

2025 University District Construction Town Hall Meeting Notes

This summary details questions asked by the attendees at the 2025 Construction Town Hall on Monday, March 17, 2025, during both sessions at 1:30 to 2:30 pm and 5:30 to 6:30 pm. To review the Town Hall slides, please see page 8 of this document or visit the website at myuniversitydistrict.ca/news.

1. **How are you going to mitigate parking challenges with the upcoming construction of Discover Self-Storage on Block 21?**
 - a. Block 20 located east of Shaganappi Trail is currently serving as a public surface lot to ease parking challenges. To maximize public parking, Block 24 located east of Staples is designated for contractor parking. Our data shows the underground parkade is currently underutilized and we plan to increase awareness to further optimize and encourage the underground parkade use.
2. **Will Dean's Landing by Rohit Homes be completed in 2025?**
 - a. No, the completion of Dean's Landing will not be completed in 2025. The entire project consists of nine buildings that will each have staggered completion times. Occupancy on select buildings has already begun this month. Construction timelines are dependent on various factors and are subject to change with work continuing into 2026.
3. **What are we paying for with the UDNA fees?**
 - a. University District provides enhanced maintenance and landscaping for the community at large including the skating rink and parks that exceed the standards of the City of Calgary. The UDNA fees support these costs to ensure the community remains well-maintained in its entirety.

4. **Why is there a delay in the construction of the boulevards, benches and inclusion of garbage receptacles at Argyle?**
 - a. It is our intention to delay the construction of these areas until after construction and building occupancy/move-ins to ensure sidewalks and furniture are not damaged. Work is coordinated with the builder to ensure the best finished product and public use as occupancies occur.
5. **Will Central Commons Park be open this summer?**
 - a. Yes, Central Commons Park will be open this summer and we intend to open the green space. In previous years, the removal of the skating rink presented some challenges and complexities. Last year, we repaired the irrigation and laid new sod, and we are hopeful it will thrive this season.
6. **Phase 16 – Are there any plans to start construction down south this year?**
 - a. We will continue surface work in the south neighbourhood including University Boulevard NW. Vertical construction may begin as early as Q4 2025. We will communicate timeline revisions and project updates accordingly.
7. **What will Block 26, located at the corner of Physical Plant, become?**
 - a. Block 26 is currently zoned for a 4-6 storey office building. We are anticipating a mix of commercial and office, but future construction activity has not been confirmed at this time.
8. **I heard Block 24c located east of Staples was going to be a senior's home. What's the update on that?**
 - a. There are currently no updates at this time.
9. **Does Block 20 offer complimentary 3-hour parking as well?**
 - a. Yes, Block 20 offers complimentary 3-hours of parking with validation. Visitors are required to validate their licence plate upon arrival at the business they are going to.

10. What can you do about construction workers parking on the streets? Is there a 2-hour enforcement?

- a. We offer contractor parking on Block 24. Street parking is monitored and enforced by the Calgary Parking Authority. We encourage you to contact 3-1-1 to support any concerns related to street parking.

11. How many units are under construction this year?

- a. Block 1 Dean's Landing by Rohit Homes (FOR SALE): 135 condo units, 66 townhomes
- b. Block 2 GUILD by Crystal Creek Homes (FOR SALE): 40 units
- c. Block 9 Magna by Jayman BUILT (FOR SALE): 82 units
- d. Block 17C Autumn by Homes by Avi (FOR SALE): 162 units
- e. Block 14A Academy by Truman (RENTAL): 225 units
- f. Block 15A/B Encore at University District by Gracorp Properties (RENTAL): 303 units
- g. Block 22B/C Block 22 by Gracorp Properties and Harrison Street (RENTAL): 330 units

12. What's the balance of rentals and for-sale homes this year?

- a. We are continuously monitoring to meet the demands in the market. This year, based on the latest list above, there are currently 485 for-sale units under construction and 858 rental units under construction. We are also currently reviewing revisions to the original U/D Master Plan that was approved in 2014 to continuously monitor and adapt to the market needs.

13. What security measures are in place to increase safety in the community?

- a. In addition to CCTV cameras, we have evening security guards monitoring the area and an after-hours hotline. For all emergencies, please call 9-1-1.

14. What's the anticipated population at completion?

- a. We measure units rather than the number of people, as an accurate count would require a census. Upon completion, we anticipate an estimated total of around 7,100 units.

15. What's the final plan for University Boulevard?

- a. University Boulevard is being reconstructed to its ultimate condition. It remain as a divided road with two lanes in each direction. A 3m multi-use pathway will be added on the west boulevard, and a 2.0m sidewalk will be on the east boulevard.

16. Can there be a separate pathway for cyclists and pedestrians on University Boulevard?

- a. University Boulevard is being reconstructed to its ultimate condition. It will remain as a divided road with two lanes in each direction. A 3m multi-use pathway will be added on the west boulevard, and a 2.0m sidewalk will be on the east boulevard.

