

2022 CONSTRUCTION SEASON OVERVIEW

The Construction Season Overview provides a high-level 2022 glance at upcoming construction activity happening in University District (U/D). The construction season runs from March to October and will continue to support enhancements throughout U/D. Our team consistently monitors site conditions and will be ready to execute mitigation measures as required. We will continue to keep the community informed on specific impacts as it develops throughout the construction season. Visit myuniversitydistrict.ca for the latest information on retail announcements and openings, residential options, events, and news.



ISSUED FEBRUARY 2022

2022 CONSTRUCTION ACTIVITY

BLOCK	CONSTRUCTION PROJECT
1	Residential Development (New Builder)
3	Residential Development (Capella)
14B	Alt Hotel Development
15A & B	Purpose-Built Rental Development (Gracorp)
15C	Purpose-Built Rental Development (The Forge)
16C	Residential Development (Argyle)

AREAS	CONSTRUCTION PROJECT
Central Commons Park	Park Development
Varsity Courts	Building Decommissioning Phase 1

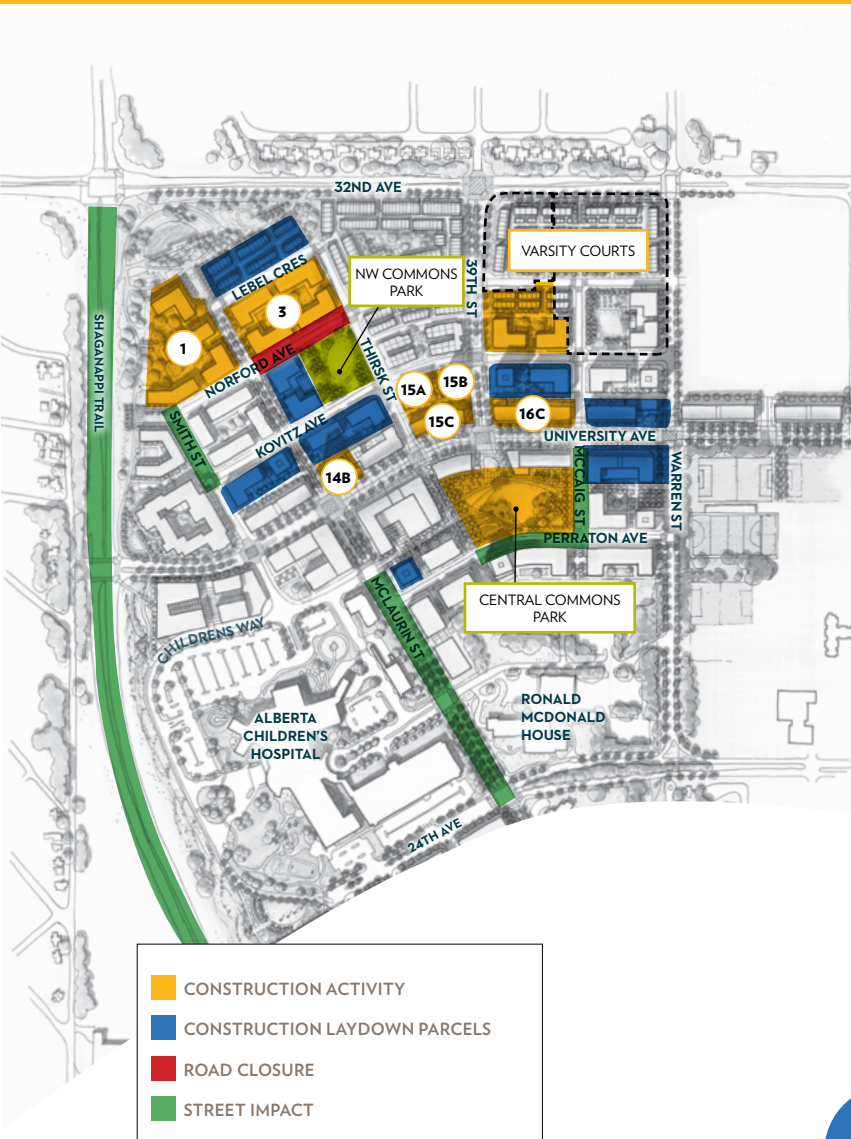
STREET	CONSTRUCTION PROJECT
McLaurin St	Infrastructure Upgrades
Shaganappi Tr	Concrete Rehabilitation and Top Lift Road Paving
Smith St	Concrete Rehabilitation and Wheelchair Ramps
McCaig St and Perraton Ave	Landscaping and Planting
Nordford Ave	Road Closure Between McLaurin and Thirsk St

