

## 2023 Construction Town Hall Summary

This summary details questions asked by the attendees at the 2023 Construction Town Hall on Monday, March 13, 2023. To review the Town Hall slides, please see page 5 of this document, or visit the website at [myuniversitydistrict.ca/news](https://myuniversitydistrict.ca/news)

### High level – things you should know

- All construction activities are dependent on various factors like weather, contractors, and materials
- August 15, 2023 is the **targeted** end date for the construction season (excluding builder project activities)
- Please note, additional construction activities were identified after the Town Hall. All additions are indicated as **\*NEW** in the Town Hall slides. We will continue to provide open and transparent communication as we progress in construction activities.

### 1. How do you manage schedules and road closures with multiple projects happening simultaneously?

Schedules are taken into consideration during the construction planning phase to coordinate and avoid overlaps on impacts as best as possible.

### 2. Will there be signage for alternative parking if construction activities will affect street parking?

No, signage for alternative parking will not be in place. Communications will be sent as more information on alternative parking opportunities becomes available.

### 3. Are there plans to develop the south lands?

Yes, we are planning to begin development of the south lands within the next 4-5 years, as our primary Focus is to develop the north lands first. The decision to proceed with the south lands is reviewed annually and is dependent on market demand.

### 4. Is there a completion date for the north side of University District?

Not at this time, but we would like to develop as quickly as possible. It is dependent on market demand.

### 5. Are we developing south of Central Commons Park?

Yes, we will be developing south of Central Commons Park.

### 6. What are the plans the timing for the empty parcel by Lebel?

The empty parcel by Lebel is a future residential project, and we are hopeful activity will progress in the next year or two.

### 7. When will the Alt Hotel be completed?

The Alt Hotel is anticipated to open June 2023.

**8. Are there accessible parking and sidewalk plans in place during construction activities?**

Yes, we will ensure there is always an option for accessibility.

**10. Are we considering accessible loading zones?**

We have not labelled accessible loading zones, but we do have loading zones along University Ave. The parking is regulated by Calgary Parking Authority (CPA) and they are responsible for ticketing vehicles parked in front of fire hydrants and loading zones.

**11. Who is responsible for street parking in the community?**

Street Parking is managed by Calgary Parking Authority (CPA). <https://www.calgaryparking.com/>

**12. Who is responsible for snow clearing?**

We work with several contractors to manage different areas of the community for snow clearing. We appreciate your eyes on the community. If there is a concern or question about snow clearing, please email [info@ucpg.ca](mailto:info@ucpg.ca).

**13. Is there a procedure for getting handicap parking spot in front or close to your building?**

We encourage you to contact the City of Calgary and Ward 7 Councillor Terry Wong for more information about this process.

**14. Is the city looking at any residential permit parking for the community?**

Residential permit parking was being reviewed by the City of Calgary last year. We encourage you to reach out to Ward 7 Councillor Terry Wong or visit his website to find out more.

<https://www.terrywong.ca>

**15. Why does snow clearing happen early in the morning?**

Snow clearing is required for the safety of all community members and employee schedules are taken into consideration. Please be advised, there are times when snow removal is required within 48 hours of snowfall and is permissible at any time, including early mornings, by the City of Calgary Bylaw Number 5M2004 31.1-2.

**16. Who is responsible for clearing snow around bus stops?**

The City of Calgary manages snow clearing around bus stops, but we are aware of this issue, and we are working to resolve this.

**17. Have you decided what to do with bike lanes in the community?**

Kovitz Ave is meant to be the cycling route, although it hasn't been established yet due to the phasing of infrastructure. Kovitz Ave is a part of the plan to become a cycling shared street. We have extensively looked at different options for potentially adding bike lanes on University Ave. With the combination of the existing bus routes and parking, our analysis proved it would cause more conflicts and a different safety aspect.

**18. Will there be a pedestrian crossing signal on University Ave and Thirsk St by Market Wines?**

The City of Calgary process to install a pedestrian crossing signal is extensive and requires a warrant to demonstrate its needs. We have been working closely with the City of Calgary and two locations have been identified for pedestrian crossings. Our traffic engineers have performed analyses on counts and conflicts, and we are currently warranted for a pedestrian crossing on Warren St and Smith St. We are redoing an analysis on Thirsk St this spring to have a better analysis on traffic. While this process is extensive, it is currently in motion. The pedestrian crossing signal on Smith St and University Ave is something we are looking to pursue in 2023.

