



## 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 (U/D).*

### UCPG warmly welcomes Novy Cheema as new President and CEO!

University of Calgary Properties Group (UCPG) is pleased to announce

Mr. Novy Cheema as its next President and CEO. He will take over from Gregg Callander who has been serving as Interim President and CEO since March 2023. Mr. Cheema has more than 15 years of experience working in real estate and development and

joins UCPG after leading Alberta and prairie real estate development activities for a major North American development and construction company. Prior to this, he practiced commercial real estate law at an international law firm and also worked as counsel for a Calgary-based development company.

[See press release here.](#)



### Central Commons Park

Lace up those skates – the outdoor skating rink in Central Commons Park has officially kicked off for the season! As an active gathering place, Central Commons Park is the heart of University District inviting residents and visitors from all corners of the city to experience the community in a meaningful way. The park is open all year round nestled between Borough Bar + Grill and The Banquet with button-activated fire features, seating, and of course, the free outdoor ice rink! Take in the festive views of Central Commons Park as you dine on heated patios at Borough Bar + Grill or The Canadian Brewhouse. Indulge in a hot beverage or cozy treat from one of the nearby retailers and take a moment to explore the winter charm of Central Commons Park. Bring your skates!

The park is open 8 am to 10 pm daily. For more information visit the website at [myuniversitydistrict.ca/central-commons-park](https://myuniversitydistrict.ca/central-commons-park)



# Retail Main Street

*2024 is going to be a year of celebrations and openings and we can't wait to ring in the new year! Here's a glimpse of what's opening on Retail Main Street in 2024 with even more exciting announcements on the horizon.*

## BLOCK 23

### OLIVE NAIL BAR

*Anticipated Opening Late 2023/Early 2024*

Olive Nail Bar is the first nail salon to call University District home! As a specialty beauty salon, Olive Nail Bar offers manicures, pedicures and other beauty services to clients with care.

## CENTRAL BLOCK

### LEADING EDGE PHYSIOTHERAPY

*Anticipated Opening Late 2023/Early 2024*

Leading Edge Physiotherapy provides a comprehensive range of offerings, including orthopedic treatments, an extensive Pediatric Rehabilitation program, as well as cutting-edge technologies and services aimed at enhancing your well-being and optimizing performance.

## THE FORGE, BLOCK 15C

### UNA PIZZA + WINE

*Anticipated Opening Late Summer 2024*

California-inspired pizza and side dishes using ingredient-focused recipes with almost every element made in-house.

### NATIVE TONGUES TAQUERIA

*Anticipated Opening Late Summer 2024*

Rooted in traditional street and market foods of Mexico, tacos, tostadas and unique cocktails.

## SEED N SALT

*Anticipated Opening Late Summer 2024*

Quick service café with a wide selection of bowls, salads, breakfasts, café drinks, craft beer and regional wines.

## ARGYLE, BLOCK 16C

### LAGREE YYC

*Anticipated Opening Late Spring 2024*

Locally owned boutique fitness studio offering a unique workout that evolved out of Pilates. Voted top fitness centre in Calgary for five consecutive years.

### EASY BLINK OPTOMETRY

*Anticipated Opening Late Spring 2024*

Offers specialty eye care that focuses on vision therapy for sports performance, post-concussion symptoms, learning disorders and visual processing disorders.

### SHOPPERS DRUG MART

*Anticipated Opening Late Spring 2024*

Canada's retail drug store marketplace and the number one provider of pharmacy products and services.

And there's more to come! Stay tuned for more announcements.