CONSTRUCTION LAYDOWN PARCELS

Laydown parcels are areas of land temporarily used to store construction equipment and materials. High levels of movement and material transportation will occur in and around these areas.

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**.





CURRENTLY UNDER CONSTRUCTION

CENTRAL COMMONS PARK

Nature of Work: Park Development

Anticipated Timeline: Now – Fall 2022

Location of Impact: Central Commons Park, Perraton Ave

Impact: Minor traffic impact, noise and dust is expected as construction vehicles transport materials through Perraton Ave. This 3-acres park space will become a four seasons gathering space at the heart of University District.

BLOCK 15C: PURPOSE-BUILT RENTAL (THE FORGE, VIVENDA GROUP)

Nature of Work: Building Development

Anticipated Timeline: Now – Fall 2023

Location of Impact: Block 15C

Impact: On-site activity has started on Block 15C in preparation for a purpose-built rental development. High construction traffic, noise, dust, and activity is expected in this area.

BLOCK 3: RESIDENTIAL (CAPELLA, BROOKFIELD RESIDENTIAL)

Nature of Work: Building Development

Anticipated Timeline: Now – Summer 2023

Location of Impact: Block 3, Block 9 (Laydown Parcel and Construction Parking), Nordford Ave between McLaurin St and Thirsk St

Impact: Nordford Ave between McLaurin St and Thirsk St is currently closed for construction traffic and loading between Block 3 and Block 9. Construction activity here will impact pedestrian traffic with periodic detours.

ANTICIPATED SPRING 2022 CONSTRUCTION ACTIVITY

BLOCK 14B: ALT HOTEL

Nature of Work: Building Development

Anticipated Timeline: March 2022 – Fall 2023

Location of Impact: Block 14B

Impact: The development of Alt Hotel will resume in March. Construction traffic, noise, and on-site activity will impact the surrounding sites. Pedestrian pathways may temporarily be impacted.

BLOCK 16C: MIXED-USE RESIDENTIAL (ARGYLE, HOMES BY AVI)

Nature of Work: Building Development

Anticipated Timeline: April 2022 – Spring 2024

Location of Impact: Block 16C, Block 17C (Laydown Parcel), 39th Ave, University Ave

Impact: Increased construction traffic, dust, noise, traffic accommodations, and pedestrian traffic impacts are expected along 39th Ave and University Ave.

MCCAIG STREET (SOUTH OF UNIVERSITY AVENUE) AND PERRATON AVENUE: LANDSCAPING AND PLANTING

Nature of Work: Landscaping

Anticipated Timeline: Spring 2022 – Summer 2022

Location of Impact: McCaig St, Perraton Ave

Impact: Landscaping and planting along McCaig St and Perraton Ave is not expected to disrupt pedestrian or traffic. This work will continue to support ongoing beautification and aesthetic enhancements.

MCLAURIN STREET: INFRASTRUCTURE UPGRADES

Nature of Work: 4-Lane Road Infrastructure Upgrades

Anticipated Timeline: Spring 2022 – Fall 2022

Location of Impact: McLaurin St from 24th Ave to Perraton Ave

Impact: Traffic will be reduced to one lane from 24th Ave to Perraton Ave. Intermittent lane adjustments may occur throughout the duration of the construction season. As required, signage will provide direction and outline detours. The new infrastructure will upgrade the area to operate as a 4-lane road with enhanced streetlights.





NORTHWEST COMMONS PARK

Nature of Work: Planting Replacements and Repairs

Anticipated Timeline: Spring 2022-Fall 2022

Location of Impact: Northwest Commons Park

Impact: Minor pedestrian pathway detours are expected due to maintenance.