**19. There have been numerous cars speeding and doing U-Turns on University Ave. How are we going to support this?**

The addition of the pedestrian crossing will support this concern. The main solution provided by the City of Calgary is to have the Calgary Police on site to ticket and monitor. Please contact Ward 7 Councillor Terry Wong if you witness these incidents.

**20. Are all residential buildings going to be dog-friendly?**

Residential features and amenities are at the discretion of the individual builders and is primarily based on market and demand. We welcome you to connect with the builders to find out more.

**21. Is there going to be another senior's complex in the community?**

We have been having conversations with developers for a senior's complex. Please stay connected as updates and announcements are made.

**22. Is street cleaning done based on our needs or builder needs?**

We hold a standard with our builders to maintain the cleanliness of the community, but do not have the ability to dictate their cleaning schedules. We do our best to stay on top of our builders to uphold this standard.

**23. Can the alley behind August be cleaned?**

Yes, absolutely. The alley is currently being utilized by our contractors. We have contacted them to clean and maintain the area.

**24. Where is the 16-storey and 8-storey building located?**

The 16-storey and 8-storey purpose-built residential buildings developed by Gracorp Properties and Harrison Street is located south of Noble and north of University Ave between Thirsk St and 39<sup>th</sup> St on Kovitz Ave.

**25. How high is Block 9 and 3?**

Block 9 is anticipated as a 6-storey building. Block 3 is a 4-storey building. All mixed-use residential buildings along Retail Main Street are intended to be 6-storeys.

**26. How are you managing safety with the high traffic and frequency turnover of rental properties?**

Each individual rental property is responsible for safety in their buildings; however, we can support with safety outside of the buildings.

**27. When the ice rink is decommissioned, what will happen to Central Commons Park?**

The ice rink in Central Commons Park is scheduled to be decommissioned in March. Once removed, the park will turn into green space. There are no plans for soccer fields or volleyball courts. It will be open green space.

**28. Are there any plans to have a community centre in University District?**

The Discovery Centre is meant to be for community use. There are no plans for a community centre. If you are interested in booking space either at the Discovery Centre or University of Calgary Properties Group Boardroom, please contact Maureen Henderson at [mhenderson@ucpg.ca](mailto:mhenderson@ucpg.ca)

**29. What retail additions are coming?**

Seed N Salt is the newest announced retailer joining the community. They are anticipated to open in 2024. Retail Main Street will continue to grow with new additions. Please check the website and stay connected for new announcements on retail additions in the next couple of weeks.

**30. Will the Alt Hotel have a restaurant?**

Yes, there will be a restaurant on the main floor, but the restaurant has not been announced yet.

**31. The basement level of August is currently being used for construction storage from the Alt Hotel, once the Alt Hotel is completed, what will happen to that area?**

That area is owned by the Alt Hotel and will be used for the Alt Hotel parking. Once construction has been completed, they will manage that area.

**32. Are any other buildings in University District going to offer free 3-hour underground parking?**

At this time, there will not be any additions in any other building for free 3-hour underground parking.

**33. Are there plans for more signage for 3-hour underground parking?**

Signage is in place at each vestibule detailing the process for 3-hour free parking. There are no plans to add additional signage at this time.

If we've missed your question or if you have additional questions, please contact us at [info@ucpg.ca](mailto:info@ucpg.ca)

