

Welcome to Trinity Hills

A thoughtfully planned neighbourhood and tourist destination next to Canada Olympic Park

An urban community where nature takes centre stage

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.

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. 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 will be about 100 acres of development and 160 acres of parkland along the East Paskapoo Slopes south of the TransCanada Highway, from the Bowfort Road intersection to Sarcee Trail

Trinity 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 – to create a vision for the neighbourhood.

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.

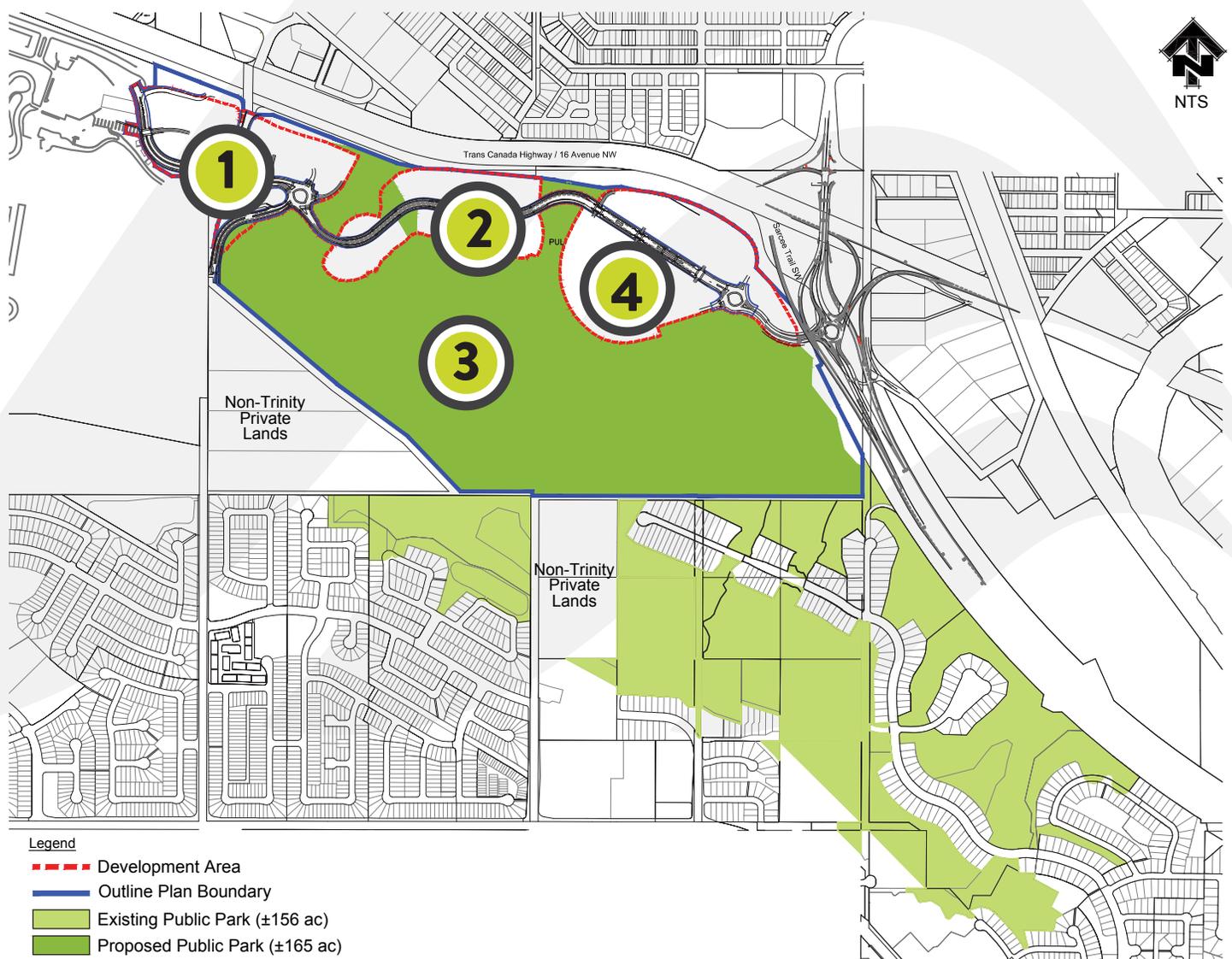
When complete, Trinity Hills is estimated to generate roughly \$10 million annually in new property, business and commercial taxes as well as create 2,000 jobs for Calgarians.

For more information, visit www.TrinityHills.ca.



OFFERING THE BEST OF BOTH WORLDS

KILOMETRES OF NATURE TRAILS, BREATHTAKING VISTAS AND HOME CHOICES - WITHIN A SHORT WALK OF AMENITIES, ENTERTAINMENT AND DINING



We are committed to preserving the beauty of the East Paskapoo Slopes.

