



CONSTRUCTION NEWS

ISSUED FEBRUARY 2, 2018

SUMMARY

Excavation of Block 22, adjacent to Lot 57 on University Ave, will begin this February. The block features a mixed-use building with a grocery store, residential units and other retailers, expected to open in 2020. Potential impacts of the work include construction vehicles on roads, dust and noise.

This notice will be of interest to area residents, multi-modal commuters within the University District, and visitors to the Alberta Children's Hospital.

Read on for:

- Details about the construction activity set to start
- An overview of potential impacts and the Trust's mitigation strategy
- Answers to frequently asked questions



DETAILED DESCRIPTION OF THE WORK

What's Happening?

Starting this February, work begins on Block 22 (the grocery store location). Initial activity includes excavation and shoring for the underground parkade. This work involves removal of dirt and installation of supportive infrastructure. New traffic lights will be installed at key intersections along University Avenue in early March (see map).

What can I expect during construction?

The Trust has no planned road closures, and the impact to the flow of traffic is expected to be minimal. We do anticipate increased volume of trucks on the road. Once crews begin digging the parkade, depending on weather conditions, there may be dust. During shoring work (which involves drilling of posts) there may be noise.



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Please visit www.wcdt.ca/construction for further details.
You can also call the hotline at 1-855-400-5556 24/7.

The Trust is a different kind of real estate development company. We will achieve the community vision through a strong commitment to our stakeholders and through our guiding principles of collaboration, innovation, future-focus, and leadership in community building.

How is the Trust mitigating impacts?

- All construction activity on site meets noise bylaw stipulations. Work on Block 22 will be limited to the hours of 7am to 7pm.
- A routing system is in place which outlines where trucks can and cannot travel when navigating the site.
- Flaggers will be in place at key intersections throughout construction to assist with traffic flow.
- A chain link fence has been installed around the perimeter of the site to promote safety.
- An air quality management plan, developed in consultation with the hospitals, is in place and will be actively monitored throughout construction.

SAFETY NOTE

A construction speed limit of 30km/hour is in place throughout University District. Please be mindful of children (and their parents), pedestrians, and other construction activities in the vicinity.

What does mixed-use mean?

Mixed-use refers to a building (or at a larger scale, a development site) that has multiple uses that can be residential, retail or commercial (office). Block 22 is a retail and residential block, which means that it will include homes and retail shops, including a grocery store.

When will the grocery store open?

Save-on-Foods is anticipated to be opened in 2020.

When will details about other services and amenities in Block 22 be available?

Watch for announcements about new partners coming this year.

How can I buy a home in University District?

Visit myuniversitydistrict.ca for details about our building partners, including currently available projects and floorplans.

FAQs

Artist's rendering of Block 22 along University Avenue



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