UNIVERSITY  
**DISTRICT**  
— CALGARY —

# U/D Construction Town Hall

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Mon, March 13, 2023

# University of Calgary Properties Group in Attendance



**Maureen Henderson**  
Vice President,  
Community Experience



**Jeff Harris**  
Vice President,  
Commercial Real Estate



**Donna Marzolf**  
Director,  
Construction



**Travis Oberg**  
Director,  
Design

# University of Calgary Properties Group in Attendance



**Marco Ng**  
Project Manager



**Ben Stepanic**  
Project Coordinator



**Jacqueline Tran**  
Manager, Communications &  
Marketing

# External Partners In Attendance



**Jason Hall**  
Assistant Manager,  
Field Services,  
EXP



**Stephen White**  
Manager,  
Land Development  
Operations,  
EXP



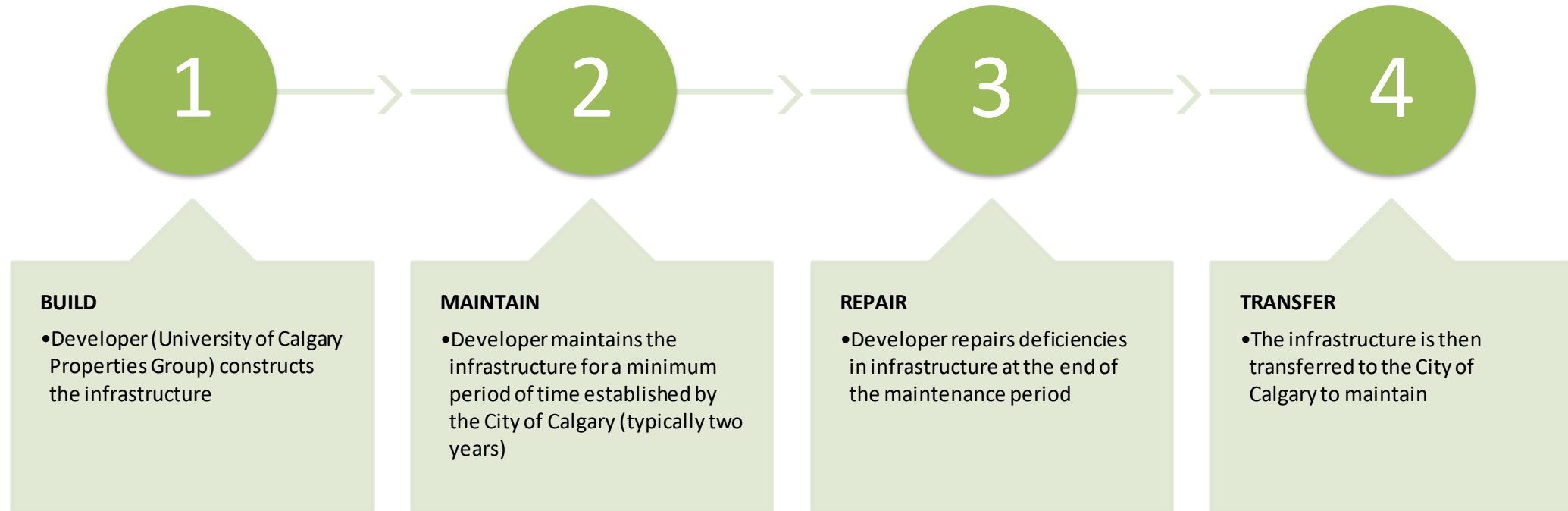
**Jordan Perkins**  
Project Estimator,  
Marmot Construction



A photograph of a man and a woman smiling at a dog in a field. The man is on the right, wearing a dark jacket, and the woman is on the left, wearing a light-colored sweater. The dog is in the center, looking towards the man. The background is a field with trees in the distance. The entire image has a blue tint.

# Infrastructure Construction Process

# Infrastructure Construction Process Overview



A photograph of a man and a woman smiling at a dog in a field. The image is overlaid with a dark blue semi-transparent filter. The text "Upcoming Construction Activities" is centered in white.