17. Is it possible to connect the pathway down on University Avenue towards 16th Ave and Edworthy Park?

- a. While this is not within the scope of work for University District, we will connect to any existing regional infrastructure including the switch-back pathways that will eventually lead to Edworthy Park, adjacent to the Foothills Medical Centre. Our boundaries end at the 16th Avenue interchange.

18. What's going into the south neighbourhood blocks?

- a. The south neighbourhood blocks are primarily designated for residential with two blocks that allow for potential mixed-use developments. We are exploring many options at the moment including slope adaptive housing as well as step-down townhomes.

19. There is a blind spot between McLaurin Street and Norford Avenue. How are you going to prioritize pedestrian safety?

- a. We will engage with the builder to review and amend their traffic plan to ensure this intersection is operating as safely as possible. It is the responsibility of the builder to apply for approval of a traffic management plan through the City of Calgary.

20. When does street cleaning happen and can it happen earlier?

- a. Street cleaning is weather dependent and will resume this year. It is currently scheduled for late afternoons, targeted between the hours of 2 to 4 pm. We will explore an evening option after 5 pm to meet additional needs after typical construction work hours.

21. I was in contact with the Calgary Police Service, and they mentioned the fire hydrant signage is incorrect.

- a. We do not manage or install those signs but will suggest a review with the city.

22. Are there any plans to signalize McCaig Street? There is a sightline issue and it's difficult to turn left.

- a. There are no plans at this time. Each request to the City of Calgary requires a warrant and traffic study and we will continuously review as we continue to develop the area.

23. Will all new builder projects have visitor parking?

- a. Although the majority of the projects in University District do offer visitor parking, there may be some projects that don't offer visitor parking. As the developer, we always encourage the inclusion of visitor parking, but ultimately it lies with the builder, as not all land uses require visitor parking.

24. With the ongoing cement trucks and increased construction traffic along Smith Street, how are you dealing with access to the Alberta Children's Hospital?

- a. We work closely with construction teams on each project to stage and time construction trucks to minimize disruptions and traffic as much as possible.

25. Will there be dedicated bike lanes in University District?

- a. At this time, there are no dedicated bike lanes. University Avenue, Warren Street, McLaurin Street and University Boulevard have multi-modal pathways.

- 26. Is the park between the Ivy building and the GUILD building (North Pond) a city park?**
- Yes, the North Pond and adjacent park space is considered a public city park. University District has entered into an Optional Amenities Agreement with the City of Calgary to offer enhanced maintenance of the parks. This is to maintain a higher maintenance standard than what the City of Calgary offers benefiting the residents and visitors.
- 27. Is there going to be a pathway that connects to the pathway on Shaganappi Trail from Lebel Crescent next to Dean's Landing?**
- Yes, there will be a pathway connection anticipated in 2027.
- 28. Lights along the Shaganappi Trail pathway are too dim. It doesn't feel safe from Shaganappi Trail to 32nd Ave.**
- This area has been transferred back to the City of Calgary for maintenance. We will take this back to the team to evaluate further, and as feedback for future lighting considerations in other parks.
- 29. What is being done to have construction debris cleaned up?**
- We work with the construction site teams on an ongoing basis to keep their sites clean. These teams participate in the Community Cleanup each Spring. If you see a considerable amount of debris please notify us through the construction hotline. We will address the issue as soon as possible.
- 30. Is Discover Self-Storage a top priority?**
- University District's demographic includes a high volume of downsizers. After various public engagement sessions, a storage facility was identified as a need.
- 31. How high is Discover Self-Storage going to be?**
- Discover Self-Storage will be the same height as Save-on-Foods - equivalent to a six-storey build.
- 32. Is the skating rink a permanent feature?**
- We are committed to regularly evaluating all amenities to ensure they continue to meet the needs of our community and add meaningful value to residents.
- 33. Can you reserve amenities in Central Commons Park for a private booking?**
- At this time, all amenities within Central Commons Park are available on a first-come, first-served basis. We are working on implementing a park booking process for the future.

34. Who pays for the natural gas in Central Commons Park?

- a. We, as the developer, are currently subsidizing the costs of the amenities in Central Commons Park.

35. Will Central Commons Park be a part of the UDNA?

- a. Yes, Central Commons Park will be an area covered by UDNA fees.

36. Why is the UDNA charging by square foot?

- a. The fees are calculated based on buildable square footage of the interior space for residential and commercial developments. This is an equitable way to allocate fees in a mixed use development.

37. Who is in charge of snow removal on the sidewalks adjacent to the North Park?

- a. The City of Calgary is responsible for maintaining the sidewalks on 32nd Avenue NW until it connects to west of the Ivy building, at which point the landscaping managed by the University District Neighbourhood Association takes over.

38. We've been experiencing consistent road closures on Norford Avenue for concrete pouring on the Magna project without prior notice.

- a. Thank you for informing us. We will escalate this to the builder construction - site partner for discussion. There should be no road closures occurring without our prior knowledge.

39. How are you maintaining the exteriors of the residential building projects in University District?

- a. We work closely with each builder partner to complete design reviews and ensure the materials they use are of high-quality and are durable before construction. Ongoing maintenance after the developer turns a building over, is the responsibility of the condo board or property management company.

