

2018 CONSTRUCTION SEASON OVERVIEW

SUMMARY

This construction season will run from May to October (dependent on weather and other variables). Activity is once again focused primarily in the northwest corner of the site: Continued construction in Phase 1, preparing to initiate construction in new phases along main street, work on 32nd Ave and the south pond and park area.

WHAT TO EXPECT

As with any construction project of this scale, there will be many activities happening simultaneously. This means large equipment, trucks and workers in the area.

The biggest impacts this season are expected to be road closures and detours, increased numbers of vehicles on the roads, and general growing pains as our new community grows.

HIGH-LEVEL ACTIVITIES THIS SEASON

May – October

Completion of Phase 1 infrastructure (street tree and shrub plantings/ furniture/sidewalks)

Water main upgrade on 32 Ave NW

Intersection enhancements

Tree plantings

Construction of medians and sidewalks

Installation of a City of Calgary Bus Rapid Transit stop on McLaurin St.

Completion of the North Pond

Start of construction on NW Commons Park (adjacent to Phase 1).

Partner builder starts on select blocks (incl. hotel, seniors living)



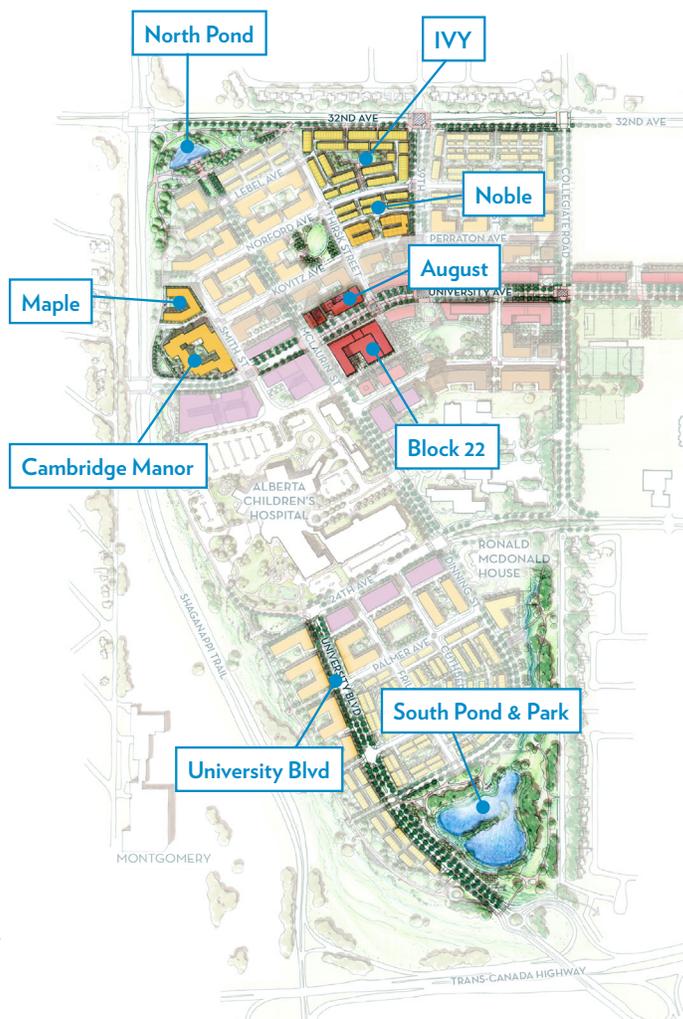
Block 22 is a mixed-use block that includes Save-on-Foods, a select number of retailers to be announced, and Gracorp's Rhapsody residential building.



August at University District is a residential building that will be attached to the ALT Hotel by Le Germain Groupe.



The Brenda Stafford Foundation and Truman are partnering to bring a first-of-its-kind multiple purpose seniors living complex that provides assisted living conjoined to independent seniors living homes.



The map highlights the main focus areas for construction in 2018.



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.

