

University District Construction Town Hall Meeting Notes

This summary details questions asked by the attendees at the 2024 Construction Town Hall on Monday, March 18, 2024. To review the Town Hall slides, please see page 5 of this document, or visit the website at myuniversitydistrict.ca/news

If we missed your question or if you have additional questions, please contact us at info@ucpg.ca

1. Wasn't Block 9 supposed to be an urban school?

- a. As part of a pilot project for an urban format school, University District Trust (UDT) and the Calgary Board of Education (CBE) established a partnership due to the unique nature of a mixed-use community and the need to be flexible to accommodate a future school based on population demands. This provides the option for CBE and UDT to ensure a school is built where it is needed.
- b. Block 9 and Block 12 were predetermined sites to accommodate for an urban school. If it is not warranted, the lot will be reverted to a traditional development site.
- c. University District did not have a high enough population demand with children to warrant an urban school on Block 9 and it was reverted back to a traditional development site. Jayman BUILT is currently constructing Magna, a concrete, for-sale condominium project on Block 9.

2. Where will the exits and entrances be for Block 9 – Magna by Jayman BUILT?

- a. The parking entrance for Magna by Jayman BUILT will be from Kovitz Avenue, on the south side facing the Alt Hotel.

3. Is there consideration to add an underground or overground walkway in the South Lands for wildlife like deer and coyotes?

- a. There are currently no plans in the University District development program to incorporate an underground or overground walkway for wildlife in the South Lands. We work closely with the University of Calgary to stay informed of wildlife activity in the area.

4. Will there still be green space north of the wetlands in the South Lands?

- a. Yes, the greenspace adjacent to Dinning Street will remain a green space. That area is a Municipal Reserve and will be city owned and maintained after University District receives Final Acceptance from the City.

5. **Will the city maintain it as a park?**
 - a. Yes, the Municipal Reserve will be maintained as a park.
 6. **I am noticing the North Pond has dirt in it. Why is that?**
 - a. The North Pond functions as part of the stormwater management system. To obtain Final Acceptance from the City of Calgary it is necessary for University District to remove the sediment that has accumulated at the bottom of the pond since it was constructed. This required drainage of the pond. The pond will depend on natural conditions to replenish itself and may remain dry for an extended duration.
 7. **Will University District manage and develop the land to the west of the South Lands?**
 - a. Yes, this area is referred to as the "Slope Lands" and is part of the original Outline Plan and we will be managing and developing this area.
 8. **The University of Calgary Campus Security has been seen patrolling west of University Blvd. Have you seen any unhoused people in this area?**
 - a. We have not been informed of this but will continue to monitor the area.
 9. **Traffic Signage in the Community. Three similar questions were raised including:**
 - **Are there any plans to put four-way stops on Perraton Ave and McCaig St?**
 - **Can the Northwest Commons Park playground speed signs be relocated?**
 - **Can the intersections of Norford Avenue between Thirsk St and McLaurin St be revised to four-way stops?**
 10. We have regular contact with the City of Calgary and will raise these areas as a major resident concern at the next opportunity.
 11. The location, management and implementation of stop signs and speed signage falls under the City of Calgary's jurisdiction. City transportation guidelines dictate where and how frequent signages are warranted. We encourage you to continue contacting the City of Calgary by calling 3-1-1 to share your concerns.
-
10. **Will there be pedestrian lights installed at Smith Street?**
 - a. We are aware of and validate the concerns with pedestrian crosswalks in the community. Permanent signals are warranted at this intersection, and we are currently working with the City of Calgary on installation. Construction is dependent on the City of Calgary and is anticipated to be completed by Q4 2024.

11. We have concerns about construction workers parking on the residential streets. What can be done? How can we get people to stop parking in restricted and dangerous areas?

- a. We provide free, dedicated parking stalls for construction contractors to proactively mitigate this concern. Street parking is managed by the Calgary Parking Authority. If there are questions about street parking, we kindly redirect you to www.calgaryparking.com for more information and actions you can take.

12. The pathway behind the Alberta Children's Hospital is very narrow, especially given the increased foot and bicycle traffic. Are there plans to update this pathway?

- a. Yes, this pathway will be reconstructed at a later stage.

13. Why are there CCTV cameras and where are they located?

- a. CCTV cameras are along University Avenue as part of crime prevention measures for retail tenants and community members.

14. Parking is going to be an ongoing challenge in our neighbourhood. Wouldn't it make sense to keep parking on Block 21 and relocate the Discover Self-Storage to somewhere else? Block 20 is too far for grocery shopping.

- a. Extensive research, planning and strategy goes behind our land parcels to ensure we are maximizing and optimizing the return on land. Block 20 is a larger parcel and can better accommodate parking needs from a volume perspective. Underground parking is also available at Save-On-Foods and Block 23.

15. Can you rent parking stalls in Block 22?

- a. You cannot rent parking stalls in Block 22 at this time. We understand and acknowledge the parking challenges and are actively working towards a permanent solution. All lots currently being used for surface parking are temporary in nature until it becomes developable land.

16. As Magna by Jayman BUILT progresses, are there plans to close streets similar to how Kovitz Ave is partially closed for Gracorp?

- a. Yes, we anticipate street closures to support this project.
- b. Jayman BUILT currently has Block 13 A and B as dedicated laydown areas. It is anticipated there will be a closure on the northbound lanes of McLaurin Street NW between Kovitz Ave and Norford Ave for up to 2 years. We will communicate notices about the impact of construction activity on roads as details are confirmed.