UNIVERSITY
DISTRICT
— CALGARY —

U/D Construction Town Hall

March 17, 2025

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).



Introductions

University of Calgary Properties Group (UCPG) – Executive



Novy Cheema
President and CEO



Amanda Wright
Chief Financial Officer



Jeff Harris
Vice President,
Commercial Real Estate

UCPG - Construction and Development Team



Josh Delannoy
Senior Development Manager
(Lead U/D Construction Contact)



Adam Grier
Development Coordinator



Ben Stepanic
Project Manager

Presentation Outline

1. Infrastructure Construction Process
2. Developments Under Construction in 2025
3. Ongoing Construction Projects
4. University Boulevard
5. University District: Phase 16
6. University District: Phase 15
7. U/D Community Initiatives

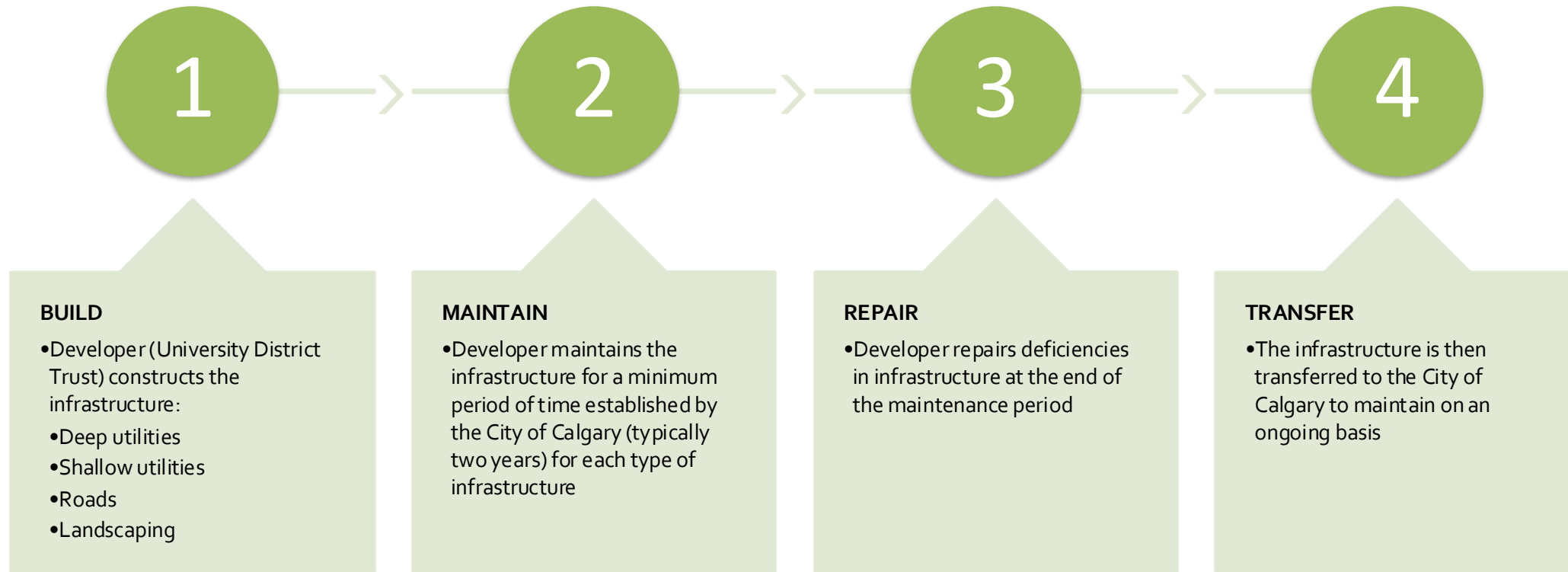
Q&A after the presentation



A photograph of a man and a woman smiling and looking at a dog in a field, overlaid with a blue tint. The woman is on the left, smiling broadly, and the man is on the right, looking at the dog. The dog is in the center, looking towards the man. The background is a field with trees in the distance.