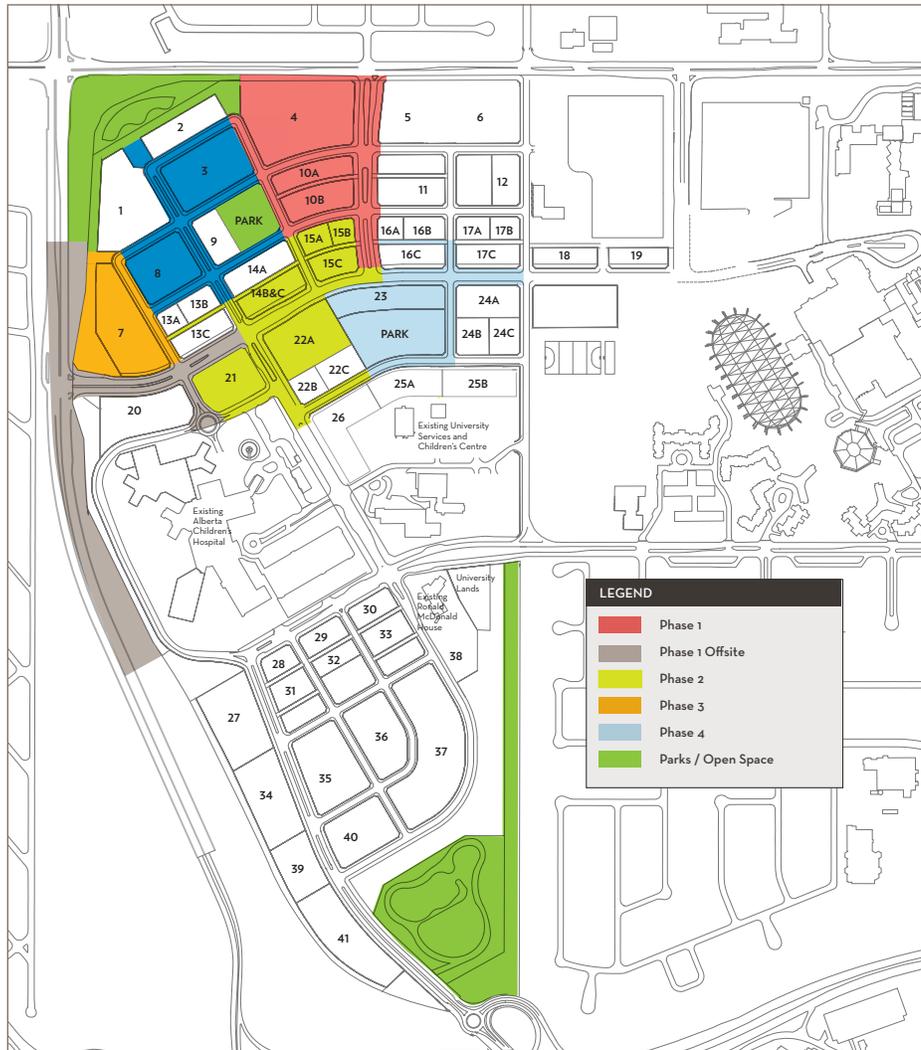
Vertical Construction – design of buildings and development blocks.

EXPLAINING PHASING

The Trust refers to concentrations of construction activity as 'phases'. Multiple phases may happen at once but do not necessarily reflect a single project.

To help you better understand the different projects underway we've included a high-level summary of each phase included in this construction season:

- Phase 1 – Brookfield's IVY and Truman's Noble projects. Construction started in 2017 and the first set of buildings are nearly complete.
- Phase 2 – Main Street (includes the grocery store, AVI's August at University District, Gracorp's Rhapsody building and new retail shops)
- Phase 3 – Seniors' Housing: A joint venture between The Brenda Stafford Foundation to develop Cambridge Manor (assisted living) and Truman Homes' Maple (seniors independent living).
- Phase 4 – High level design on Central Park & Plaza
- Public /Open Spaces:
 - North neighborhood park (NW Commons) adjacent to Phase 1 (Ivy and Noble)
 - Upgrades to the south pond and park



THE OUTCOME OF THE LAST SEASON

You may have noticed that Brookfield and Truman's projects (Phase 1) are well underway. Work to prepare the land for construction began in 2016 with installation of new roads, infrastructure and more. We are looking forward to welcoming the first residents this fall!

In addition, University Ave (main street) is starting to take shape.

Construction on Block 22 (the mixed-use grocery store/rental housing block) started in January and will continue until 2020.

NEW RESIDENTS' SECTION

With new residents to move in later this year, we're introducing a Residents' Section in subsequent construction updates to provide U/D residents with targeted information about construction activity near their homes.

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 to see ongoing or archived Construction News Bulletins.