- c. We work extensively with multiple construction teams to ensure the impact on residents and community members is mitigated and minimized as much as possible. There will be redirected traffic and road closures throughout the construction season for all active builders.
- 17. If there is an emergency and these roads are closed, what will happen?**
- a. Emergency vehicles and crew will always have access in and out of the neighbourhood.
- 18. Do you have any timelines on the construction of Discover Self-Storage on Block 21?**
- a. Construction is dependent on various factors like weather and permit approvals, but it is anticipated to begin as early as Q3/Q4 2024.
- 19. Do you have any timelines on the development on Block 24 – the lot east of Staples?**
- a. No timelines have been confirmed, but it will be residential with retail at grade.
- 20. What are your plans for affordable housing?**
- a. We are committed to offering a mix of housing product types in our community for all lifestyles. Once fully completed, the community will be home to over 12,000 residents in about 7,100 multi-family residential units. The University District Master Plan was also created over 10 years ago. A lot has changed since then – both in market demands and community needs. As such, we will be undergoing a Master Plan revision this year to further examine our future development. We will also host several engagements to collect feedback on what the community wants and needs to help inform the development.
- 21. What will Block 14 A (directly north of the Alt Hotel) be developed into?**
- a. We are in conversations with several builders for development on this lot, however it will be a residential building.

Thank you for participating in our 2024 U/D Construction Town Hall! Your engagement is appreciated as we continue to build University District into northwest Calgary's award-winning community.

UNIVERSITY
DISTRICT
— CALGARY —

U/D Construction Town Hall

March 18, 2024

Land Acknowledgement

University of Calgary Properties Group and its trusts, University District and University Innovation Quarter, located in the heart of Southern Alberta, both acknowledges and pays tribute to the traditional territories of the peoples of Treaty 7, which include the Blackfoot Confederacy (comprised of the Siksika, the Piikani, and the Kainai First Nations), the Tsuut'ina First Nation, and the Stoney Nakoda (including Chiniki, Bearspaw, and Goodstoney First Nations). The City of Calgary is also home to the Métis Nation of Alberta (Districts 5 and 6).

University of Calgary Properties Group



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Cristian Varna
Manager,
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Presentation Outline

1. Infrastructure Construction Process
2. Residential Developments Under Construction in 2024
3. Phase 16: South Lands
4. UCalgary Varsity Courts Phase II Decommissioning
5. Phase 15: North Lands, Varsity Courts
6. Block 21: Discovery Self-Storage
7. U/D Community Initiatives and Contacts
8. 2024 U/D Community Clean Up

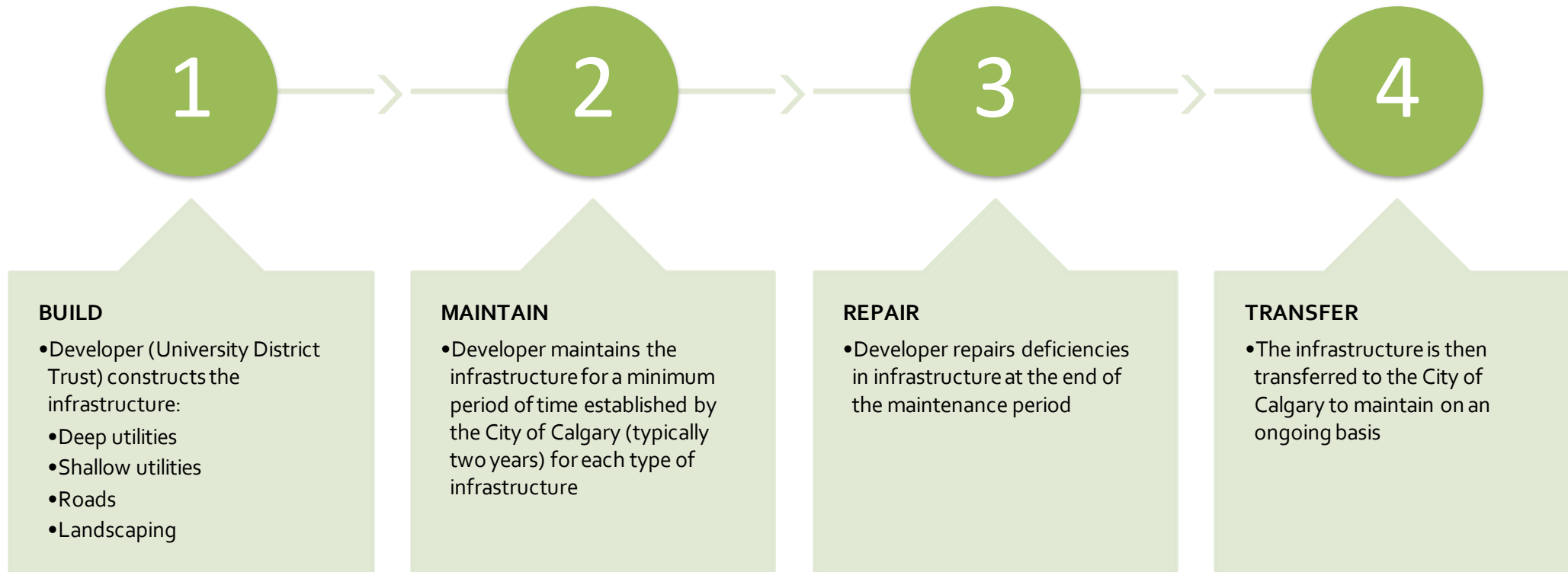
Q&A after the presentation



A photograph of a man and a woman smiling at a dog in a field. The image is overlaid with a semi-transparent blue filter. The woman is on the left, smiling broadly, looking at the dog. The man is on the right, looking at the dog. The dog is in the center, looking towards the woman. The background is a field of tall grass or reeds under a clear sky.

