



CONSTRUCTION SPOTLIGHT

ISSUED DEC 18, 2019

OVERVIEW

It was a busy season for construction in University District with several projects on the go. The community continues to come to life with new roads, residents and several builder projects underway or nearing completion.

PURPOSE OF THIS EDITION

- Provide a 2019 construction review
- Outline developments in the community
- Look ahead into 2020

REVIEW

ROADS

- Major infrastructure work was completed on University Ave between 39 St and Collegiate Rd, and on Collegiate Rd between Physical Plant Rd and University Ave. This work included the installation of deep utilities and surface and road construction on University Ave from 39th St to Collegiate Rd, which is now open.
- Road infrastructure has been completed in the northwest corner. These roads are currently for construction traffic only. Please continue to use Thirsk St and University Ave when travelling in the area. These new roads are expected to open in early 2020. *Refer to map on this page for details.*
- Perraton Ave is closed to pedestrian traffic. This roadway is for construction traffic only until further notice. Please follow signage in the area.

PARKING

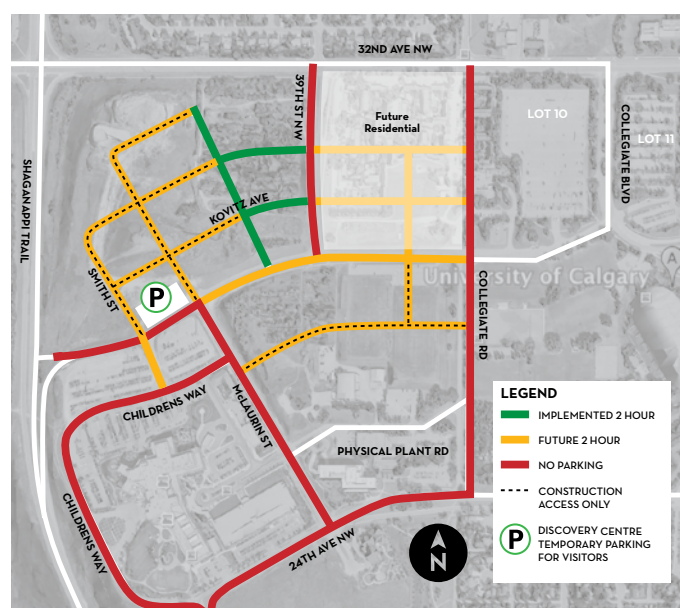
- 2 hr parking signage has now been installed in a portion of the northwest corner of the community. Roadways in the community are designated for temporary parking and visitation only. 2hr street parking within one block of the retail main street has been designated to accommodate patrons that require short-term access to amenities. The balance of the parking around residential units has been designated as 2 hr short-term visitor parking. Visitors to residential locations requiring longer durations are encouraged to use the designated stalls provided by the respective condo corporation.
- Temporary parking signage has also been installed at the Discover Centre. This lot is designated for visitors and patrons to the Discover Centre. Effective November 2019 this lot is now monitored by the Calgary Parking Authority.

Refer to the map on this page for details on parking designations.

NEW PATHWAYS

Connections from the NW Commons Park into the North Pond and Urban Dog Park have been completed and are open.

ROADWAYS AND PARKING



BUILDER DEVELOPMENTS

- Framing and a significant portion of exterior façade and interior finishing has been completed by Cambridge Manor, assisted living and long term care, and Maple, independent seniors living. The +30 connecting the two buildings has also been installed.
- The August condo building has completed the parkade and main floor construction and has started framing.
- The Rhapsody rental building has completed framing. The building also started the exterior facade and interior fit-up.

NEW STARTS

Our three-acre Central Park and entertainment district broke ground this year. Opening in 2022 it will be the heart of University District. A four-season gathering place for social events, activities and everyday life. Featuring a winter skating rink, a staging area for concerts, picnic area with tables and BBQ pits, a water fountain feature, interactive play feature for all ages, patio space, public washroom and showers for bike commuters, public plaza and underground parking. Central Park will be a new gathering place for residents and the city. [Watch the video.](#)

LOOKING AHEAD

VERTICAL CONSTRUCTION UPDATE

The ALT Hotel, a 15-storey, 156 room boutique offering by Canadian hotelier Group Germain Hotels began vertical construction in November and will continue into 2021.

The August condo building will be completing framing and begin external façade over the coming months.

ROADS AND PARKING

University Ave between McLaurin St and 39 St will continue to see a lane closure for the duration of stage one retail construction. This is anticipated to be in place until mid 2020.

In preparation for stage one retail coming in 2020 Lot 57, south of the Discovery Centre, will close on Jan 31, 2020 to facilitate construction and future parking requirements. This lot will allow visitors easy access to the new retail amenities in University District with an expected reopening by Summer 2020. *See map on this page.*

INTO 2020

Maple will complete interior finishes with residents beginning to move in by January.

Cambridge Manor will focus on completing the external façade and interior finishing over the winter and spring. Expected opening in July.

Rhapsody will focus on external façade and interior finishes in preparation for residents by fall.

Capella will begin construction in the North residential neighbourhood.

Central Park and the entertainment district construction continues. University Avenue sidewalk construction also starts between McCaig St and Collegiate Rd in spring/summer.

Stage one of the retail main street comes to life as new retailers open in the summer. Including Save-On-Foods, Analog Coffee and more!

TRAFFIC PATTERN OVERVIEW



MORE SHOW SUITES

Exciting new show suites opened at the Discovery Centre this year for Esquire by Truman and Argyle by Avi Urban. Stop by and see what these new projects have to offer.



Esquire by Truman, concept rendering.



Argyle by Avi Urban, concept rendering.



HOW CAN I STAY INFORMED?

For responses to questions and concerns about safety and construction in University District 24 hours a day, please call the **Construction Hotline** at **1.855.400.5556**.

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.