Infrastructure Construction Process

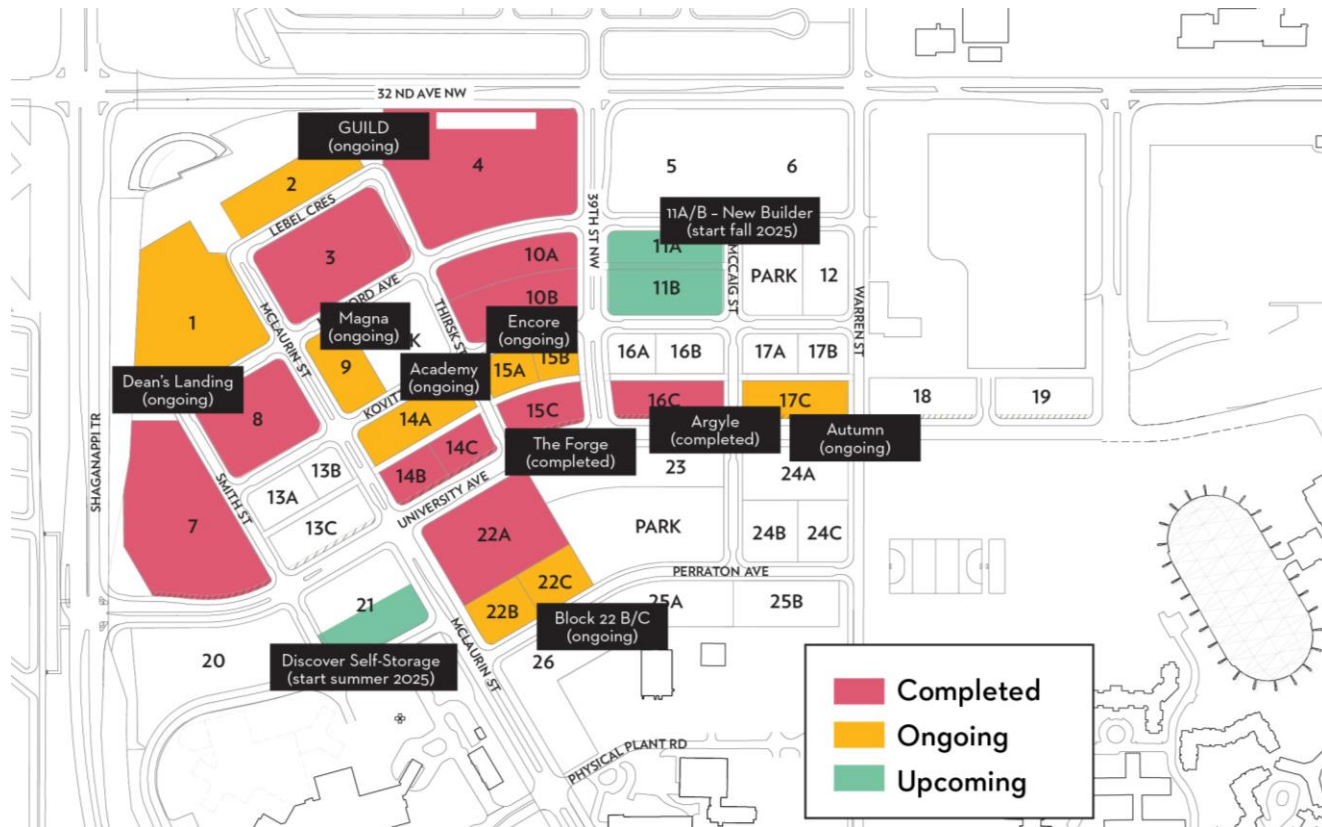
Infrastructure Construction Process Overview





**Developments Under
Construction in 2025**

Developments Under Construction in 2025



ONGOING

Block 1	Dean's Landing by Rohit Homes
Block 2	GUILD by Crystal Creek Homes
Block 9	Magna by Jayman BUILT
Block 17C	Autumn by Homes by Avi
Block 14A	Academy by Truman
Block 15A/B	Encore at University District by Gracorp Properties
Block 22B/C	Block 22 by Gracorp Properties and Harrison Street

NEW PROJECTS

Block 11A/B	New Builder, For Sale, Townhomes and Condos
Block 21B	Discover Self-Storage

Residential Developments – What Can You Expect?

Anticipated Impact:

- Increased construction truck traffic
- 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

A photograph of a man and a woman embracing in a winter setting. The woman is wearing a white knit hat and a white jacket, and the man is wearing a dark jacket and a white scarf. The image is overlaid with a teal color gradient. The text "Ongoing Construction Projects" is centered in white.

Ongoing Construction Projects

Block 1 – Dean's Landing For Sale Project by Rohit Homes

Location:

- North on Norford Ave, West of Lebel Cres

Anticipated Timelines:

- Ongoing construction until 2026

Anticipated Impacts:

- Ongoing construction traffic
- Moving trucks & traffic from new residents
- Occupancy starting this month



Block 2 - GUILD

For Sale Project by Crystal Creek Homes

Location:

- North on Lebel Cres

Anticipated Timelines:

- Ongoing construction until 2026

Anticipated Impacts:

- Ongoing construction traffic
- Intermittent lane closures of Lebel Cres



Block 9 - Magna For Sale Project by Jayman BUILT

Location:

- West of Northwest Commons Park

Anticipated Timelines:

- Ongoing construction until 2026

Anticipated Impacts:

- McLaurin St lane closure will continue
- Varying levels construction traffic & congestion



Block 14 A – Academy Rental Project by Truman Homes

Location:

- North of the Alt Hotel

Anticipated Timelines:

- Ongoing construction until 2027

Anticipated Impacts:

- Temporary lane and street closures on Kovitz Ave & Thirsk St
- Increase in construction traffic
- Intermittent congestion on McLaurin St



Block 15 A/B - Encore at University District Rental Project by Gracorp Properties

Location:

- South of Kovitz Ave

Anticipated Timelines:

- Targeted completion in Fall 2025

Anticipated Impacts:

- Lane closures on Kovitz Ave & Thirsk St until construction completion
- Increase in construction traffic