Infrastructure Construction Process

Infrastructure Construction Process Overview

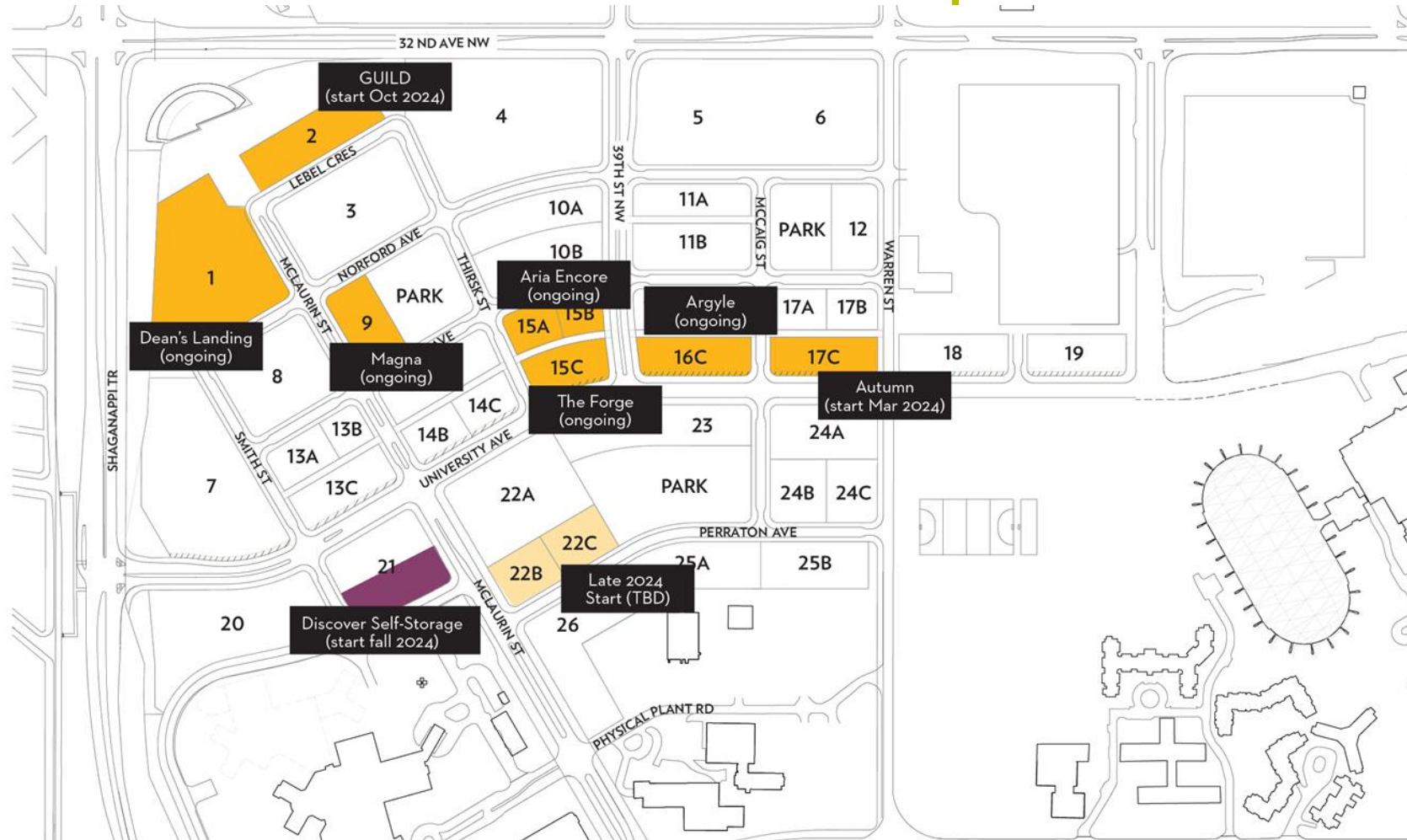


**CONSTRUCTION ACTIVITY AND TIMELINES
ARE DEPENDENT ON VARIOUS FACTORS
AND IS SUBJECT TO CHANGE.**

A group of five people are gathered around a table in what appears to be a restaurant or bar setting. They are smiling and engaged in conversation. The scene is overlaid with a semi-transparent blue filter. The background shows string lights and a blurred interior. The text is centered over the image.

**Residential and Retail
Developments Under
Construction in 2024**

Active Residential and Retail Developments



CONSTRUCTION ACTIVITY AND TIMELINES ARE DEPENDENT ON VARIOUS FACTORS AND IS SUBJECT TO CHANGE.

Projects Under Construction in 2024

ONGOING:

- Block 1: Dean's Landing by Rohit Communities
- Block 15C: The Forge by the Vivenda Group
- Block 16C: Argyle by Homes by Avi
- Block 15A/B: Aria Encore by Gracorp

NEW PROJECTS:

- Block 2: GUILD by Crystal Creek Homes
- Block 9: Magna by Jayman BUILT
- Block 17c: Autumn by Homes by Avi
- Block 21B: Discover Self-Storage
- Block 22B/C: Unnamed Project by Gracorp

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Residential and Retail Developments – What Can You Expect?

