

CONSTRUCTION UPDATE



PURPOSE OF THIS EDITION

To provide an overview of construction activities and updated impacts for April.

WHAT'S HAPPENING IN APRIL?

1. Alt Hotel Resumes Construction
2. McLaurin Street Closure for Infrastructure Upgrades
3. Block 1 Dirt Migration
4. Block 16 Building Development
5. Temporary Road Closures between University Avenue and Thirsk Street



ALT HOTEL RESUMES CONSTRUCTION

NOW - JUNE 2023

Alt Hotel located north of Save-On-Foods has resumed construction activity with an anticipated completion date of June 2023. Marco Construction will be leading this activity.

GENERAL IMPACT:

- High levels of construction traffic, noise, and minimal dust is expected in this area
- Temporary sidewalk closures and parking restrictions are in effect

STREET IMPACT:

- Increased construction traffic on McLaurin St (primarily north of the hotel site in the back lane), Kovitz Ave, Thirsk St, and University Ave
- August residents may experience intermittent disruptions accessing the back lane leading into residential underground parking, however there are two access routes to the back lane accessible off McLaurin St and Thirsk St
- No street parking on the east side of McLaurin St
- There may be intermittent traffic delays going northbound on McLaurin St from University Ave as construction vehicles move on site

PEDESTRIAN IMPACT:

- No pedestrian access on east side of McLaurin St from University Ave to Kovitz Ave
- Pedestrian access will be maintained along University Ave with overhead protection in front of the Alt Hotel

MITIGATIONS:

- Construction fencing is in place on University Ave and the east side of McLaurin St bordering Alt Hotel
- Construction flaggers will be on-site to control traffic and movement of construction vehicles, as needed
- Pedestrian overhead protection along University Ave in front of the Alt Hotel to secure the area

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**.

For all construction updates, visit myuniversitydistrict.ca/news/construction-updates/

MCLAURIN STREET: TEMPORARY ROAD CLOSURES FOR INFRASTRUCTURE UPGRADES

APRIL - JUNE 2022

Infrastructure upgrades on McLaurin St will enhance this area to operate as a 4-lane road.

TEMPORARY ROAD CLOSURES:

