WEST DISTRICT
TRUMAN

Say hello to

West District

A truly great neighbourhood creates connections; between neighbours, the land and the community around it. Explore West District and you'll realize that's something we embrace wholeheartedly. We see beyond homes here. We envision the West District master planned community as a city-wide destination – immersed in nature with plenty of space to live, work, play, gather and connect with each other.

The Vision

The guiding principles for the overall vision of West District express the desired characteristics of the neighbourhood consistent with a vibrant, compact and diverse community to be followed to influence the form of all future development.

1. Vibrant Neighbourhood
With conveniences and amenities close at hand, it's possible to work, live, and play in the same dynamic community. A compact neighbourhood means the chance to walk to the grocery store, the local gym, or a favourite restaurant.

2. Comfortable Building Design
A mix of mid-rise buildings protects views, complements surrounding communities and provides appealing options for housing, businesses and workspaces. Mixed-use streetscapes, with walkable amenities, increases safety and a sense of community.

3. Convenient Connections
Expanded transit options and creative solutions for traffic management help people chose transportation options that work for them. Convenient access to biking and walking ensures there are a variety of options for moving around.

4. A Variety of Housing Options
Housing needs vary depending on life's circumstances. A variety of housing styles will suit people of all ages, from young people starting their careers to empty-nesters looking to remain in the communities they love.

5. A Unique Park & Plaza
Green areas and community spaces provide a welcome area for residents, and a chance to relax and enjoy recreational opportunities close to home. Year-round programming helps people stay active and connected with their neighbours.

6. Future Friendly Planning
Creative and forward-thinking approaches to development ensure the community makes the best possible use of resources. Decisions are made with an eye to the future, protecting natural assets and considering the impact on future generations.

Vibrant Neighbourhood

A lovely mix of people, jobs, and activities provides a thriving hub for West Calgary.

Exceptional Design

Thoughtful building form creates a welcoming, attractive, and safe neighbourhood.

Convenient Connections

There are many options for people to get to, from and around the neighbourhood.

Housing Variety

People have a wide variety of housing choices to meet any and all different stages of life.

Unique Park & Plaza

A multi-use open space creates a dynamic year-round meeting place for the community.

Future Friendly Planning

Sustainable design minimizes environmental impact and protects future generations.

Urban living *redefined*

At the summit of West Calgary, everything is at your doorstep.

Connected Living
Enjoy unmatched accessibility – the unique location of West District brings you just one traffic light away from mountains and 15 minutes to the downton core.

Retail High Street Begins at Gateway
Broadcast Avenue serves as the main artery of the entire community; extending from Gateway to 77th Street, the avenue will host all types of amenities & services.

Complete Convenience
The district centre mixes retail and residential spaces, maximizing mobility with pedestrian-friendly streets and pathways connecting you to all your daily needs.

An Iconic World Class Destination - Radio Park
At the centre of West District lies a park unlike anything Calgary has ever seen before. Encompassing 8.4 acres of green space and pathways with year round programming for the whole family to enjoy.

Connected to Regional Pathways
West District parks and pathways are connected to the network of city bike paths allowing for quick and easy access to other communities in the area, as well as the rest of the city.

A Home for Every Lifestyle
Choose from a variety of housing options ranging from single family estates to townhomes and condos as well as multiple rental opportunities.

Rental Housing Options
Be a part of a new generation of renters who choose the freedom of rental living with all the privileges and none of the hassles of ownership.

Explore Radio Park

At the centre of West District lies a park unlike anything Calgary has ever seen before. Radio Park encompasses over 8.4 acres of exceptional public park design for all to enjoy in a green oasis that will serve as the centrepiece to an active healthy lifestyle.

Forward-thinking and multi-functional, Radio Park is the first of its kind in Canada to combine landscape design and stormwater management facilities in an integrated urban park facility. It is a marriage of green infrastructure and recreation, both functional and celebratory, resolving flooding and stormwater issues, while at the same time inviting the public to appreciate and enjoy the vital ecological processes that water provides. The pond and functional stormwater features, by design, add to the public's enjoyment of the park. Through a careful selection of high quality materials and design elements like flowing perimeter walkways, a recirculating waterfall and aeration features, along with a wetland area and boardwalk, the stormwater facilities provide important passive recreation opportunities, ecological services, and social and educational benefits.