ANTICIPATED SUMMER 2022 CONSTRUCTION ACTIVITY

VARSITY COURTS DECOMMISSIONING

Nature of Work: Building Decommissioning

Anticipated Timeline: Beginning in June 2022

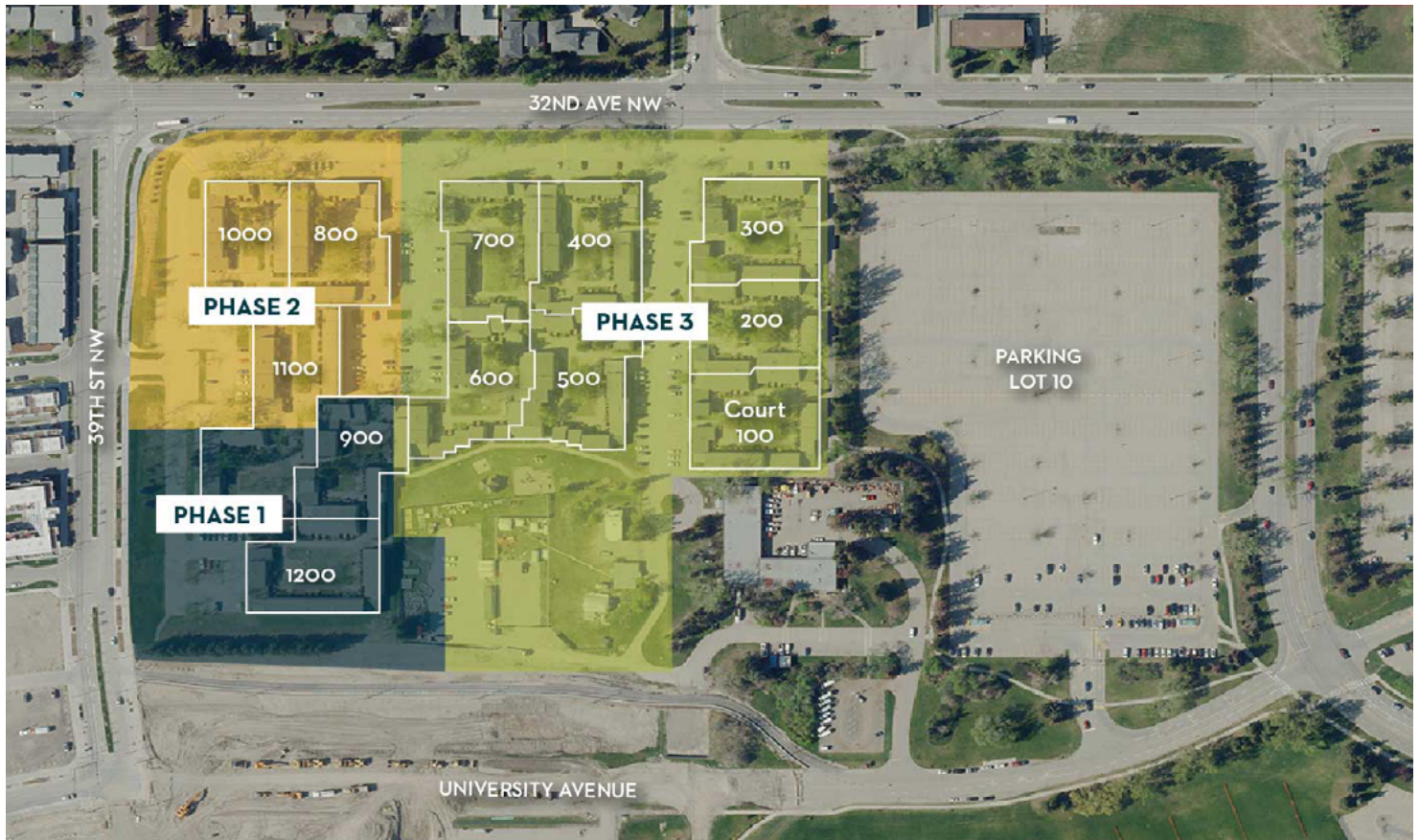
Location of Impact: Varsity Courts, 32nd Ave, 39th Ave to 39th St, Norford Ave (West of 39 St), Block 1 (Site Preparation)

Impact: Decommissioning of Varsity Courts units located at the intersection of 39th St NW and 32nd Ave NW will occur in three phases – the first of which will begin in June 2022. Site activity will include grading, deep utility rework, and the installation of new utilities. Block 1 is dedicated for site preparation during this duration and will predominately affect 39th St as dirt migration and materials are transported to the worksite from Block 1 through Norford Ave. Construction activity will also include an increase in construction vehicles, noise, and dust. Water trucks will be on-site to help mitigate dust.

