



## Hello Neighbour!

*Neighbour News has been developed to share stories and relevant information from our community to keep you up-to-date with important and exciting developments happening in University District.*



### DISCOVERY CENTRE

Visit the Discovery Centre – a one-stop community hub for all things related to U/D! Learn more about the community and gain insights about builders, housing opportunities, and retailers.

#### HOLIDAY CLOSURE

The Discovery Centre will be closed between December 22, 2022 to January 2, 2023 this holiday season.



### JOIN US FOR THE GRAND OPENING OF CENTRAL COMMONS PARK!

Our winter community celebration will look a little different this year. Due to the exciting grand opening of Central Commons Park on December 4, Northwestival will not be taking place. There will be other festivities planned including whimsical ice skating performances, the U/D Night Market – Holiday Edition in partnership with Marketspot, a complimentary hot cider station, live music and more! Central Commons Park is a 3-acre oasis featuring seasonal amenities including a beautiful ice rink and on demand fire features in the winter. Dust off those skates, grab your helmets and join us to celebrate this major milestone in our developing community. [Learn more.](#)

**December 4, 2022**

**1 to 5 p.m.**

**Central Commons Park  
4019 University Ave NW**

(Nestled between Borough Bar + Grill and The Banquet)

*\*Due to the ice skating performances, the ice rink will not open to the public until 2:30 p.m.*





## BUILDER UPDATES

### Dean's Landing by Rohit Communities

Back in September, we welcomed Dean's Landing by Rohit Communities featuring designer condos and stacked townhomes. The launch saw huge success as a steady stream of visitors returned to the Discovery Centre for our first new builder launch in more than two years. Dean's Landing is located in the northwest corner of the community nearby popular scenic green space including the North Pond and Urban Dog Park.

To learn about the next release of condos and stacked townhomes for Dean's Landing, register for updates [here](#).

### Capella by Brookfield Residential - Final Units Remaining

Do you know someone interested in making U/D home? Invite them to stop by the Discovery Centre to learn more about opportunities. Final units are remaining in Capella, a luxurious estate-inspired residential building. Capella offers single level residences with premium, maintenance-free living.

Builder appointments may be available upon request during the holidays.



## Welcome to Retail Main Street!



*Retail Main Street is a vibrant active hub bringing the community and Calgarians together. We have welcomed many new retailers in the last couple of months with two more joining Retail Main Street this year.*

### McDonald's **OPENING DECEMBER 2022**

Traditional burgers and fries with a modern dining experience. Instead of a drive-thru, this location will feature a unique walk-up concept perfectly fitting for U/D's feet-first design.

### Fuwa Fuwa **COMING SOON!**

Enjoy tasty handcrafted Japanese soufflé pancakes at Fuwa Fuwa. These light and delectable treats are perfect for any time of the day.

We are looking forward to welcoming McDonalds and Fuwa Fuwa to U/D's growing collection of culinary selections.



## Spruce things up with Alykhan Velji Designs

Visit the Discovery Centre between November 22 and December 21 to see a unique holiday tree installation crafted by Alykhan Velji Designs. Alykhan is a widely known interior decorator and will be taking an innovative approach at decorating three Christmas trees gifting you with festive design ideas this season. Stop by the Discovery Centre to check it out!

### RESIDENTS, LET'S CONNECT!

The University District Neighbourhood Association is preparing to launch in 2023 and is dedicated to improving the quality of life for all residents. [Sign up](#) to ensure you receive important resident information.

# Community Spotlight



## LOVE ON RETAIL MAIN STREET

Sometimes people find love in the most unexpected ways - through friends, online, at the grocery store, and even perhaps along the streets of University District.

Meet Chitra and Abhinandan. Their love story blossomed on Retail Main Street and the coincidences leading up to their marriage will have you believing in soulmates.

Chitra is the bride and owner of Barburrito, Abhinandan is the groom and owner of Osmow's. The stores are located next to each other right on Retail Main Street.

Flashback to August 4, 2021. Abhinandan was preparing for the Osmow's Friends & Family Night prior to their public grand opening. From the outside, Barburrito and Osmow's looked like a delicious spot for a bite to eat, but little did we know the ingredients for a happy marriage were right behind those doors.

As Abhinandan was loading in, he stopped next door, like the good neighbour he is, to welcome the Barburrito team to the event. Amongst those people was Chitra and her father. They accepted the kind invitation, and the rest is history.