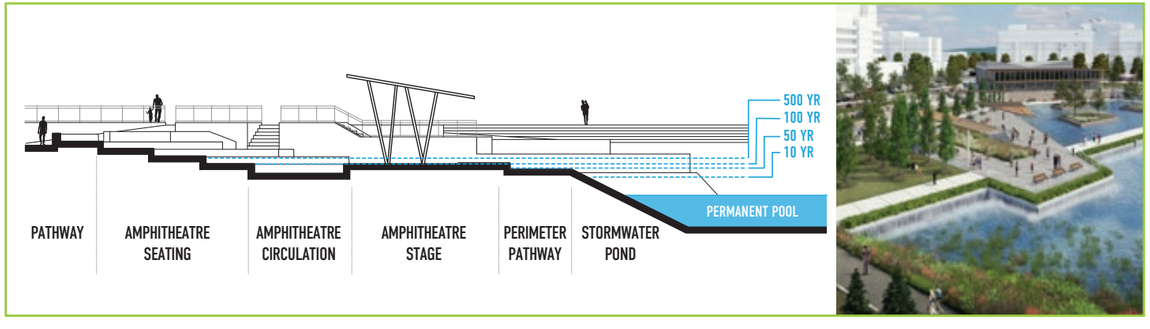
WEST DISTRICT RADIO PARK IN COMPARISON TO OTHER CALGARY PARKS

THOMSON FAMILY PARK
1.8 ACRES
0.7 HECTARE

OLYMPIC PLAZA
3 ACRES
1.2 HECTARES

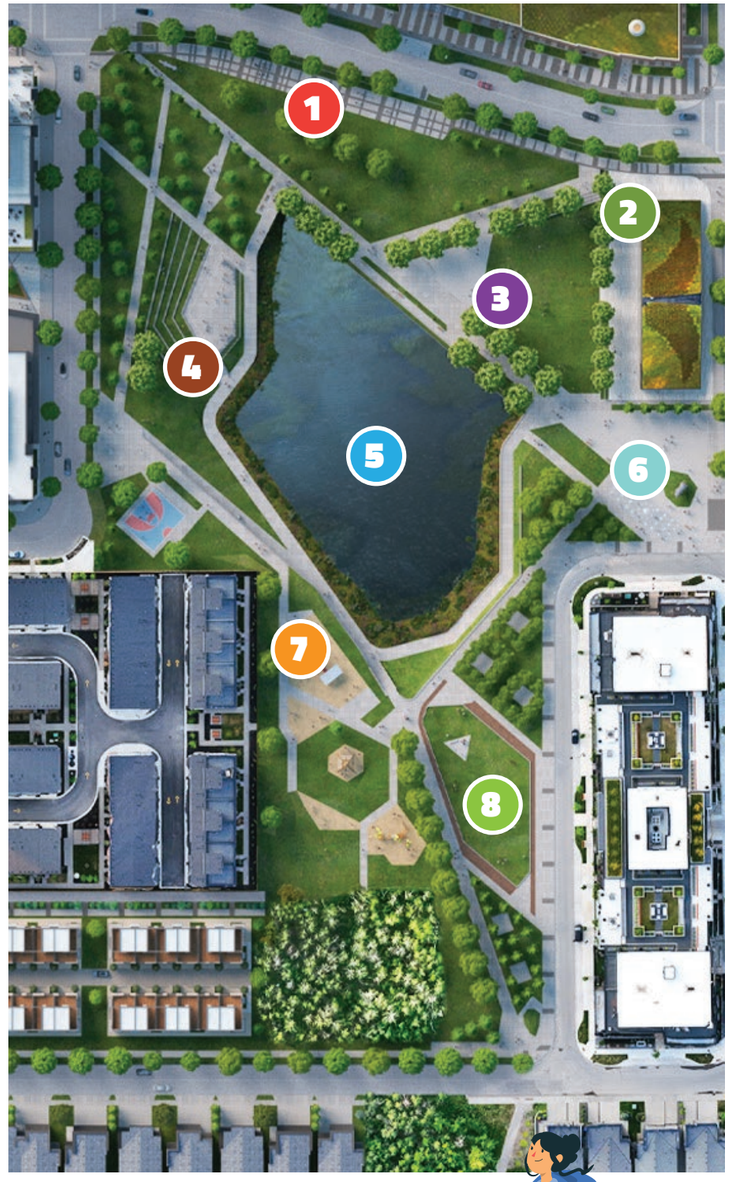
RADIO PARK
8.4 ACRES
3.4 HECTARES

RILEY PARK
22 ACRES
9 HECTARES



With water as a unifying design element, the dynamic urban living room blends 365-day-a-year people-oriented programming with a multitude of park features far exceeding conventional public park investment. The park concept is organized into 9 character areas, each designed and programmed to reflect different open space needs that will facilitate recreational opportunities, ease of respite and community interaction in West District.

1. **North Plaza**
2. **Restaurant & Retail**
3. **Great Lawn & Skating Rink**
4. **Amphitheatre**
5. **Innovative Stormwater Pond**
6. **East Plaza**
7. **Recreation & Playground**
8. **Dog Park**



Radio Park will be home to year round activities that the whole family can enjoy. Go for lunch & soak in the sun at the patios in the North Plaza. Head to the Recreation area and use the basketball court or green space for outdoor training. Enjoy year round concerts and entertainment at the amphitheatre. Relax on the Great Lawn which overlooks the pond in warmer seasons, or lace up your skates in the winter!