Visit the [Varsity Courts Decommissioning Page](#) for more information.

- Phase I: 2022
- Phase II: 2024
- Phase III: 2026/2027

Varsity Courts Phase Plan





SHAGANAPPI TRAIL: CONCRETE REHABILITATION AND TOP LIFT ROAD PAVING

Nature of Work: Surface Road Work

Anticipated Timeline: Summer 2022-Fall 2022

Location of Impact: Shaganappi Tr, Regional Pathway

Impact: Concrete rehabilitation along Shaganappi Tr, University Ave (West of McLaurin St), Smith St, and 39th St will begin this summer to maintain the stability, aesthetic, and longevity of the road. This activity is expected to heavily impact vehicle traffic with intermittent lane closures, pedestrian detours, and regional pathway disruptions. As required, signage will be implemented to ensure detours and closures are clearly identified.

TOP LIFT ROAD PAVING

Nature of Work: Surface Road Work

Anticipated Timeline: August 2022

Location of Impact: Shaganappi Tr, University Ave, Smith St, and 39th St

Impact: Top lift paving is the final asphalt surface layer application required on new roads. This activity is necessary on Shaganappi Tr, University Ave (West of McLaurin St), Smith St, and 39th St. Intermittent lane closures, traffic accommodation, street parking, pedestrian traffic, and asphalt odour may temporarily affect these areas for a short period of time throughout August. As required, signage will be in place to redirect travel.

SMITH STREET: CONCRETE REHABILITATION AND WHEELCHAIR RAMPS

Nature of Work: Surface Road Work and Wheelchair Ramps

Anticipated Timeline: Summer 2022-Fall 2022

Location of Impact: Smith St, Kovitz Ave

Impact: Concrete rehabilitation will happen along Smith St this summer to maintain the road. Permanent wheelchair ramps will be installed at the intersection between Kovitz Ave and Smith St to increase accessibility. Temporary pedestrian and traffic detours are expected in this area during this time.

ANTICIPATED FALL 2022 CONSTRUCTION ACTIVITY

BLOCK 15A & 15B: PURPOSE-BUILT RENTAL (GRACORP PROPERTIES)

Nature of Work: Building Development

Anticipated Timeline: Fall 2022-Fall 2024

Location of Impact: 39th Ave to 39th St, Block 15A, Block 15B

Impact: The 8-story and 16-story purpose-built rental buildings will begin development on Block 15A and Block 15B. High levels of construction activity, dust, noise and vehicular movement along 39th Ave to 39th St may also affect pedestrian traffic as materials are transported on site.

BLOCK 1: RESIDENTIAL (NEW BUILDER)

Nature of Work: Building Development

Anticipated Timeline: Fall 2022-Fall 2024

Location of Impact: Block 1, Lebel Ave, McLaurin St

Impact: An increase in construction activity, dust, noise and vehicular movement is expected. Access to McLaurin St to Lebel Ave may also be affected during this time.

The University of Calgary Properties Group Ltd. (UCPG) is a different kind of real estate development company.

University of Calgary Properties Group Ltd. (UCPG) was created by the University of Calgary to oversee the development and management of university land projects. UCPG's financial model provides an innovative approach to real estate development. It is based on a unique public-private development model. The development will optimize the return on the land for the benefit of the University's academic mission.

With the masterplan for University District underway and portfolio diversification with University Innovation Quarter, UCPG is delivering on creating amazing places for people to thrive.

UCPG.CA

MITIGATION STRATEGY

Water trucks will be on site to help mitigate dust when necessary.

As required, signage will direct pedestrian detours, speed limits, and construction activity.