# Upcoming Construction Activities



# Rough Grading

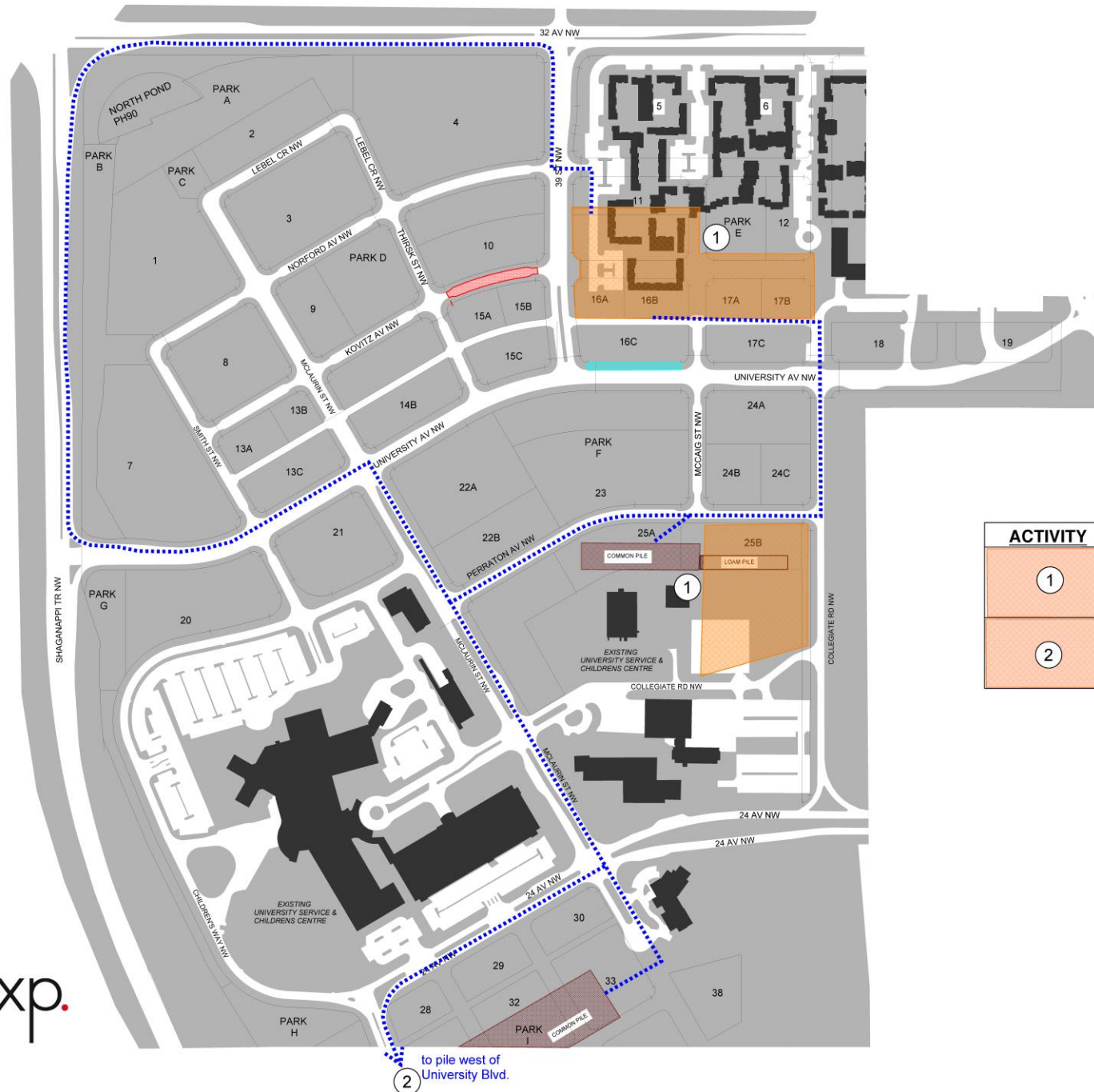
## Rough Grading: What can you expect?

Rough grading is the process of shaping the ground to level it in preparation for a development. This may include import of fill materials or excavation of materials on the site.

Anticipated Impact:

- Increase in sound, vibration, construction traffic, dust, dirt

**\*NEW** – Additional construction activities were identified after the Town Hall. As part of the rough grading activities, dirt hauling will be routed to the stockpile west of University Blvd. Please see activity #2 in the next slide.



**LEGEND**

- # CONSTRUCTION ACTIVITY
- ROAD CLOSED
- SIDEWALK CLOSED
- ROUGH GRADING
- ROUGH GRADING HAUL ROAD

ACTIVITY	ACTIVITY	LOCATION	DURATION	DATE
①	ROUGH GRADING	UD FAMILY HOUSING	3 MONTHS	MAY 1/23 - AUG 31/23
②	ROUGH GRADING	PILE WEST OF UNIVERSITY BLVD	3 MONTHS	MAY 1/23 - AUG 31/23

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

② to pile west of University Blvd.



# Underground Construction

## Underground Construction: What can you expect?

Underground construction is necessary to install or repair infrastructure that is buried below the surface. Deep utilities including water, storm, and sanitary are installed at 3.0m depth or greater.

### Anticipated Impact:

- Intermittent road closures, limited street parking, increase in sound, construction traffic, dust



LEGEND

- # CONSTRUCTION ACTIVITY
- UNDERGROUND CONSTRUCTION
- ROAD CLOSED
- SIDEWALK CLOSED



ACTIVITY	ACTIVITY	LOCATION	DURATION	DATE
1	UNDERGROUND CONSTRUCTION	BLK 15A & 15 B	-	-
2	UNDERGROUND CONSTRUCTION	BLK 1	4 WEEKS	MAR 01/23 TO AUG 15/23
3	UNDERGROUND CONSTRUCTION	BLK 16C	4 WEEKS	MAR 01/23 TO AUG 15/23
5	UNDERGROUND CONSTRUCTION	PHASE 13	6 WEEKS	MAR 01/23 TO AUG 15/23