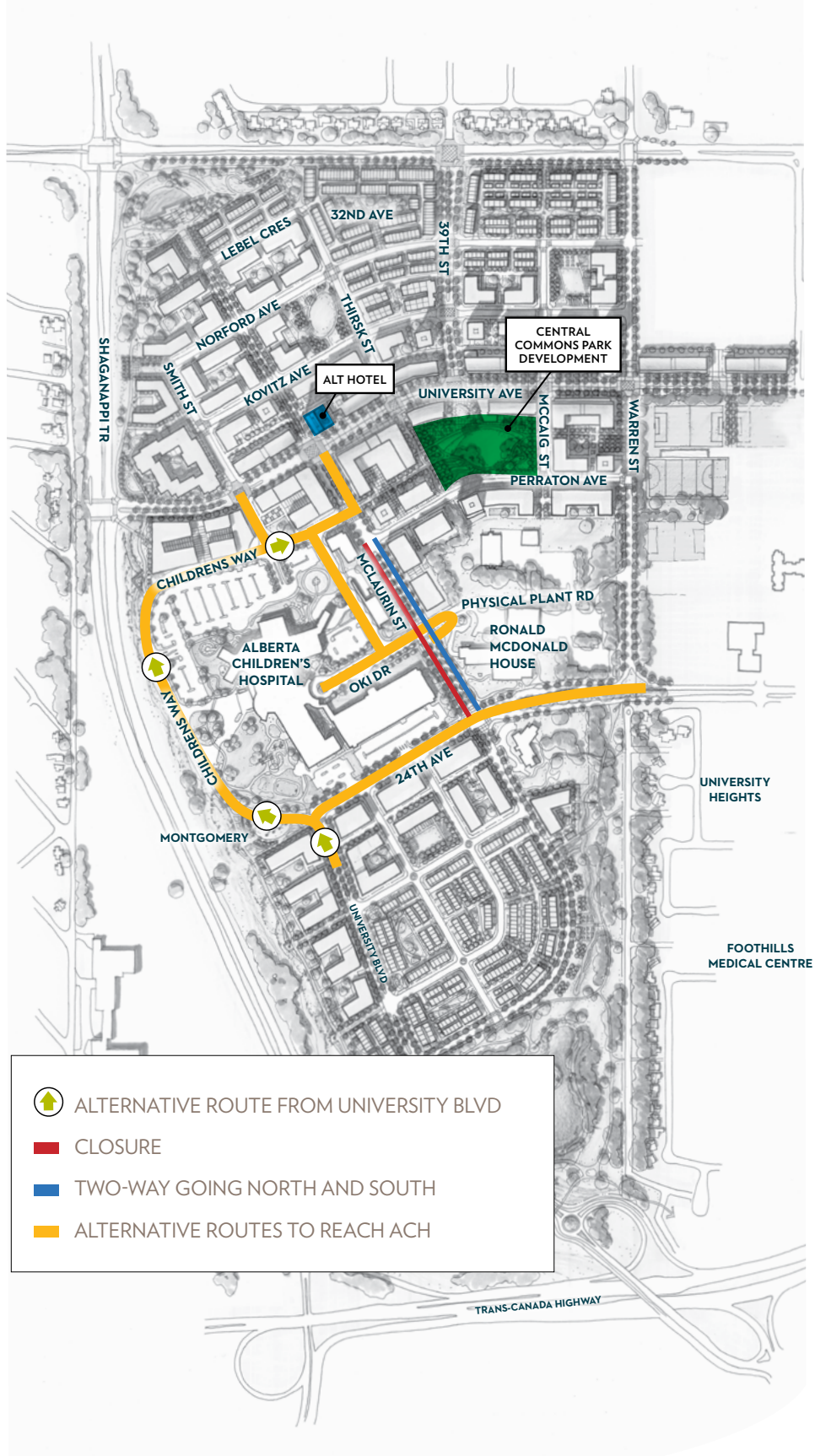
- McLaurin St Southbound lane will be closed from Perraton Ave to 24 Ave
- McLaurin St Northbound lane will become to a two-way lane

ACCESSING THE ALBERTA CHILDREN'S HOSPITAL:

- Access to the Alberta Children's Hospital (ACH) is accessible through the two-way lane adjustment on McLaurin St, however, this construction activity may cause congestion, brief intersection closures, and restricted access to Physical Plant Rd. Alternative routes and access points are identified on the map

MITIGATIONS:

- Road closure signage will be in place ahead of construction activity



BLOCK 1: DIRT MIGRATION

MARCH - JUNE 2022

In preparation for a new residential building on Block 1, the removal of a dirt stockpile is necessary. Dirt migration will begin in March from Block 1 to south of the Alberta Children's Hospital.

GENERAL IMPACT:

- Increase in construction traffic, noise, mud, and dust from Block 1 towards 24th Ave

MITIGATIONS:

- Water trucks and street cleaning will be implemented as necessary

BLOCK 16C: BUILDING DEVELOPMENT

APRIL 2022 - SPRING 2024

Argyle (Homes by Avi) will begin construction on Block 16C in April. Argyle is a mixed-use residential building with anticipated completion in 2024.

GENERAL IMPACT:

- Increase in construction traffic, noise, and dust between 39th St and University Ave
- There are no anticipated street or pedestrian impacts at this time

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

END OF APRIL

There will be temporary road closures between University Ave and Thirsk St near the end of April for the mobilization and demobilization of a construction crane from Kanas Corporation.

GENERAL IMPACT:

Temporary road closure

LOOKING AHEAD

BLOCK 23: PARK DEVELOPMENT - DIRT MIGRATION

MAY 2022 FOR THREE WEEKS

Construction for Central Commons Park is making progress. Dirt migration will commence in May to support the park development. This 3-acre park space is anticipated to open in Fall 2022.

GENERAL IMPACT:

- Increase in construction traffic, noise, and dust along Perraton Ave



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