Anticipated Impact:

- Loss of on-street parking
- Loss of parking lot west of Save-On-Foods
- Traffic detours
- Sidewalk closures
- Noise, dust, construction workers
- Residential developers are in control of their sites and U/D works to ensure impacts on community are minimized

Mitigations

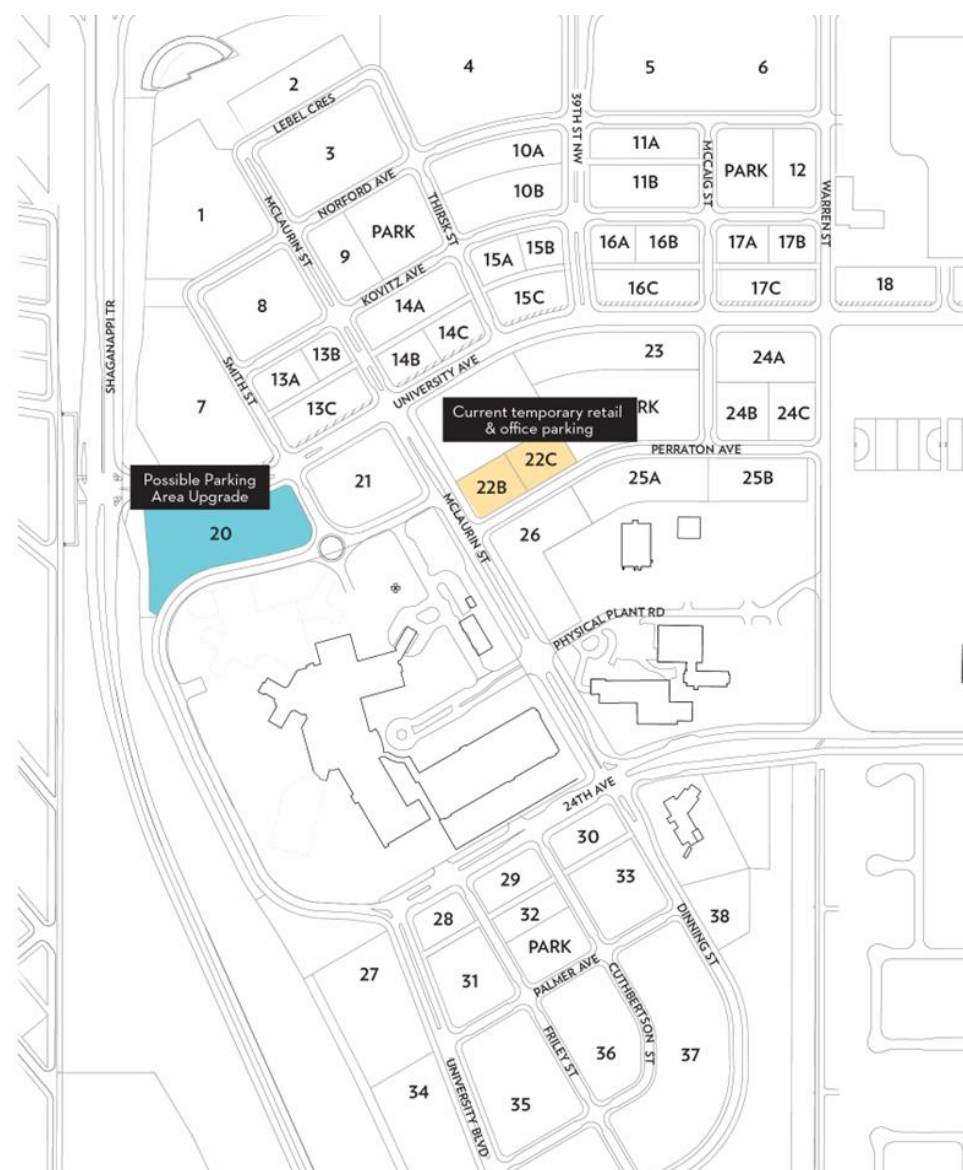
- Construction notices to residents
- Sidewalk detours to minimize conflict with construction activities
- Signals at Smith Street and University Avenue
- Improvements to existing parking areas
- Street cleaning

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Parking

Mitigation:

- Encourage retail traffic/customers to the underground parking
- Improvements to existing parking area on Block 20
- Maintain Block 22B/C as parking until residential development proceeds
- Maintain Block 21 parking until development proceeds
- Pursuing temporary parking options for residents



Block 20 – Parking

- To alleviate some parking reduction, Block 20 will be partially conditioned with asphalt to support retail parking (approx. 250 stalls)
- Approx 60% of the stalls will be dedicated for retail parking, and 40% will be dedicated to contractors.

Anticipated Timelines:

- Currently in design, then to City approvals
- Construction TBD in 2024 for approximately 3 months