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



# Surface Construction

## Surface Construction: What can you expect?

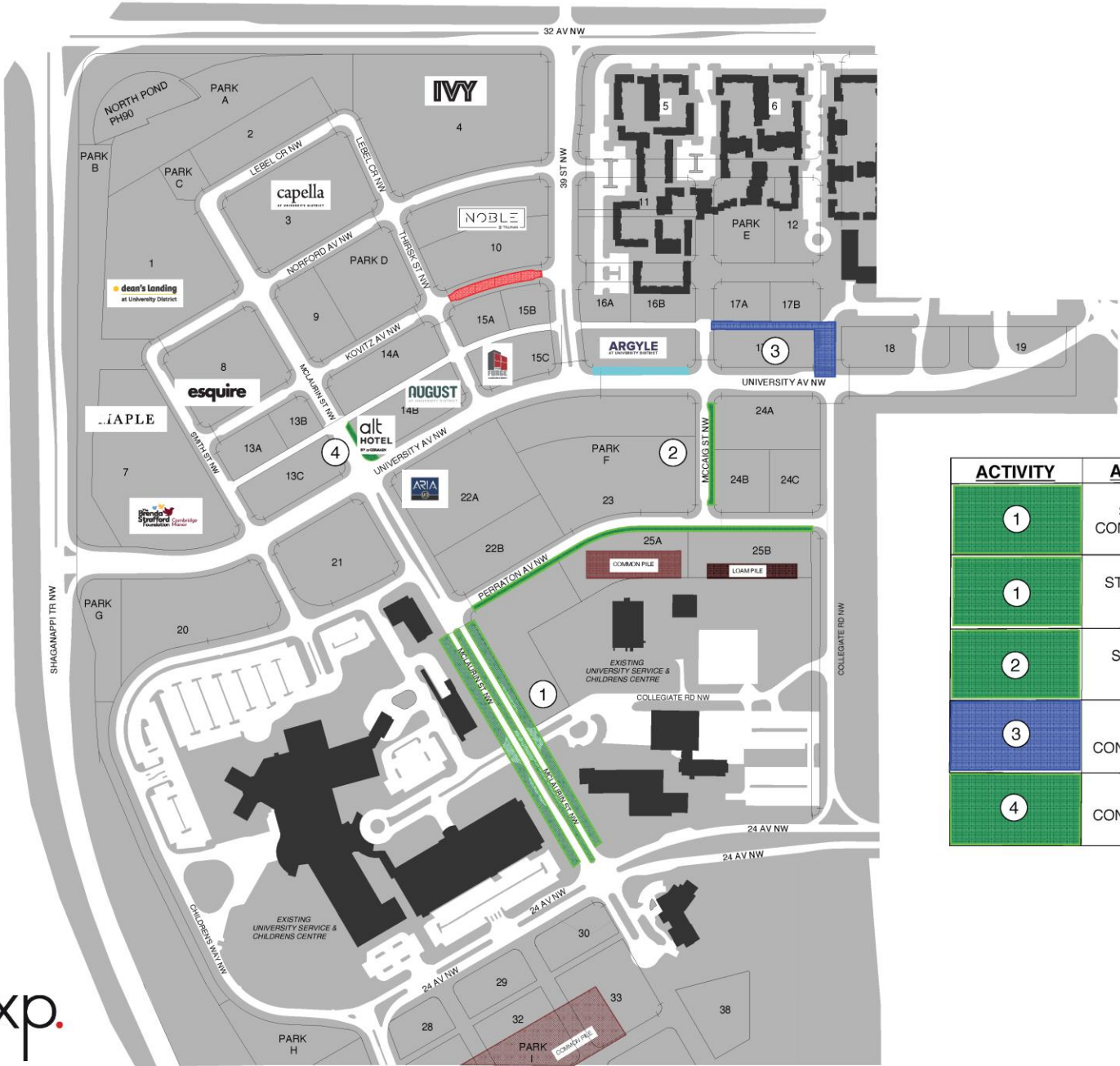
Surface construction includes the new installation of sidewalk, curbs, roads, and landscaping to maintain the beautification and safety of the community

### Anticipated Impact:

- Intermittent road and street closures, increase in sound, construction traffic, dust