Block 17 C - Autumn For Sale Project by Homes by Avi

Location:

- Northeast of Staples on University Ave

Anticipated Timelines:

- Ongoing construction until 2026

Anticipated Impacts:

- Increased construction traffic on University Ave



Block 22 B/C – Block 22 Rental Project by Gracorp Properties

Location:

- South of Save-On-Foods & Block 22 Parkade Entrance

Anticipated Timelines:

- Ongoing construction until 2027

Anticipated Impacts:

- Full closure of Perraton Ave
- Intermittent closures of East/West lane off of McLaurin St
- Increase in construction traffic



Block 21: Discover Self-Storage Update

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:

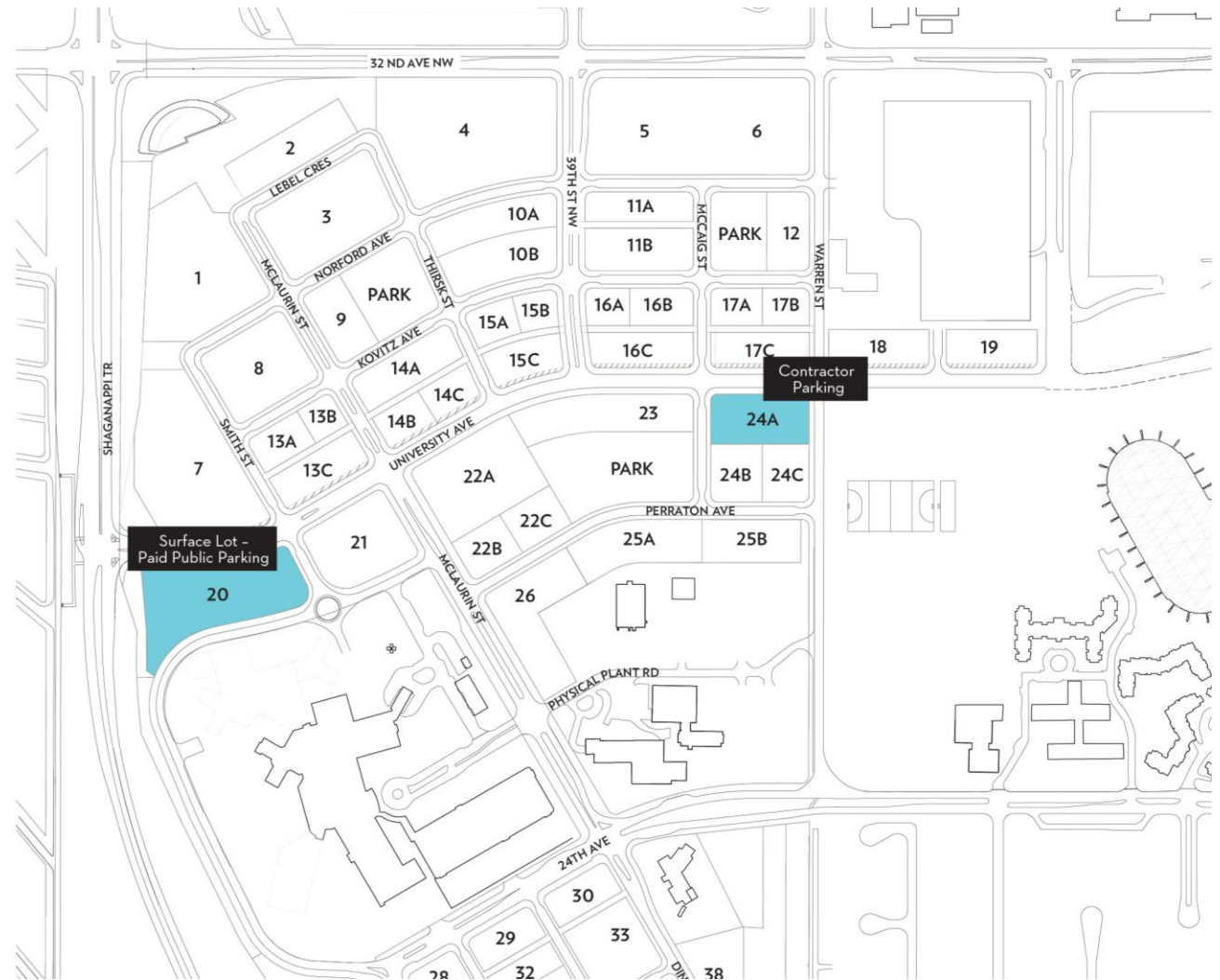
- Removal of public parking on Block 21
- Temporary road closures on Smith Street for site servicing (deep utilities)
- Increase in construction traffic



Parking

Mitigation:

- Encourage retail traffic/customers to the underground parking
- Reserve Block 24A for Contractor Parking
- Loss of Block 21 parking summer 2025
- Underground parkade – 3-hr complimentary parking accessible via McLaurin St or McCaig St



Traffic Calming

Intersection Bump-Outs

- Working with City of Calgary to implement a pilot to install bump-outs on University Avenue at most intersections.
- Creates safer feeling pedestrian crossing and allows for more line of sight for vehicles.
- Implementation TBD, targeting Summer 2025

Smith St Signal Lights

- Civil work on University Ave complete. City delayed in Enmax energization
- Targeting completion for early Summer 2025

Thirsk St Flashers

- Working with City of Calgary to install flashing crosswalks on University Ave and Thirsk St. Targeting Summer 2025.

