

Trinity Hills News

November 6, 2015

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Introducing the Trinity Hills newsletter

Following on the heels of City Council's July 2015 approval, we at Trinity have been grateful to receive your calls and emails of support and interest. We want to make sure that everyone interested is kept up to date on decisions and progress. To do so, we'll send out regular updates through this newsletter.

Let us know what topics you're interested in. Email us at hello@TrinityHills.ca.

Bowfort Interchange work underway

While it looks like work is underway at the Trinity Hills site, all construction in the area relates to the City of Calgary Trans-Canada Highway (TCH) / Bowfort Road interchange project. The City has started the project and first steps involve relocating utilities. Access to Bowfort Road from the TCH will continue during construction and motorists can enter Canada Olympic Park through a temporary intersection, located 500 metres west of the original intersection. The interchange is expected to be open for operation by the end of 2016 with final completion of the project anticipated for the summer of 2017. For more information on the project, please call 311.

Stripping and Grading Permit Withdrawn

Trinity applied for a permit following Council's approval, with the hope of starting stripping and grading on the Trinity Hills site this fall. While the permit was approved by the City Administration, it was subsequently appealed. Unfortunately, the appeal process has delayed work and we have missed the opportunity to mobilize work crews to begin site work before freeze-up.

Since we can't begin this work now, we have withdrawn our permit application. Instead we will focus on our subdivision application. This is a necessary application that will cover the stripping and grading requirements as well as deep utility and road construction and other site upgrades.

Saving Natural Vegetation



Trinity's professional biologists are working with City of Calgary Parks to identify recipient sites for rare Little Bluestem grass and Sandgrass communities. The intent is to transplant portions of these communities this fall / early winter while the plants are in their dormant stage to help ensure best survival conditions. As well, Little Bluestem seeds and plugs and Sandgrass seeds have been collected on site and have been sent to a nursery for replanting in the spring. A maximum of 1,000 m² of rare vegetation can be transplanted without a stripping and grading permit or development agreement in place. Further relocation of rare grasses will occur in the spring when the permitting issues are addressed and construction is allowed to begin.

Arbour Lake students visit Trinity Hills

We welcomed students from Arbour Lake School, under the leadership of their teacher Melissa Easton, on October 14, 2015. There were 27 students in attendance and we provided each of them with a copy of the Trinity Hills Concept Plan, along with an overview on the mixture of land uses planned for the area. These students toured the area and were given private access to the archeological dig in process. They had great questions and an interesting day exploring the slopes.

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Next Steps

Preparations support migratory bird protection



In order to prepare the site for stripping and grading next spring, clearing and mowing of the lower end of the site will occur late fall and into early winter. This activity will consist of trimming or removal of shrubs and other vegetation within the development area near the bottom of the hill. Activity will not occur outside the development area on lands set aside as future regional park. This work will be completed to ensure that spring stripping and grading will not negatively interfere with nesting of migratory birds. This approach is preferred by the

Canadian Wildlife Service who administer the Migratory Bird Convention Act to prevent disturbance to active site nests and potential harm to birds. While the City of Calgary has been informed of our intentions, clearing and mowing does not require any City approvals. Professional biologists and project managers will be on site to ensure that clearing and mowing occurs only within the designated Project development footprint area and does not result in soil disturbance or erosion.

Development permit application process underway

Currently we are working on the first development permit application. The first permit will focus on the retail area and we expect to submit early this winter. Further applications are expected throughout 2016. Building priorities include the Town Centre retail area (near Sarcee Trail) followed by the Gateway entertainment area (next to the Bowfort Road interchange). We will be engaging with adjacent community associations as part of the process for these applications in order to keep open dialogue. Residential development permit applications for the Village residential area will be submitted by third parties and are expected to follow the applications in the two commercial areas.

For more information, please visit www.TrinityHills.ca or email us at hello@TrinityHills.ca.



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