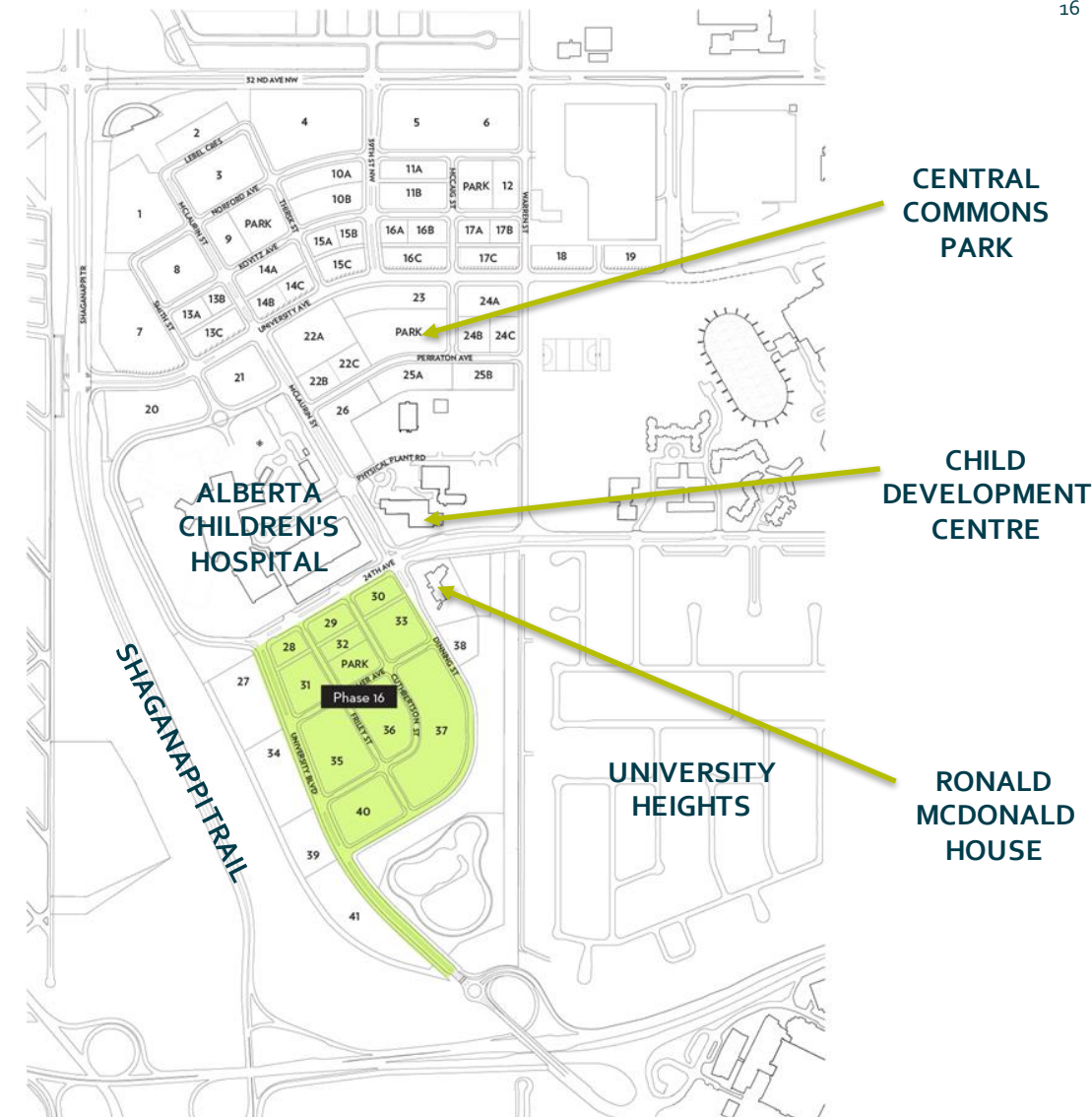


A photograph of a group of people dining at a restaurant, overlaid with a semi-transparent blue filter. The scene shows a woman on the left, a man in a checkered shirt in the center, and another man on the right being served by a waitress. The background features string lights and a blurred interior. The text 'Phase 16 - South Lands' is centered over the image.

Phase 16 - South Lands

Phase 16 – South Lands

- Located south of Childrens Hospital and 24th Avenue between University Boulevard and University Heights