A person is riding a mountain bike on a grassy hillside. The image is overlaid with a semi-transparent teal filter. The rider is wearing a dark t-shirt and shorts, and is captured in a dynamic pose as if pedaling. The background shows a clear sky and a few trees in the distance.

University Boulevard

University Boulevard

- **2025 Construction Includes:**
 - Concrete and Asphalt Surface Improvements
 - Sidewalk & Pathway Upgrades

Anticipated Timelines:

- April/May 2025 start for approximately 3 months



University Boulevard: What can you expect?

Roadway upgrading of University Blvd with detour road to maintain 2-way traffic. Expected to be in place for 3 months. Road will be open in ultimate condition upon completion, with 16th Avenue interchange still to come.

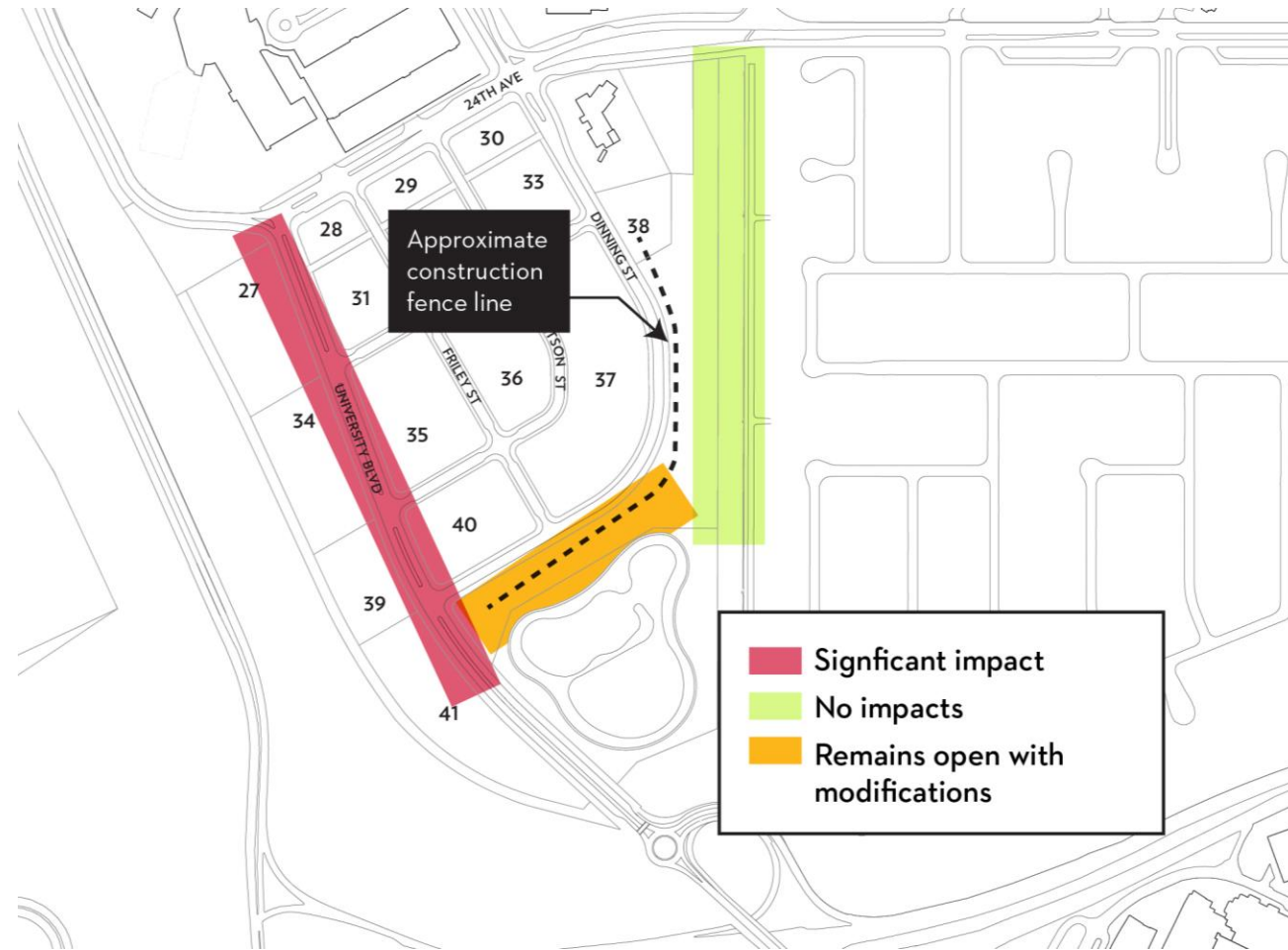
Anticipated Impact:

- Road detour on University Blvd, pedestrian pathway revisions, intermittent road closures, limited street parking, increase in sound, construction traffic, dust.
- **Mitigations**
 - Pathway re-alignments to avoid construction activities
 - Full detour road on University Blvd to maintain traffic

Pedestrian Pathways

- North / south park pathway (green) from 24th Avenue to the pond will not be disrupted
- East / West pathway north of the pond (yellow) will be slightly re-aligned
- North / South pathway on the west side of University Boulevard (red) will be re-aligned temporarily to remain open at all times.