# Builder Updates

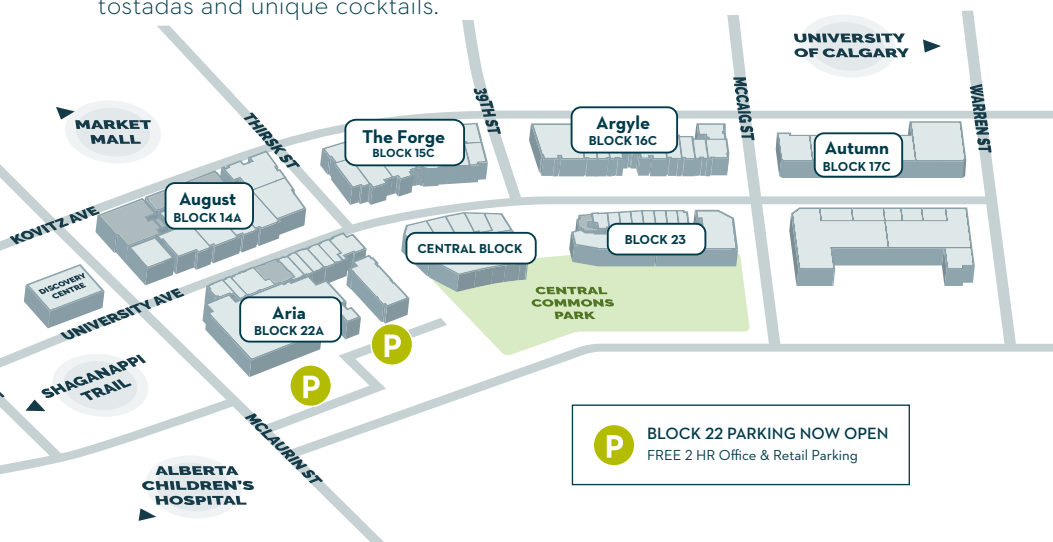
University District is proud to partner with some of Calgary's top builders. As U/D continues to grow, we are excited to introduce new builders in 2024 to further develop a place people are proud to call home. Keep an eye out for upcoming announcements!

## Year in Review



# Save-On-Foods Holiday Offer

This Boxing Day, come on down to Urban Fare Kitchen (located in Save-On-Foods) and enjoy a delicious **breakfast or lunch for 10% off!** Their breakfast and lunch are made fresh to order and are a perfect way to energize up before your Boxing Day shopping. From freshly cracked eggs to a savoury angus beef patty, the Urban Fare Kitchen has dishes that can put a smile on your face (that won't break the bank).





## COMMUNITY SPOTLIGHT

### AGING IN PLACE: MEET SOME OF THE RESIDENTS OF U/D

University District is a thoughtfully designed community welcoming residents from all stages of life. For senior residents, U/D is a place for community, convenience and cheer. The unique connection between Cambridge Manor by Brenda Strafford Foundation (enhanced seniors living), and Maple by Truman Homes, (55+ independent living), makes it an ideal location for residents to age in place. Meet your neighbours Rose and Elisabeth!

Originally from southern Manitoba, Rose moved to Calgary 55 years ago and began planning her future here. As a self-proclaimed aging advocate passionate about senior housing solutions, Rose believes in the importance of planning for the future and aging in the right place.

Elisabeth and her husband Noel embarked on a new adventure at Cambridge Manor in 2020. Now, three years later, they describe University District as the perfect blend of housing, shops and entertainment.

Read our recent [blog](#) to learn more about why Rose and Elisabeth love calling U/D home.



## WHAT YOU NEED TO KNOW

### SNOW

University District is committed to creating a safe environment for the community. We have assumed responsibility for snow removal from the City of Calgary for many pathways in University District, allowing for timely action including snow removal on ancillary pathways that the City of Calgary may not cover.

The City of Calgary Bylaw (20M88) requires sidewalks and public areas to be cleared within 24 hours of snowfall. We will be taking an additional measure by proactively clearing pedestrian pathways the morning after there are trace accumulations of snow. Roadways and plowing will occur during snow events with accumulations exceeding 2.5 inches.

Snow removal along University Avenue for doorways, pedestrian pathways, planters, and intersections will be done after each snowfall to eliminate accumulations, drifting snow, and ice build-up. If necessary, arrangements may also be made for the relocation, trucking, and dumping of snow piles.