Being next-door retail neighbours wasn't the only coincidence. Chitra and Abhinandan met on August 4, 2021 and married on August 4, 2022. The date was merely an accident, or what some would call, fate.

Every love story is special, but this one had an extra dash of happy coincidences. Go ahead and order a fresh crunchy chicken burrito from BarBurrito or a delicious shawarma wrap from Osmow's. Say hello to your neighbour in the process - you never know what might happen. We are so proud to be a community where meaningful connections like this are made.

Congratulations to the happy couple! Chitra and Abhinandan, your love story is just beginning, and we can't wait to see it grow alongside University District.



## COMMUNITY SPOTLIGHT

As the developer for U/D, University of Calgary Properties Group (UCPG) was recently recognized for three prestigious awards at the fifth annual BILD Alberta Awards ceremony, including the Developer Pinnacle Award, Best Existing Community and Best Community Feature, featuring the inclusive playground in Northwest Commons Park. We are exceptionally proud to be developing this award-winning community with dedicated partners and stakeholders.



**iCAN**  
for  
**KIDS**

## GIVE THE GIFT OF FOOD

The holiday season is quickly approaching. As a proud supporter of I Can for Kids, we encourage you to give the gift of food for kids in need. I Can for Kids supports a dignified approach to alleviating food insecurity in Calgary for kids. If you are interested in donating, please visit their [website](#) to learn more.

## WE WANT TO HEAR FROM YOU

University District has experienced significant growth and development over the past two years and we are looking for your feedback through a short survey. Your responses will help to shape our community as it continues to grow. At the end of the survey, you'll be provided with an opportunity to enter a draw for one of two \$100 Save-On-Foods gift cards. The survey closes on November 28, 2022 and is being conducted by Stormy Lake Consulting on behalf of University District.

[Take Survey](#)



### CONSTRUCTION NEWS

We've hit major milestones this year with the support of the ongoing construction activities in the community. We've enhanced roads and sidewalks, maintained beautification through landscaping and planting, resumed construction on the Alt Hotel and residential buildings, and completed the development of Central Commons Park.

For an overview of construction activities happening this year and future updates, please visit <https://myuniversitdistrict.ca/news/construction-updates/>

### WE'RE MOVING OFFICES IN 2023!

Please be advised, University of Calgary Properties Group will be moving offices in February 2023. Our new upcoming address will be #405, 3917 University Avenue NW.



University District is a community by University of Calgary Properties Group

## NEWS YOU SHOULD KNOW



### PARKING

#### Two-Hour Street Parking

Two-hour street parking is available throughout the neighbourhood for your convenience. Please be mindful of the limited two-hour parking to ensure other neighbours can visit the community.

#### Three-Hour Underground Parking

Complimentary three-hour underground parking is available in the lot underneath Save-On-Foods and Cineplex VIP Cinemas allowing you to spend more time enjoying the neighbourhood, stress-free! Please remember to register your vehicle at the pay stations provided upon arrival to avoid ticketing or towing. Parking is regulated by the Calgary Parking Authority (CPA).

**QUICK TIP:** The parkade has two access points, by Save-On-Foods and Staples.

#### Safety Tips

As we see less sunlight earlier in the day, we encourage you to connect with your neighbours to form a buddy walking system as you walk to the parking lots or transit systems. Remember to avoid leaving valuables in your car to prevent car prowling.

#### Eye Care in U/D

Did you know an eye exam can detect diabetes? Clara Optometry recently joined University District in Block 23 on the third floor above Staples. Book your appointment with Dr. Joe Gonzales to get an eye exam today! They offer services for children, adults, and seniors with a wide selection of frames.

[Learn more.](#)

Also joining U/D later next year is Cloudbreak Eye Care, one of the most innovative glaucoma and advanced anterior segment clinics in Canada.

[Learn more.](#)



## STAY CONNECTED

For all the latest updates and happenings in University District connect with us on [Facebook](#), [Instagram](#), [Twitter](#) or [Subscribe](#) to our monthly [newsletter](#).

Are there things about the community you would like to know? Is there something we've missed in our Neighbour News that you'd like to hear about? Drop us a line and let us know. We are always looking for news that matters to you! Send us a note to [discoverycentre@ucpg.ca](mailto:discoverycentre@ucpg.ca)