Where life happens.

In West District there is everything you need to live the life you deserve. A fully master planned community unlike any other that provides complete convenience to residents of all lifestyles. You can find all of the essentials without ever leaving the neighbourhood – school, work, shop and play. The unique location in West Calgary gives you the ability to explore the mountains within the hour or head to the downtown core in just 15 minutes.

Family Life

Send the kids to the top schools in Calgary, walk the dog thru Radio Park, make a dentist appointment & pick up groceries – all without leaving the neighbourhood. West District unifies people and places with space to grow.

Connected Living

Grab a fresh coffee on Broadcast Avenue, meet for dinner on a sun drenched patio or head downtown for a night out. West District puts everything at your doorstep. Live the good life in the most sought after new community.

Enjoy Life

When you're just minutes from everything, you have more time to enjoy all of life's precious moments. Create lasting memories with the family in a neighbourhood that you're proud to call home.

Complete Convenience

Leave the car at home and take a walk down Broadcast Avenue – featuring the best services including restaurants, grocery stores, medical centres and more! In addition to the shops & services right in the district centre, you're also surrounded by several established communities that offer further countless amenities. This combination means you'll find whatever you're looking for quick & easy, without having to trek across the city. West District redefines the meaning of complete, cohesive community.

Minutes to Downtown

As the City of Calgary continues to grow, the commute to the city centre grows accordingly and travel times can become a major factor in deciding where to live. West District's unique location on the West side of the city makes it easy to get to the mountains, but also provides quick access to the core. Take a drive down Old Banff Coach Road to Bow Trail and you'll be downtown in just 15 minutes. Would you rather take transit? West District will be host to a transit hub featuring multiple connecting bus routes, as well as nearby 69th Street C-Train Station being a short commute by bus. West District is also situated next to the future Stoney Trail ring road completion, making the commute to other communities and the Calgary International Airport a breeze.

Exciting Retailers

West District is a neighbourhood that is robustly livable, workable and walkable – one that fully defines a connected community. Just outside your doorstep are countless local amenities that enable you to live your best life. You're just minutes away from health facilities and hospitals, restaurants, shopping, office space, parks, and so much more.

Beauty Garden

Beauty Garden is the home away from home you have been searching for, a space for all of your beauty needs.
beautygardenyyc.com

Blanco Cantina

Mouth-watering flavours, dangerous collection of tequila and great taste in music are all the escape you need.
blancocantina.ca

HotShop Hot Yoga

A workout experience that will elevate your mind and body feeling energized and rejuvenated.
hot-shop.ca

F45 Training

A global fitness community specializing in innovative, high-intensity group workouts that are fast, and fun.
f45training.com

Deville Coffee

Deville is a group of coffee crafters & baked good dreamers. Serving communities since 2008, growing across Alberta & BC.
devillecoffee.ca

Una Pizza + Wine

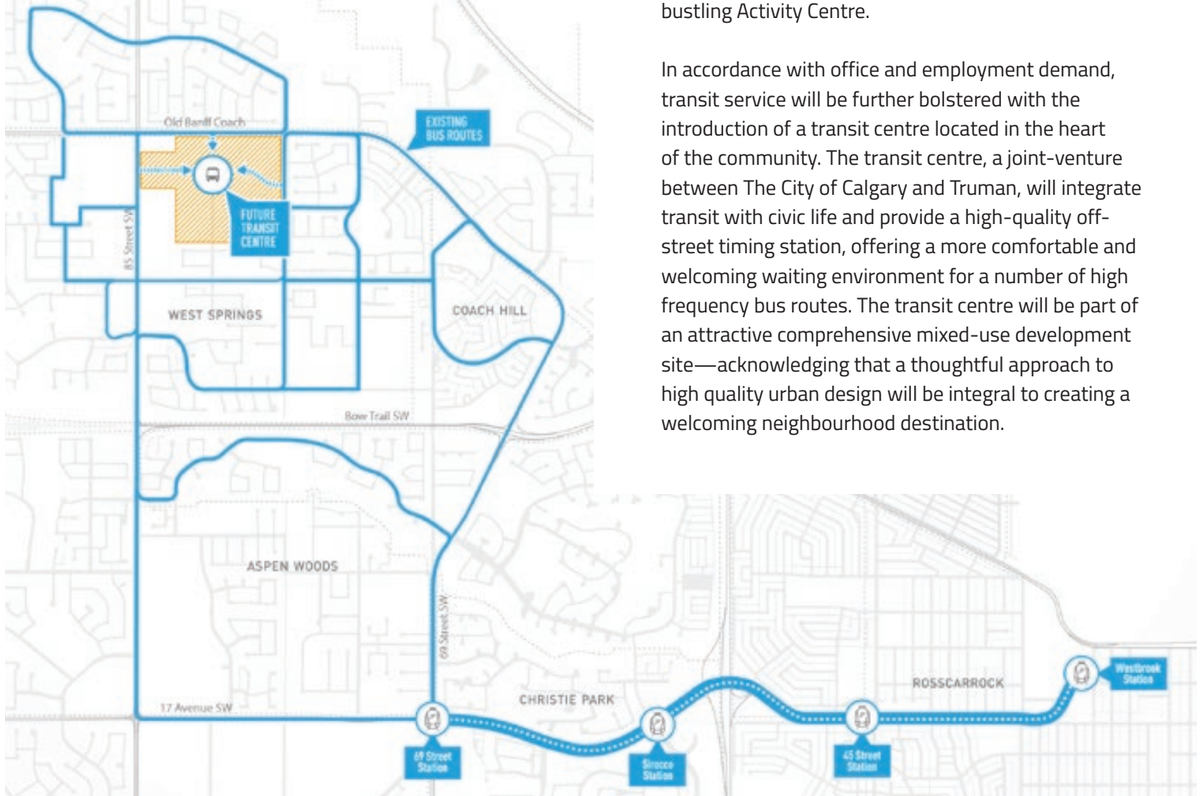
A neighbourhood restaurant serving California influenced thin crust pizzas, and as much local product as we can get.
unapizzeria.com

