Million

The consultant recommends Option C as the best option should the Association and the City proceed with the development of a facility. This recommendation is based on the consultants' experience developing other agricultural complexes and predicting the future needs of the Association.

It is important to note that for all four options, additional event parking and trailer parking needs to be considered throughout William F. Lede Park to accommodate the attendees, participants and regular users of the Park. Parking will need to be considered and prioritized by Administration should this project go ahead.

The Association do not have funding in place to proceed with any option and would need to engage in further planning and implementation of a fund development strategy should they want to proceed with any options.

At this time, there are no City funds allocated towards this project within the 10-year capital plan.

### NEXT STEPS

Administration will provide support as requested by the Association for future planning and grant application support should the Association want to proceed with options. Updates will be brought back to Council with timelines if required at a future date.

### ATTACHMENTS

- Rodeo Facility Upgrade Concept Plans