**LEGEND**

- # CONSTRUCTION ACTIVITY
- SURFACE CONSTRUCTION
- ROAD CLOSED
- SIDEWALK CLOSED
- ROAD CONSTRUCTION



ACTIVITY	ACTIVITY	LOCATION	DURATION	DATE
1	SURFACE CONSTRUCTION		2 MONTHS	MAY 01/23 TO AUG 15/23
1	STREET LIGHT INSTALL	PHASE 8 MCLAURIN ST	6 WEEKS	MAY 01/23 TO AUG 15/23
2	SIDEWALK INSTALL	PHASE 4 MCCAIG	3 WEEKS	MAY 01/23 TO AUG 15/23
3	ROAD CONSTRUCTION	PHASE 13	6 WEEKS	MAY 01/23 TO AUG 15/23
4	LAYBY CONSTRUCTION	PHASE 2 BLK 14B	6 WEEKS	MAY 01/23 TO AUG 15/23

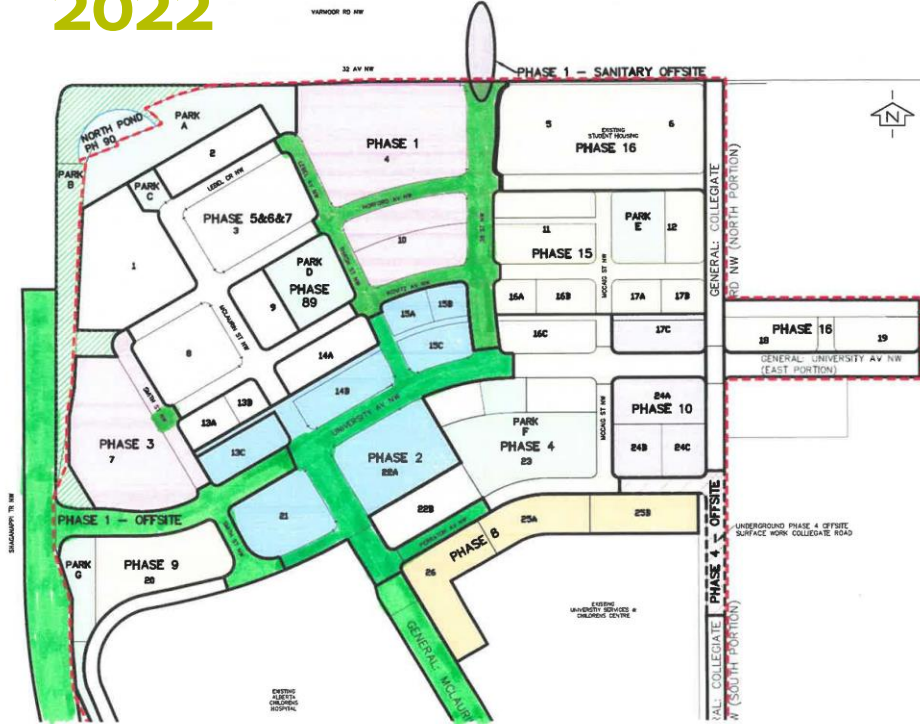
**CONSTRUCTION ACTIVITY AND TIMELINES ARE DEPENDENT ON VARIOUS FACTORS AND IS SUBJECT TO CHANGE.**

A group of five people are gathered around a table in a restaurant or bar setting. A woman on the left is smiling and looking towards a man in a plaid shirt who is also smiling. In the center, a woman is holding a glass while a man in a light-colored shirt pours a drink from a bottle. Another woman on the right is partially visible, looking towards the group. The scene is overlaid with a semi-transparent blue filter. The text "Surface FAC" is centered in white.

