

The Best of both worlds...

Trinity Hills. A welcoming gateway in the City's west end,
a showcase community where nature takes centre stage.

A welcoming western gateway community...

Imagine a welcoming western gateway between Calgary and the Rocky Mountains. A lively, pedestrian-friendly urban neighbourhood with high street stores, pleasing streetscapes, offices and a vibrant entertainment district. To the west, you will find year-round, world-class recreational facilities at Canada Olympic Park, just five minutes from your door. And to the south are the upper Paskapoo slopes preserved as a Regional Park. The park will be almost twice as large as the developed area, with several kilometres of interconnected nature trails and captivating city views. We invite you to imagine and discover that very place.



Trinity Hills will be an urban community where nature takes centre stage

Fast-growing cities like Calgary have realized that solutions are needed to improve population density and 'livability' within their existing footprints.

Calgary is pursuing smart growth principles with innovative neighbourhoods. Some like Garrison Woods are already built, and others like Currie Barracks and the East Village are underway. These communities are redefining the concept of sustainable urban living for a new generation of Calgarians.

Our City's latest development aligning with this progressive vision is Trinity Hills, east of Canada Olympic Park at Calgary's main western gateway to the Rocky Mountains. Trinity Hills comprises 260 acres of the East Paskapoo Slopes south of the TransCanada Highway, from the Bowfort Road intersection to Sarcee Trail.

As the property owner, we've worked with City planners to solicit input from a broad range of stakeholders – community, environmental and First Nations groups and individuals, landowners and the Province of Alberta. Our goal is to create a neighbourhood aligned with City Council's vision; a walkable community adjacent to the highway, with two-thirds of our land dedicated for the creation of a long-desired Regional Park on the upper slopes.

Smart growth for a growing city

We're proud to share our vision for Trinity Hills – a unique, mixed-use community that promises to set the standard for a future of more sustainable living on Calgary's west side. Trinity Hills will be a lively urban neighbourhood on nature's doorstep, providing significant recreational, cultural and economic benefits to Calgarians.



We're creating a neighbourhood with a variety of housing types to accommodate a diverse community of residents, and we'll include a Town Centre. Modeled on a 'high street' concept, the Centre will be home to shops providing everyday services and amenities, specialty boutiques and office space. We're also planning a vibrant entertainment district of theatres, a hotel, cafes and great dining choices.



Significant benefit to the City's bottom line

When complete, Trinity Hills is estimated to generate roughly \$10 million annually in new property, business and commercial taxes as well as create 2,000 jobs for Calgarians.

Calgarians will be proud to share this pedestrian-friendly urban neighbourhood with family and friends: exploring approximately 17 kilometres of nature pathways and new trails in the Regional Park, and stopping for a refreshment or dinner at the end of the day.



Preserving upper slopes & trails

This thoughtfully planned community will be located along the less sensitive portion of the property, and we will preserve and protect the upper slopes for the enjoyment of all Calgarians.

We recognize that the upper slopes – about two-thirds of the total area – must be protected and preserved for future generations. While Calgarians often use these lands recreationally, they are privately owned and not currently protected.

Calgary is forecast to grow by another 1.3 million people over the next 50 to 60 years. In some years, growth could be up to 40,000 new residents annually. The City and Trinity are acutely aware of the need to think about the future in more sustainable ways to accommodate new, and more residents.

In creating both a Regional Park and a sustainable community, we believe our Trinity Hills proposal will help meet those needs by balancing the social, recreational, commercial, and habitat needs of this important land and by providing a vibrant, well-conceived community that Calgarians will be proud to call home.



Our Promise

We are committed to preserving the beauty and integrity of the East Paskapoo Slopes. At Trinity, we have worked closely with the City of Calgary and listened to our stakeholders as we developed a deliberate master plan. A plan that sets this special neighbourhood apart and preserves two-thirds of the land for a new Regional Park. A keen respect for nature and a strong emphasis on preservation of the natural environment will allow for the creation of a special community along the lower slopes.

Trinity Hills - Where Nature Takes Centre Stage

Miles of nature trails, breathtaking vistas, cozy homes – within a short walk of world-class amenities, services, vibrant entertainment and dining



Map by Brown & Associates Planning Group

1 Parks and Open Space

Our vision for Trinity Hills includes an exceptional dedication of privately held lands to the City of Calgary for creation of a new Regional Park. These lands will be preserved and protected for the enjoyment of present and future generations. Of the 260 acres of land Trinity owns, we will develop approximately 90 acres, dedicating the remaining two-thirds to the City of Calgary for a Regional Park.