### NOISE BYLAW EXEMPTIONS

The City of Calgary Noise Bylaw (32M2023) is temporarily lifted for 48 hours after snowfall to safely clear pathways in a timely manner.

### RESIDENTIAL BOULEVARDS

Condominiums are responsible for snow removal on residential boulevards adjacent to their property, mirroring the responsibility of single-family homes for clearing their sidewalks.

For further details on snow removal, please refer to the City of Calgary website or contact the Property Management team at [info@ucpg.ca](mailto:info@ucpg.ca).

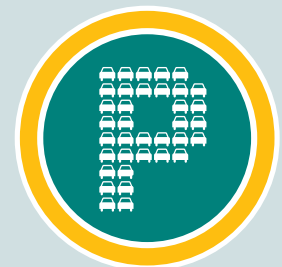
<https://www.calgary.ca/bylaws/snow-ice.html>

### SMITH STREET PEDESTRIAN CROSSING

Following a 'Warrant Analysis', we have been approved for a full signal light at the intersection of Smith Street NW and University Avenue NW. We believe this change will enhance the safety for pedestrians and vehicle access. We are currently in queue with the City of Calgary for the installation phase. Please stay tuned for more details.

### BLOCK 22 PARKING NOW OPEN

Block 22 south of Save-on-Foods is now open as a temporary public parking lot for retail and office use. This lot offers 2-hour complimentary parking with registration at the pay machines. See [map](#) on previous page for lot location.







## DISCOVERY CENTRE

Visit the Discovery Centre – a one-stop community hub for all things related to U/D! Learn more about the community, what's new, and tour show suites from builders.

### HOLIDAY CLOSURE

The Discovery Centre will be closed between **December 21, 2023 to January 1, 2024** this holiday season.

## WHO TO CONTACT

We value transparent communications and do our best to support your inquiries. Get in touch! We'd be happy to hear from you.

### CONSTRUCTION HOTLINE

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. For all construction updates, visit [myuniversitydistrict.ca/news](https://myuniversitydistrict.ca/news)

### GENERAL INQUIRIES

For all general inquiries, please email [info@ucpg.ca](mailto:info@ucpg.ca) and we will redirect to the appropriate teams.

### PROPERTY MANAGEMENT

Are you a tenant looking to connect with the property management team? Please email general inquiries to [retail@ucpg.ca](mailto:retail@ucpg.ca) or call our after-hours emergencies line at 1.888.333.1946



University District is a community by University of Calgary Properties Group

## STAY ACTIVE THIS WINTER

### ORANGETHEORY FITNESS

Orangetheory Fitness offers world-class coaches and total-body group workouts.

[Explore Orangetheory Fitness](#)

### YYC CYCLE

Join the YYC BIKERGANG and get your sweat on with indoor cycling.

[Explore YYC Cycle](#)

### UNIVERSITY OF CALGARY ACTIVE LIVING

Level up your leisure! Dive into Pickleball lessons and league action at University of Calgary Active Living. Serve up some fun this winter.

[Register Now](#)



## Upcoming U/D Events

### WINTER POP-UP

Don't let winter weather keep you indoors! U/D is embracing the season and helping the community warm up to winter with the Winter Pop-Up events. Join us in Central Commons Park for some winter fun including music and entertainment.

**Jan 28 & Feb 18**

**1-4 pm**

**Central Commons Park**

Stay tuned for more details!

## UNIVERSITY DISTRICT RESIDENTS

### RESIDENTS, LET'S CONNECT!

If you're currently living in U/D, we want to stay connected. Sign up to ensure you receive important homeowner information, updates, news, and more.

Sign up link: <http://eepurl.com/hohZ35>

## STAY CONNECTED

For all the latest updates and happenings in University District connect with us on [Facebook](#), [Instagram](#), [X](#) or [Subscribe](#) to our monthly e-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 [info@ucpg.ca](mailto:info@ucpg.ca).