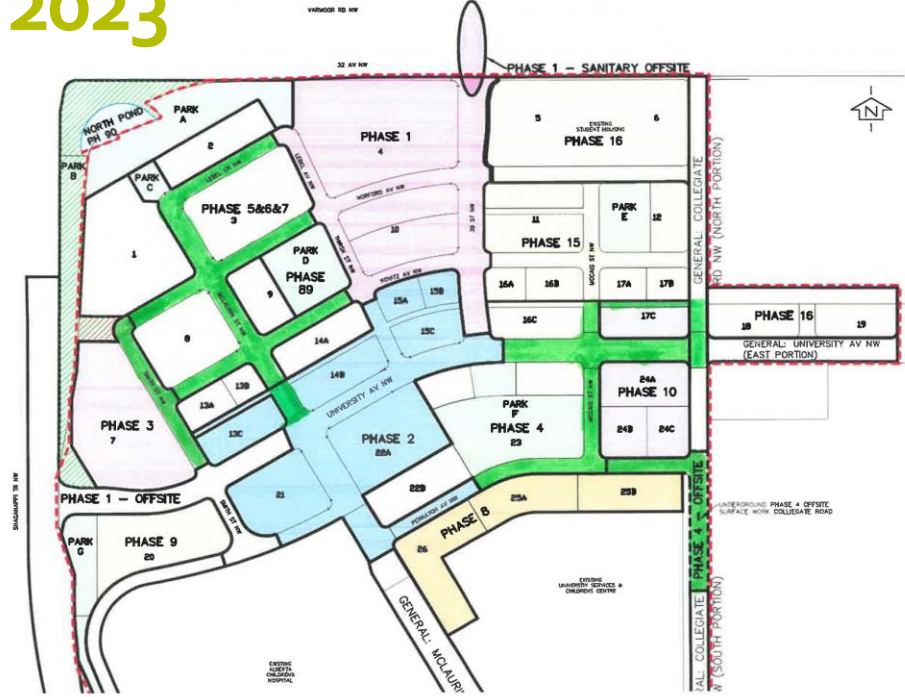
Surface FAC

# 2022 to 2023 Comparison

## 2022



## 2023



## Surface Final Acceptance Certificate (FAC): What can you expect?

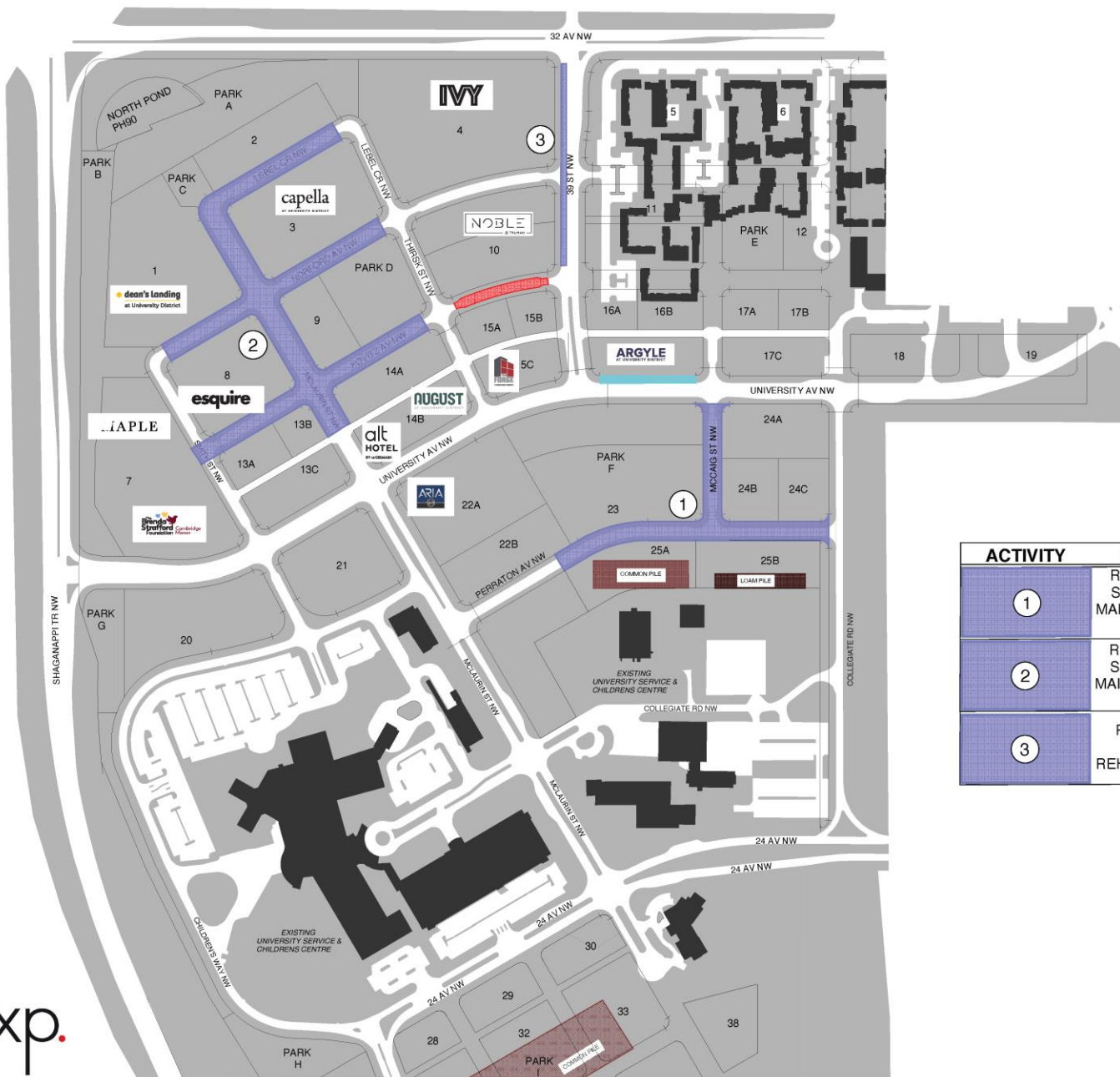
Surface FAC is issued by the City of Calgary prior to the transferring the infrastructure to the City. Work includes repair of sidewalks, curbs, and roads.