2 Residential

A range of housing options awaits residents in this mixed-use community. It is inspired by, and aligned with, the City's smart growth and sustainable living development principles. Trinity Hills is made for walking, cycling, easy access to public transit and highway connections.



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3 Town Centre

What to do? In the heart of Trinity Hills, the choice will be yours. Walk to pick up groceries, enjoy a range of dining options, stop by your office, or just kick back with a friend over a latte and watch life go by. Access to and from the area has



been thoughtfully planned, with enhancements to both the Bowfort Road and Sarcee Trail interchanges.

4 Entertainment Gateway

Active living doesn't get any better than this, with world-class, year-round recreation facilities next door at Canada Olympic Park and about 17 km of connected and integrated pathways for hiking and biking in the East Paskapoo Slopes. After a day in



nature, enjoy refreshments or dinner at one of the local watering holes or take in a movie.

Preservation of Pathway Systems

We will preserve the existing pathways on the upper slopes and will build new local and regional trails as well as cycle lanes within the Trinity Hills community. Through this exercise we will



achieve about 17 km of trails compared to the current 17.9 km trail system while better integrating all pathways and providing improved access for all Calgarians to enjoy this special area.

Dedication of Developable Lands

Of the approximate 160 acres of land we are preserving as open space for the creation of a Regional Park, we are dedicating approximately 40 acres of land that could be



developed. By doing so, we create uninterrupted open space on the upper slopes. These 160 acres will be dedicated to the City following approval of the Trinity Hills development proposal.