Phase 16 - South Lands

- 2024 construction includes:
 - Deep utility installations (water, sanitary, storm)
 - Upgrades to University Boulevard

Anticipated Timelines:

- TBD in 2024 for approximately 3 months



Phase 16 (South Lands): What can you expect?

Grading work to prepare for underground utility construction. Deep utilities including water, storm, and sanitary are installed at 3.0m depth or greater. Roadway upgrading of University Boulevard with detour road to maintain 2-way traffic.

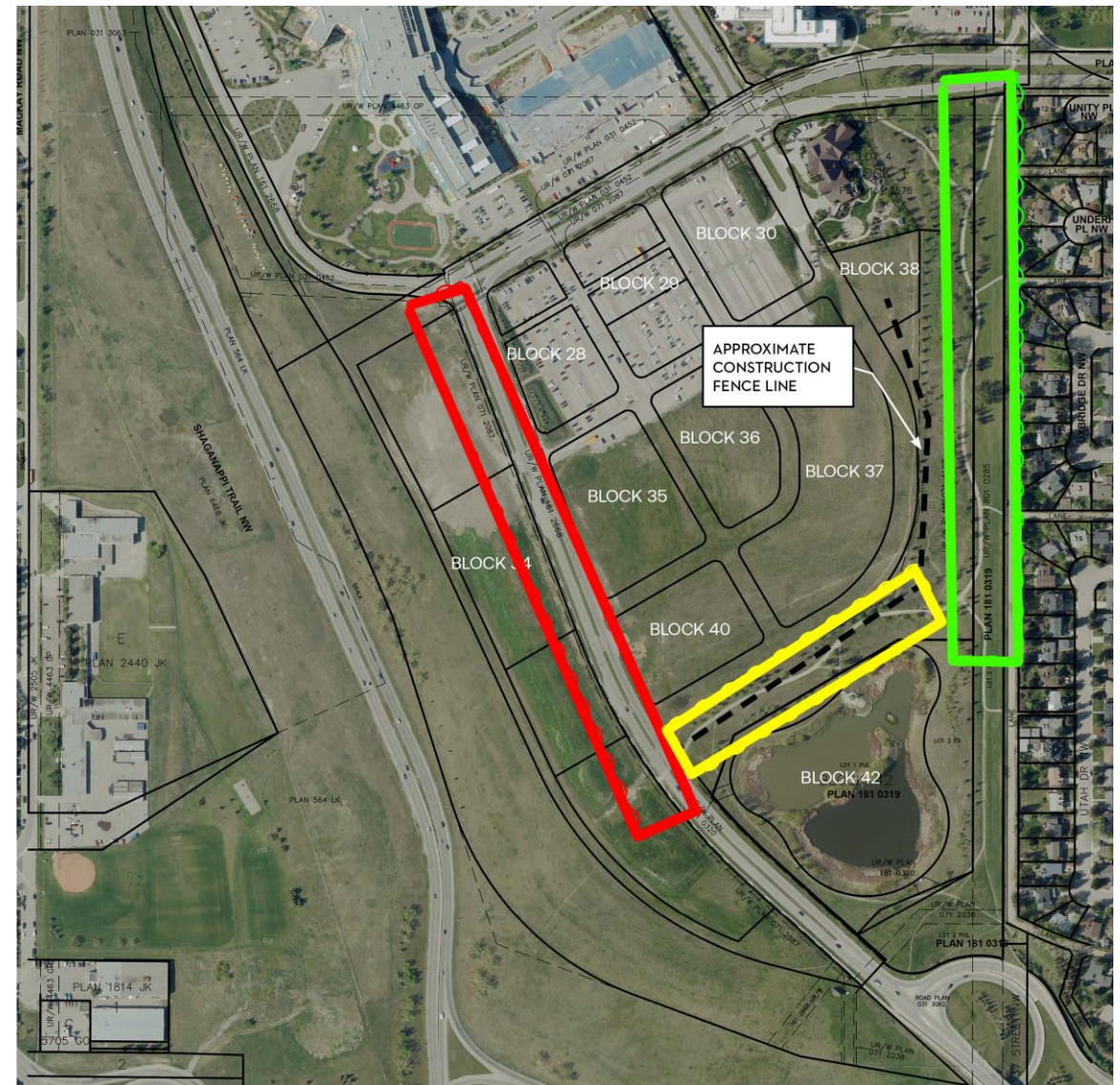
Anticipated Impact:

- Road detour on University Blvd, pedestrian pathway revisions, intermittent road closures, limited street parking, increase in sound, construction traffic, dust, etc.
- **Mitigations**
 - Water trucks to mitigate dust (subject to water restrictions)
 - Pathway re-alignments to avoid construction activities
 - Full detour road on University Boulevard to maintain traffic

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Pedestrian Pathways

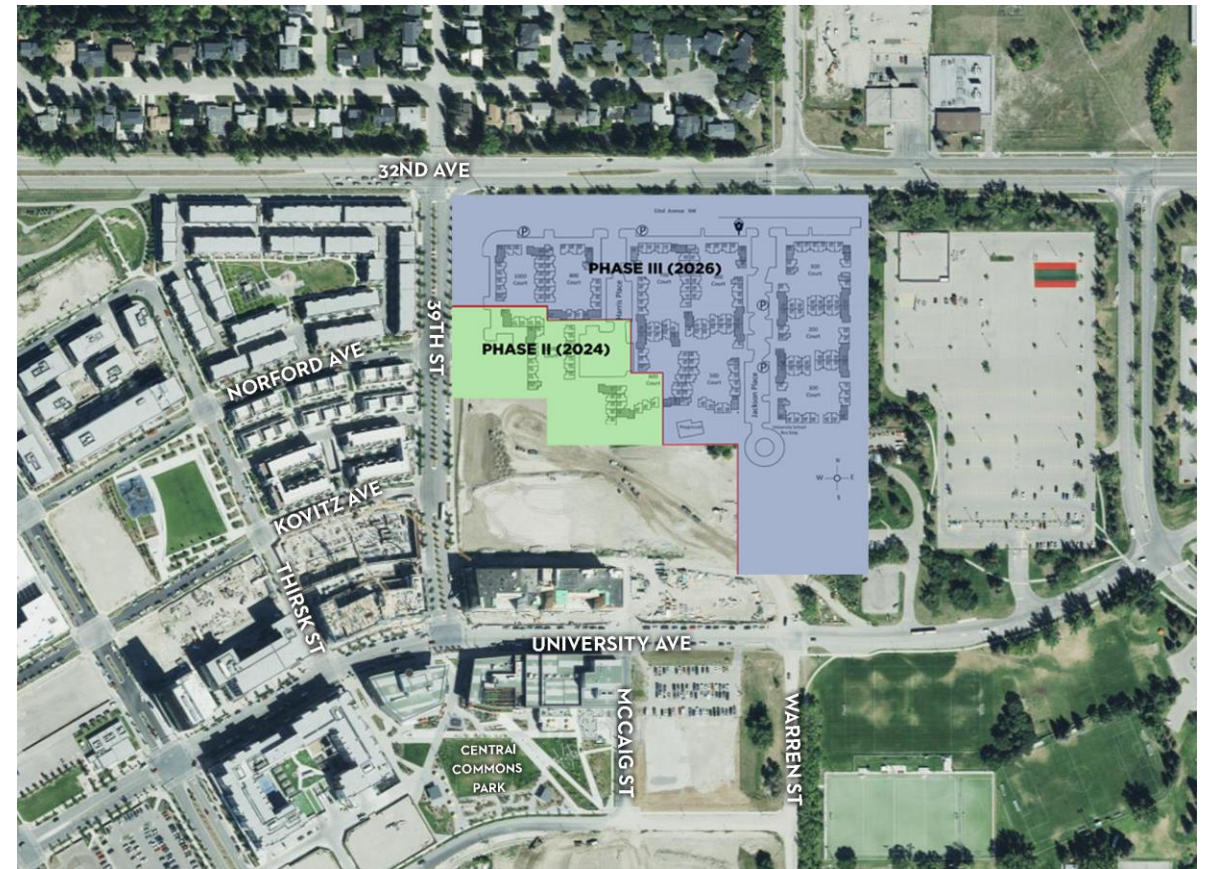
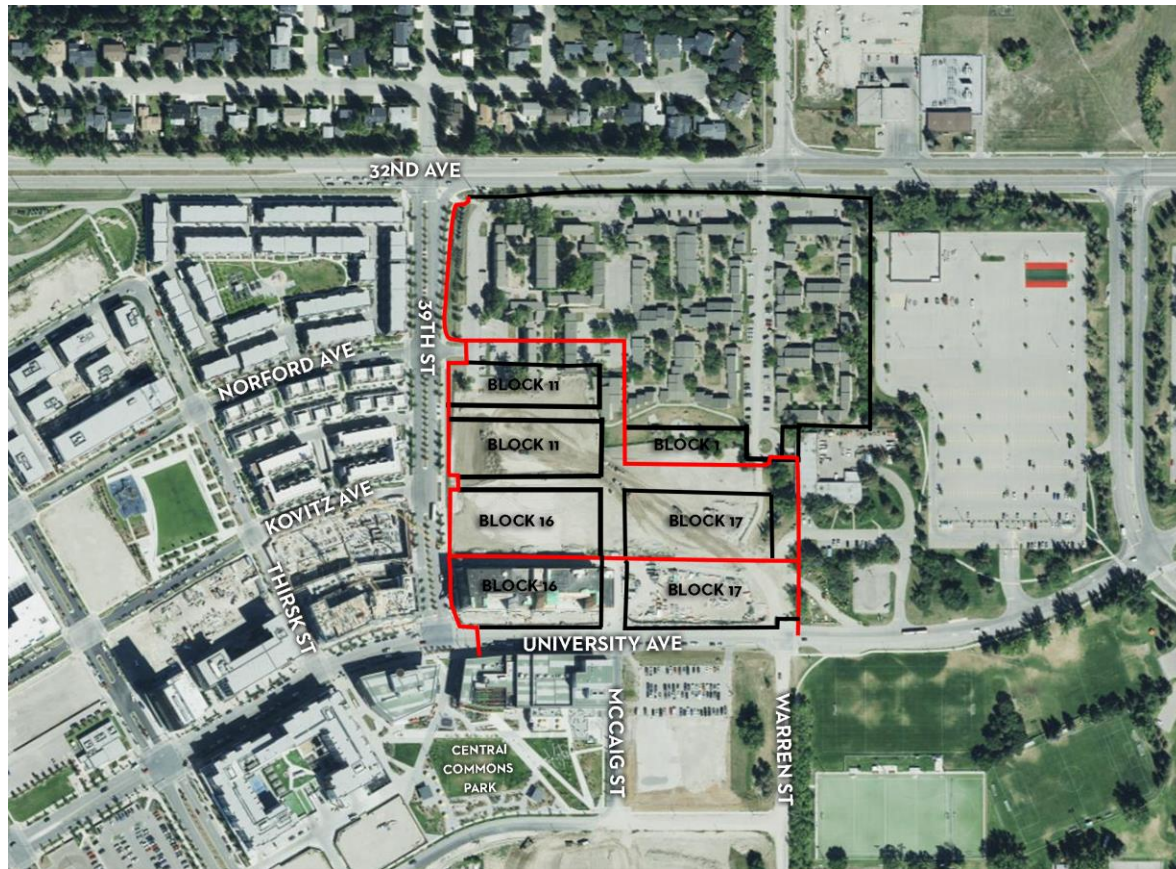
- North / south pathway from 24th Avenue to the pond will not be disrupted
 - East / West pathway north of the pond will be slightly re-aligned
 - North / South pathway on the west side of University Boulevard will be re-aligned temporarily to remain open at all times.
- **Red: Significant Impact**
 - **Green: No Impacts**
 - **Yellow: Remains open with modifications**