1. City completes Site Walk No. 1
2. Repairs are completed
3. City completes Site Walk No. 2
4. Repairs are completed
5. City issues FAC

### Anticipated Impact:

- Intermittent road and street closures, full block street parking closures, increase in sound, construction traffic, dust

- LEGEND**
- # CONSTRUCTION ACTIVITY
  - SURFACE MAINTENANCE
  - UNDERGROUND MAINTENANCE
  - ROAD CLOSED
  - SIDEWALK CLOSED



ACTIVITY	ACTIVITY	LOCATION	DURATION	DATE
1	ROAD AND SIDEWALK MAINTENANCE (FAC)	PHASE 4	5 MONTHS	MAY 2023 TO AUG 15 2023
2	ROAD AND SIDEWALK MAINTENANCE (FAC)	PHASE 5 & 6	5 MONTHS	MAY 2023 TO AUG 15 2023
3	POTENTIAL ROAD REHABILITATION	39 STREET	3 WEEKS	MAY 2023 TO AUG 15 2023

**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. They are all smiling and engaged in conversation. A man in a plaid shirt is holding a glass and looking towards a woman on the right. Another man in a light-colored shirt is also smiling. The background features string lights, creating a warm and social atmosphere. The entire image is overlaid with a semi-transparent blue filter.

# Residential Developments Under Construction in 2023

# Current Development

## LEGEND

- |   |  |    |  |
|---|--|----|--|
| 1 | <b>ALT HOTEL</b> BY LE GERMAIN<br>Hotel  | 8  | <b>AUGUST</b> BY HOMES BY AVI<br>Condos              |
| 2 | <b>ARIA</b> BY GRACORP PROPERTIES<br>Apartment Rentals   | 9  | <b>IVY</b> BY BROOKFIELD RESIDENTIAL<br>Townhomes    |
| 3 | <b>ARGYLE</b> BY HOMES BY AVI<br>Condos  | 10 | <b>NOBLE</b> BY TRUMAN<br>Condos & Townhomes         |
| 4 | <b>CAMBRIDGE MANOR</b> BY THE<br>BRENDA STRAFFORD FOUNDATION<br>Seniors Assisted Living & Long-term Care | 11 | <b>ESQUIRE</b> BY TRUMAN<br>Condos & Rentals         |
| 5 | <b>CAPELLA</b> BY BROOKFIELD RESIDENTIAL<br>Condos   | 12 | <b>MAPLE</b> BY TRUMAN<br>Seniors Independent Living |
| 6 | <b>THE FORGE</b> BY VIVENDA GROUP<br>Purpose-Built Rentals   | 13 | <b>BLOCK 15</b> BY GRACORP PROPERTIES<br>Condos      |
| 7 | <b>DEAN'S LANDING</b> BY ROHIT<br>COMMUNITIES<br>Condos & Stacked Townhomes                              |    |  |

 Under Construction in 2023

 Construction Complete



# Capella Move-Ins

- Now to early May
- 87 anticipated move ins will occur in Capella

## Anticipated Impact:

- Increased activity in vicinity as people move in

# 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

# University Boulevard

- Interim repairs and maintenance fall under the University of Calgary
- UCPG works closely with the University to relay any/all concerns
- Full repair/reconstruction (upgrades), are expected when the south development of University District occurs
- **\*NEW** – Pothole repairs on University Blvd began on March 22 and will continue for approximately two weeks

# Construction Hotline

If you have a question or concern about construction related to University District, please call our 24-hr **construction hotline** at **1-855-400-5556** for assistance.

## After Hours Emergencies

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

Both 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.