Trinity Hills highlights a keen respect for nature and a strong emphasis on preservation of the natural environment while allowing for the creation of a special community along the lower slopes.

1



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 several kilometres of interconnected pathways for hiking and biking in the newly created regional park on the Paskapoo Slopes. After a day in nature, enjoy refreshments or dinner at one of the local watering holes or take in a movie.

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 is made for walking, cycling, and easy access to public transit and highway connections.

3



REGIONAL PARK

Trinity is dedicating 160 acres of privately-held lands to the City of Calgary for the creation of a new regional park. These lands will be preserved and protected for the enjoyment of present and future generations.

4



TOWN CENTRE

Walk to pick up groceries, stop by your office, enjoy a range of dining options, or catch up with a friend over a latte. Access to and from the area has been thoughtfully planned, with enhancements to both the Bowfort Road and Sarcee Trail interchanges.

Trinity Hills Update

Working Towards A Spring 2016 Construction Start

Following City Council approval in July 2015 of the Trinity Hills project, Trinity Development group has been actively proceeding with plans for this dynamic mixed-use neighbourhood. Trinity is creating a new Calgary community that will include residential, office, entertainment and retail amenities for residents and visitors to enjoy.

CITY COUNCIL GIVES APPROVAL TO TRINITY'S PROPOSAL

Calgary City Council voted 12-3 on July 27, 2015 to approve the Trinity Hills application for Area Structure Plan policy and Land Use Amendments. All associated bylaws were granted third reading by Council. Sixteen policy plan amendments were adopted with the final decision. The intent of the Council amendments was to ensure the project is of a high quality, respectful of wildlife, the environment and of the land's history. Trinity supports Council's changes and is committed to creating a community Calgarians will cherish and be proud of.

We thank all of you who provided input through the six open houses, four workshops and the over 80 meetings we held with impacted stakeholders. The public input received helped shape our plan for the better.

INTERESTED IN STAYING INFORMED?

Anyone interested in progress at Trinity Hills can stay up to date by visiting www.TrinityHills.ca and sign up for our regular newsletter or email us at hello@trinityhills.ca.

CURRENT WORK ON THIS PROJECT INCLUDES:

- Submission and approval of a subdivision application.
- Engineers are completing the design and awarding the contract for the new Trinity funded Sarcee Trail interchange;
- Engineers are completing the subdivision detailed drawings. Upon acceptance, the subdivision plan will be registered creating title for the + 160 acre natural parkland that Trinity committed to provide the City for a new regional park;
- Trinity is working with its architects to prepare a detailed concept plan and initial development permit plans.

EDITORIAL

OUR VIEWS

A WELCOME BALANCE ON PASKAPOO

There was just no way any plan for the Paskapoo Slopes could please everyone, but the rezoning application that passed first reading at council Wednesday represents a good mix for a solution that carefully balances all interests and factions.

The bottom line is that Trinity Hills owns the land, and it is obviously unrealistic to expect that it would simply be allowed to lie financially fallow. That said, Trinity Hills has shown itself to be sensitive to the concerns of those who want to see the land, which is south of 16th Avenue and close to Canada Olympic Park, left untouched. The size of the land is 105 hectares, and only one-third of that would be developed. The area would include a Whistler-type of village, a town hall featuring a retail area and a residential section. That's on the lower slope. Higher up, the 67 remaining hectares, would be maintained by the city as a park.

Those who complain, à la Joni Mitchell, that council is poised to approve the paving of paradise, are simply wrong. Gone are the days when "paradise" was paved over with no thought for environmental concerns.

Calgary Herald,
July 24, 2015

The plan for a public regional park on the rest of the land attests to that, especially given the city's pledge to invest \$3 million in improvements to the future park with a guarantee of maintenance.

Equally balanced are the amendments council has proposed out of concern for designing the buildings so as to be sensitive to the area's history and the Blackfoot culture, as well as to the development's effect on wildlife. We agree with Coun. Richard Pootmans that this is the best option for the Paskapoo Slopes because the status quo — leaving it alone — just can't happen. That ship sailed long ago, given that the city's area structure plan for the Paskapoo Slopes dates back a decade. Striking a balance between development and environmental preservation is the optimal alternative. If city planners and the developer agree to council's amendments, then the goal of being sensitive to diverse and many needs will be well on the way to being met.

Plus, a most welcome interchange will be built at 16th Avenue N.W. and Sarcee Trail at the developer's, not the taxpayers', expense. The plan for Paskapoo is commendable in its attempts to address all concerns, with its balance between growth and a nod to Calgary's need to preserve its green spaces.

The issue goes back to council for a second and third reading Monday. With the amendments tacked on, council would do well to approve it.