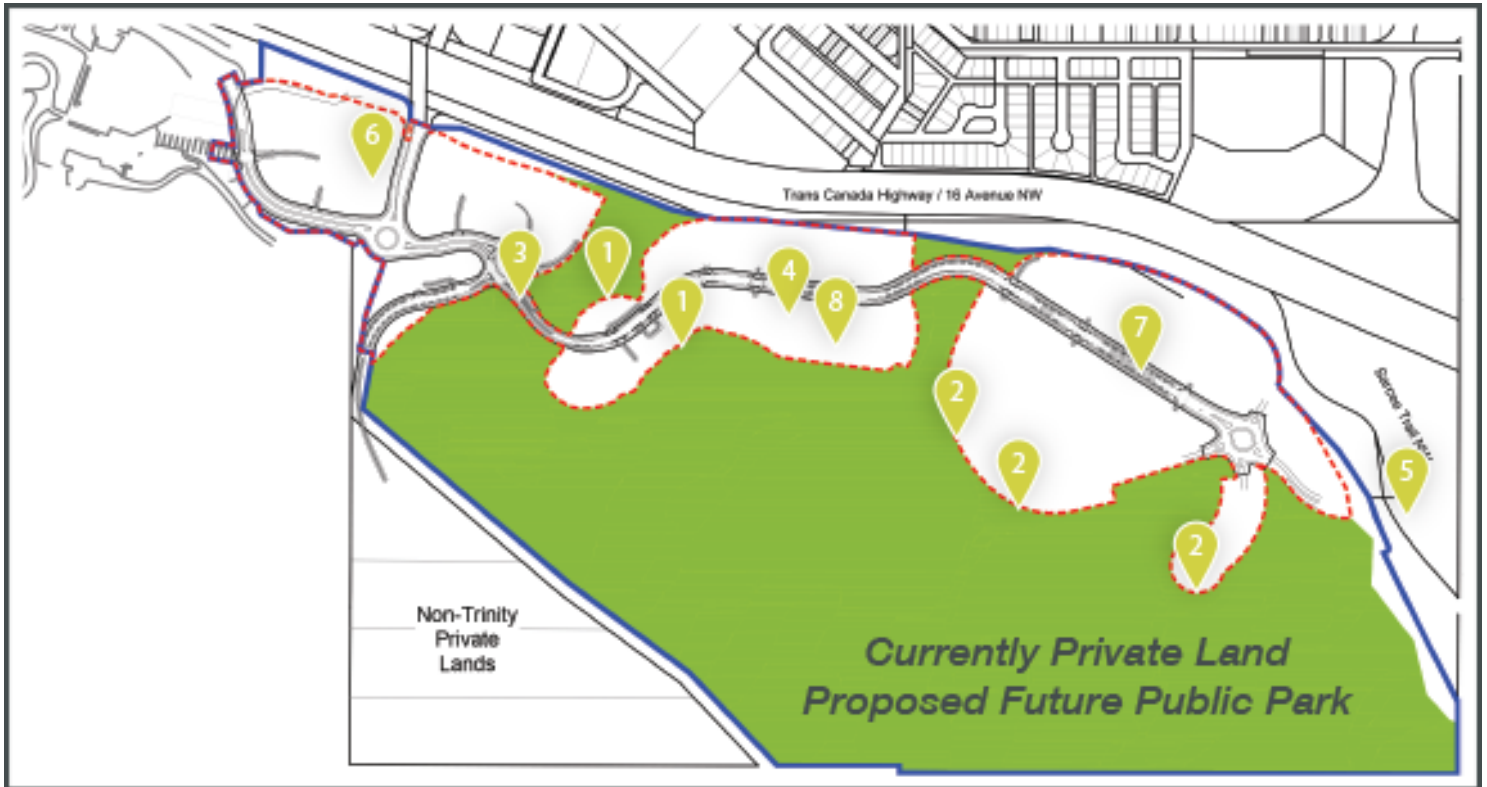
Protection of First Nations Heritage

We are working with top archeologists and Alberta Culture to ensure all sites are treated respectfully and appropriately. The configuration of the proposal avoids the majority of archeological sites and all of the most significant. These are located on the upper slopes where they will be protected from development when the lands are dedicated to the City as public open space, once development approval is granted.

Public Engagement

Extensive public consultation process helps Trinity to refine plans

We listened to what Calgarians had to say about our plan over the past year. We are pleased to introduce a number of proposed changes to our plan, including moving some development from higher quality environmental lands to a less sensitive area, improving traffic flow and interchange design, and addressing other important concerns.



Map by Brown & Associates Planning Group

Protection of more Primary Environmentally Significant Areas

- 1 Residential Village development boundaries have been reduced to preserve an additional 1.58 acres of Balsam Poplar forest.
- 2 Townhouse boundaries (Town Centre and along the eastern ridge) have been reduced by 1.95 acres to increase the open space provided to the City.

Changed road alignment to preserve sensitive areas

- 3 Relocation of a ravine crossing (between Entertainment Gateway and the Residential Village).
- 4 Development boundaries pulled back and internal road narrowed through the village.

Improved traffic mobility

- 5 Refinements to the Sarcee Trail intersection design will improve traffic flow to and from Bowness, Wilson Gardens and Trinity Hills along Sarcee Trail.

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Modified height and number of towers

- 6 Six potential point tower sites are located within Gateway Centre, to create a modern urban entrance to the City where the WinSport ski jump is already highly visual.
- 7 Three potential point tower sites have been identified at the lowest portion of the Town Centre to allow for a mix of commercial and residential use.
- 8 Reduced the overall height of buildings within the Residential Village to a maximum of six storeys.

In addition to the changes noted on the map, we are also making the following refinements:

- Identified locations where point towers may be allowed, if supported by a Transportation Impact Assessment and are contextually acceptable.
- Proposed rules to ensure tall buildings are narrow and are spaced far enough apart to minimize impact on views.
- Reduced maximum height of buildings for most of the site.

WHAT WE'VE DONE SO FAR

Since March 2014, Trinity Hills has been engaging with our neighbours and all Calgarians on our vision for this special area.

Here's a snapshot of our work so far:

More than 50 Stakeholder Meetings

- Tuscany
- Montgomery
- Scenic Acres
- Valley Ridge
- Silver Springs
- Cougar Ridge/West Springs
- Varsity
- Crestmont
- Bowness
- Coach Hill/Patterson Heights
- River Valleys Group
- Joint Advisory Committee
- Mountain Bike Groups
- Save Our Slopes
- First Nations
- City of Calgary
- Province of Alberta

Public Open Houses & Workshops

- 6 held in 2014
- 2 held Spring 2015

City of Calgary online consultation

Plus, we've been in touch with many adjacent landowners and individuals via phone calls, emails, Facebook and Twitter, walking tours and