Varsity Courts Phase II Decommissioning

Varsity Courts – Decommissioning Map



<https://www.ucalgary.ca/ancillary/residence/current-residents/varsity-courts/varsity-decommissioning/varsity-courts-maps>

Decommissioning

- Phase 1 decommissioning commenced in 2022 and was completed in 2023
- Phase 2 decommissioning includes 3 buildings
- Phase 2 decommissioning accommodates development of Phase 15
- Phase 2 decommissioning will commence in June 2024

Stockpile

- Prior to the decommissioning work proceeding fill materials will be imported and stockpiled on site.
- These materials will be used for grading purposes in Phase 15 (North Lands and Varsity Courts).
- Importing of materials will commence early April 2024.

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Varsity Courts Decommissioning : What can you expect?

Decommissioning of vacant units and underground servicing for Phase II of Varsity Courts will begin this year.

Anticipated Timelines:

- Decommissioning Phase 2 to begin June 2024

Anticipated Impact:

- Increase in noise, construction traffic, dust and intermittent road closures

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Varsity Courts

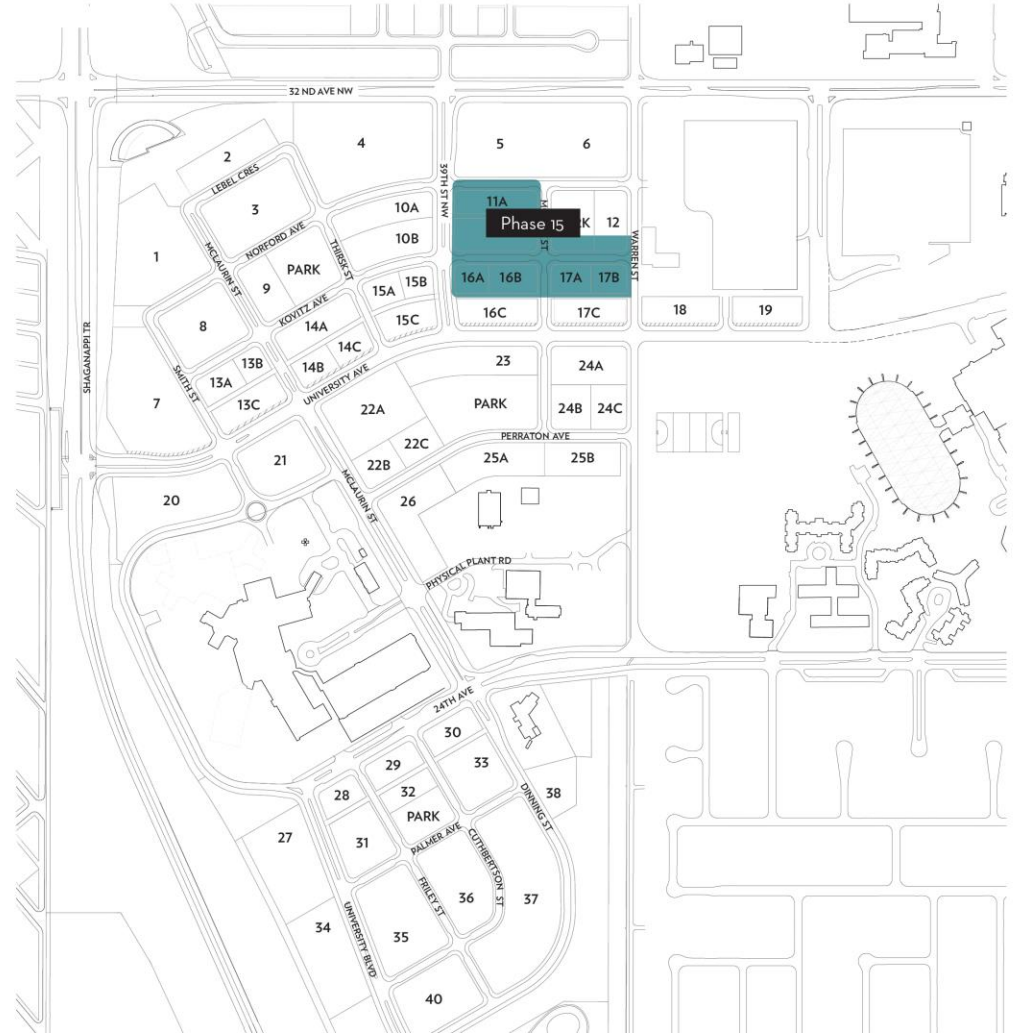
For more information, visit the University of Calgary website at:

<https://www.ucalgary.ca/ancillary/residence/current-residents/varsity-courts/varsity-decommissioning>

A photograph of a group of people dining at a restaurant, overlaid with a semi-transparent blue filter. The scene shows a woman on the left, a man in a plaid shirt next to her, another woman in the center, and a man on the right who is pouring a drink. A woman on the far right is partially visible, looking towards the group. The background features string lights and a warm, indoor setting.

**Phase 15
(North Lands, Varsity Courts,
Family Housing)**

Phase 15 – Varsity Courts



Phase 15

Construction activities will include grading, installation of underground utilities, and surface works . Work will be predominantly within the site, with some works on 39th Street NW.

Anticipated Timelines:

- Grading and underground activities to commence as early as possible in the spring (May)
- Work in this area will be phased over the construction season as demolition of Varsity Courts will influence access to area.

Anticipated Impact:

- Intermittent road closures, increase in noise, construction traffic, dust

Phase 15: What can you expect?

Anticipated Timelines:

- Grading activities will commence as soon as weather permits
- Underground utility installations will follow grading

Anticipated Impact:

- Intermittent road closures, increase in noise, construction traffic, dust

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**Block 21:
Discover Self-Storage**

Block 21: Discover Self-Storage Update

The Land Use Amendment has been approved and Discover Self-Storage is working through the detailed designs.

Location:

- West of Save-On-Foods

Anticipated Timelines:

- Land Use approval obtained February 2024
- Developer is in the design phase. Construction activities TBD.

Anticipated Impacts:

- No public parking on Block 21
- Temporary road closures on Smith Street for site servicing (deep utilities)
- Increase in construction traffic

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**University District
Community Initiatives**

Street Cleaning

UDT weekly street cleaning will take place:

- From start to end of construction season
- Typically, on Thursdays
- Early to late afternoon

- Builders and contractors will complete street cleaning on an as needed basis in addition to above



Construction Hotline



For construction related questions or concerns call
our 24- hour **construction hotline** at
1-855-400-5556

After Hours Emergencies

For **after hour emergencies**, please call **1-888-333-1946**

- The construction hotline and after-hours line are monitored by an external call centre and may not have the full details of your inquiries.
- All inquiries will be forwarded to the appropriate member on our team.

Future Construction News

- All future construction news will be posted on the website:
<https://myuniversitydistrict.ca/news/>
- Notices for major impacts and potential impacts will be sent directly to community members who opted in
- Ensure you are subscribed to our residents only email list

2024 Community Cleanup

Volunteer for our upcoming community cleanup!

- Meet your neighbours and the staff behind the development as we keep our community in top shape.
- **Tuesday, April 23, 10 am to 1 pm**
 - Complimentary lunch will be provided
 - RSVP: http://eepurl.com/iLW_Fs



Scan to RSVP



A romantic scene of a man and a woman walking together on a grassy hill. The man is on the left, wearing a light-colored jacket and dark pants. The woman is on the right, wearing a dark jacket and light blue jeans. They are both looking towards each other. The background features a cityscape under a bright, golden sunset sky. The sun is low on the horizon, creating a warm, glowing atmosphere. There are some trees and a street lamp visible in the distance. The overall mood is peaceful and intimate.

Thank you for coming!