Unmatched Accessibility

Transit

The West District Master Plan links land use decisions to transit infrastructure, with an efficient urban form supporting quality transit service that can be scaled to meet the growing demands of the community. Select streets within the community will be developed to allow for safe and efficient transit service and existing bus lines will be re-routed to converge in the highest intensity areas of West District. Following the connective grid network planning model, Calgary's Primary Transit Network will soon grow to include service to this bustling Activity Centre.

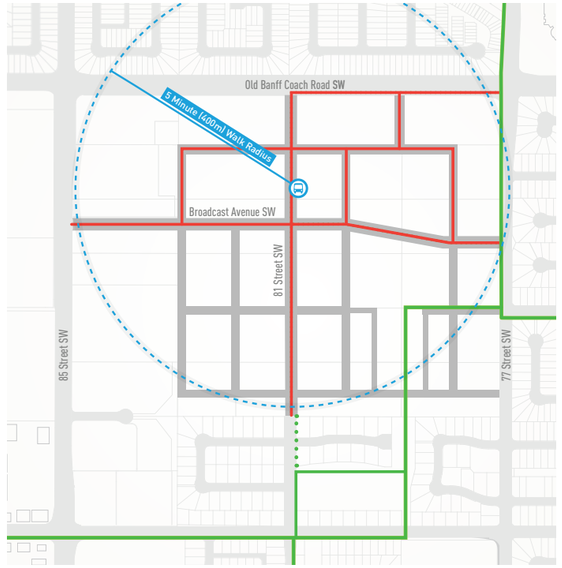
In accordance with office and employment demand, transit service will be further bolstered with the introduction of a transit centre located in the heart of the community. The transit centre, a joint-venture between The City of Calgary and Truman, will integrate transit with civic life and provide a high-quality off-street timing station, offering a more comfortable and welcoming waiting environment for a number of high frequency bus routes. The transit centre will be part of an attractive comprehensive mixed-use development site—acknowledging that a thoughtful approach to high quality urban design will be integral to creating a welcoming neighbourhood destination.



Active Transportation

A crucial complement to the transit network and to achieving a higher active mode split is safe, efficient, and convenient walking and bicycling infrastructure. The West District Master Plan provides just that—pedestrians and cyclists are given the highest priority, with direct connections between destinations, short block lengths, a high density of intersections, and a hospitable public realm that makes walking and cycling the most convenient way to travel.

Sidewalk connections are complemented by a second tier of pedestrian connections across development blocks in the form of pathways or breezeways, while low design speeds and on-street vehicle separated bike lanes further enhance cycling connectivity to local destinations. A Regional Pathway connection around much of the perimeter of West District facilitates commuter and recreational cycling traffic.



Vehicle Separated Sidewalk *Vehicle Separated Bike Lanes* *Regional Pathway (3.0m)* *Future Transit Centre*

For over 35 years, Truman has been building properties of exceptional quality and distinguished craftsmanship in Calgary and surrounding areas with the core belief that everyone can Live better.®

West District is guided by our team of experienced and award-winning developers and builders, urban planners, architects and landscape architects driven by the vision and passion of George Trutina, President and owner of the Truman Group of companies. The inspiration for West District was derived through his world travels, searching out and experiencing communities that exemplify the best principles of cutting edge urban design.

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