- **Red: Significant Impact**
- **Green: No Impacts**
- **Yellow: Remains open with modifications**



A photograph of a group of five people (three men and two women) sitting at a table in a restaurant or bar. They are smiling and appear to be in a social setting. A woman on the right is pouring a drink from a bottle into a glass held by a man. The scene is overlaid with a semi-transparent blue filter. The text 'University District Phase 16' is centered over the image in white.

University District Phase 16

University District Phase 16

- Located south of Alberta Children's Hospital and 24th Ave between University Blvd and University Heights



University District Phase 16

- **2025 Construction Includes:**
 - Concrete and Asphalt Surface Improvements
 - Shallow Utility (electric & telecom)
 - Upgrades to University Boulevard

Anticipated Timelines:

- Work to overlap with University Blvd. Anticipate 3 months for Surface Improvements. Shallow Utilities TBD.



University District Phase 16: What can you expect?

Remainder of grading work to bring parcels to design grades. Concrete and asphalt surface improvements will be installed, and shallow utility civil work.

Anticipated Impact:

- Road detour on University Blvd, pedestrian pathway revisions, intermittent road closures, limited street parking, increase in sound, construction traffic, dust.

Mitigations

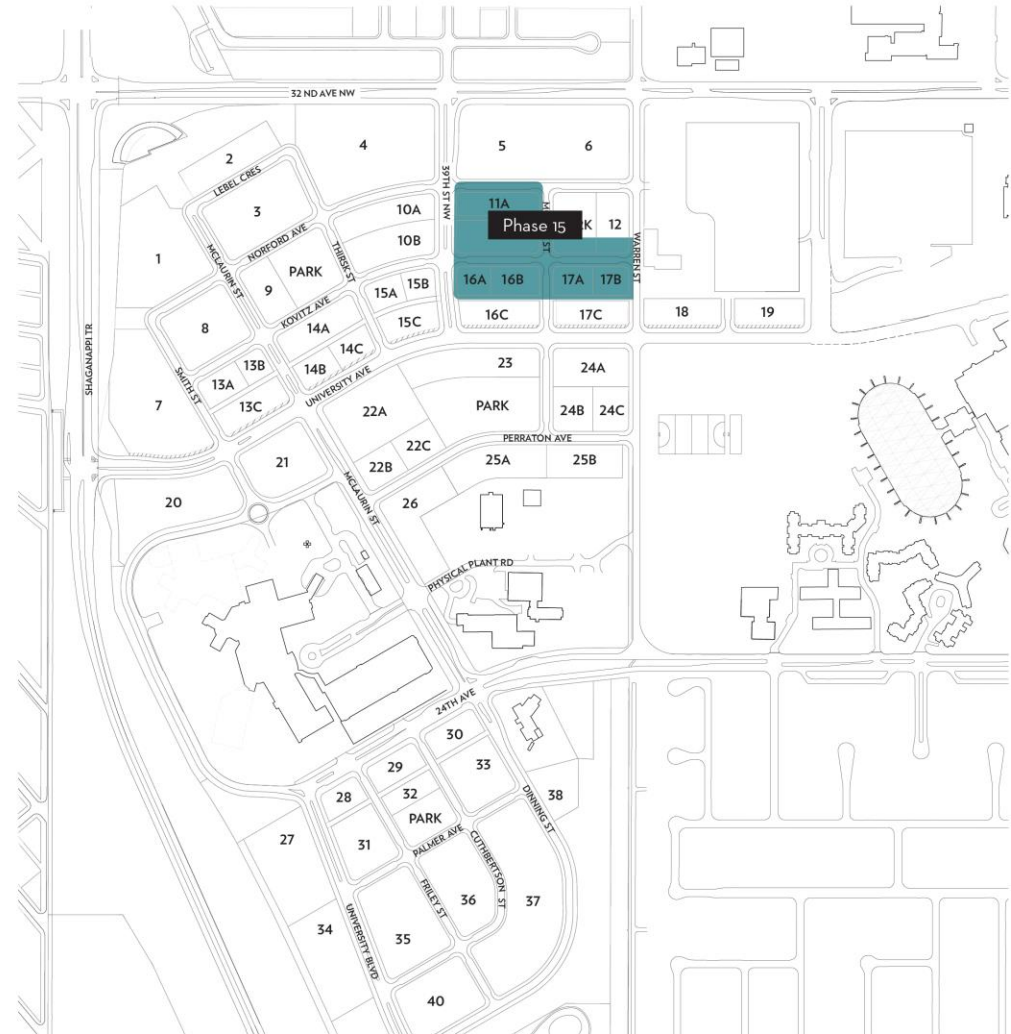
- Water trucks to mitigate dust (subject to water restrictions)
- Pathway re-alignments to avoid construction activities



University District Phase 15

University District Phase 15

- Located south of 32nd Ave & north of University Ave.
- Follow up development construction to the Varsity Courts decommissioning program of 2024.

