

# CONSTRUCTION UPDATE

## SUMMARY

In addition to vertical construction on Cambridge Manor/Maple, Block 22 (grocery store) and Phase 1 residential blocks (IVY and Noble projects) already underway, new land development construction activity begins July. This includes generalized progress on internal parks, roads, sidewalks, medians, as well as, few notable enhancements to the south pond / park, 32 Avenue water main, and the bus rapid transit network (carried out by the City of Calgary). Please refer to the Construction Season Overview at [wcdt.ca/construction](http://wcdt.ca/construction) for phasing details.

## WHAT'S HAPPENING THIS MONTH

### COMPLETION AND OPENING OF THE NORTH POND & PARK

We're very excited to be approaching completion of this exciting community amenity – perhaps you have been scoping the park progress in your travels around the site over the last year. Soon you'll be able to stop by and take it in firsthand.

The completed park space includes a turf dog park, pathways, a functional pond, and promenade – places to be active, recharge and connect with your neighbours. Learn more about the grand opening of the dog park at [myuniversitydistrict.ca/dogpark](http://myuniversitydistrict.ca/dogpark).

### SURFACE & LANDSCAPE ENHANCEMENTS

Throughout the community, work is underway to complete enhancements along the road network, including 39th St, University Ave, McLaurin St, and Thirsk St.

### NORTHWEST COMMONS PARK

This park is located adjacent to Brookfield's IVY and Truman's Noble projects in phase 1, and is anticipated to be complete this fall. The park will include an accessible playground.



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## EXPECTED IMPACTS AND HOW WE ARE ADDRESSING THEM

University District is a large and busy construction site with multiple projects and contractors on the go. With the variety of work underway, we expect that traffic volumes in the area will increase over the summer.

As crews break ground, dependent on the weather, dust can be an issue. We monitor site conditions constantly and are ready to deploy mitigation measures as required. In addition, our team follows an air quality management plan, developed in consultation with the Alberta Children's Hospital. We also follow rigorous site safety procedures and City-led good neighbour policies (like noise bylaws).

You can help us by following posted speed limits and obeying signs.



### TYPES OF CONSTRUCTION IN U/D

To assist with your understanding, it might be helpful to know that at this stage of the project, construction activity fulfills different purposes in a different spatial context:

**Land Development** – this consists of work on underground infrastructure, roads, sidewalks and other preparatory activities (such as planting trees and creation of parks spaces and streetscapes), making way for construction of buildings.

**Vertical Construction** – design of buildings and development blocks.

### NEW RESIDENTS' SECTION

Welcome to the neighbourhood! The Trust team is working with our builder partners to make your move-in process as straightforward as possible. Please stop by the Discovery Centre at your convenience for a welcome package with all the details about getting around the neighbourhood (by foot, bike or car) now that you're here.

### HOW CAN I STAY INFORMED?

For quick response to questions or concerns 24 hours per day, please call the Trust Hotline at **1.855.400.5556**.

You can also visit [www.wcdt.ca/construction](http://www.wcdt.ca/construction) to see ongoing or archived Construction News Bulletins.



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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.