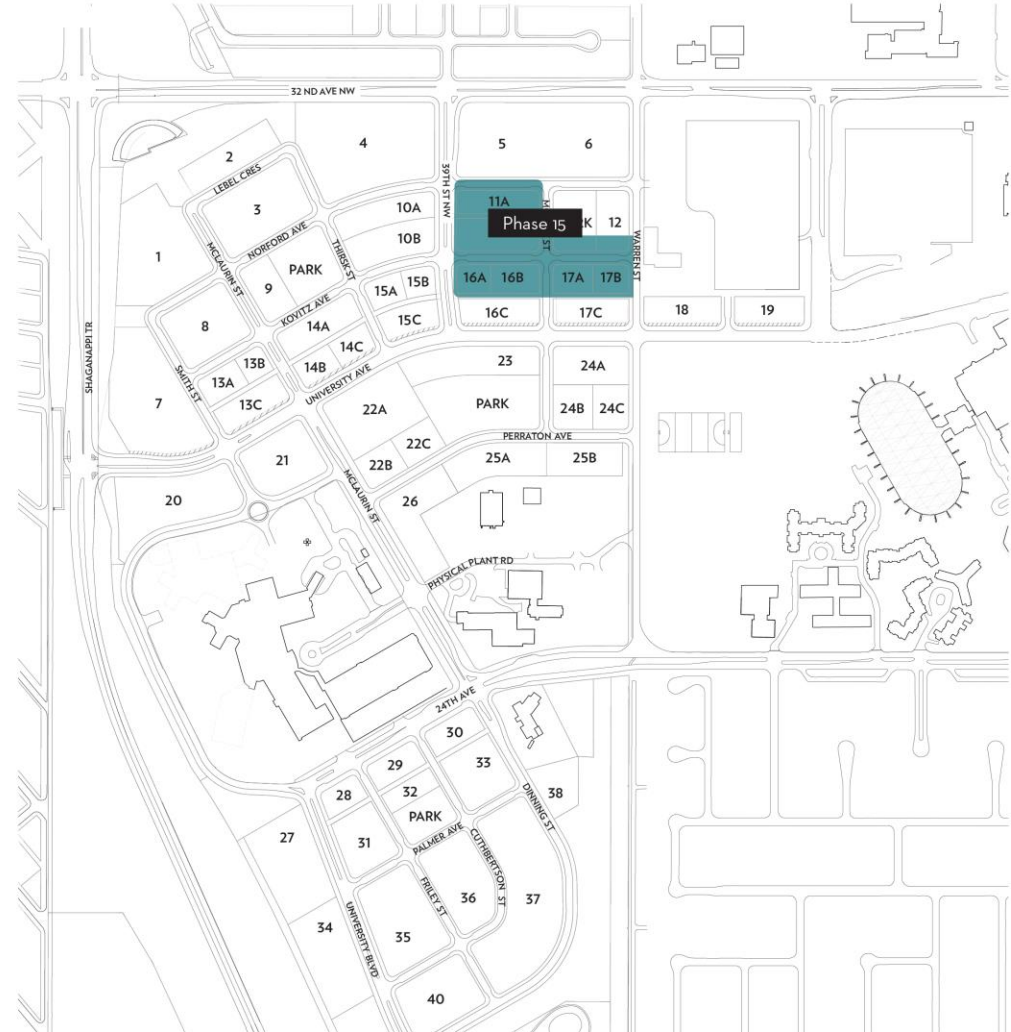


Phase 15

- **2025 Construction Includes:**
 - Completion of grading and underground.
 - Concrete and Asphalt Surface Improvements
 - Shallow Utility (electric & telecom)

Anticipated Timelines:

- Work to begin as weather permits and will be ongoing until Fall 2025
- 39th St Road Closure to be staged



Phase 15: What can you expect?

Remainder of grading work to bring parcels to design grades, and installation of outstanding deep utilities. Concrete and asphalt surface improvements will be installed following civil construction, and shallow utility civil work to commence in Fall 2025.

Anticipated Timelines:

- Grading activities will commence as soon as weather permits
- Underground utility installations will follow grading (May/June 2025)
- Surface Construction follows underground (July 2025)
- Shallow Utility civil work will start in the Fall 2025

Anticipated Impact:

- Intermittent road closures on 39th St, increase in noise, construction traffic, dust

Street Cleaning

U/D weekly street cleaning will take place:

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

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





**University District
Community Initiatives**

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

2025 U/D Community Cleanup

Volunteer for our upcoming annual community cleanup!

- Celebrate Earth Day, meet your neighbours and the staff behind the development as we keep our community in top shape.
- **Tuesday, April 22, 10 am to 1 pm**
 - Complimentary lunch will be provided



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!