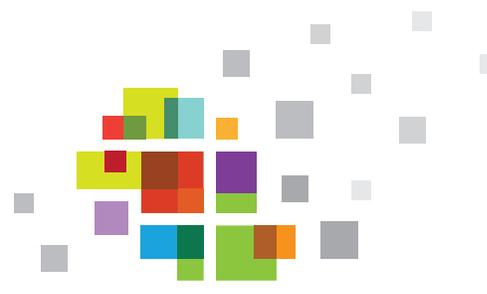


Say hello to
West
District



Experience urban living, redefined. Explore Calgary's most dynamic master planned community.

hellowestdistrict.com

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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.

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 downtown 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 - Central 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.

Employment & Innovation Hub

The Activity Centre is proposed to accommodate a range of small to large commercial-office space, as well as institutional users (i.e., medical and educational).

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.

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.

Urban living redefined

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

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 choose 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.



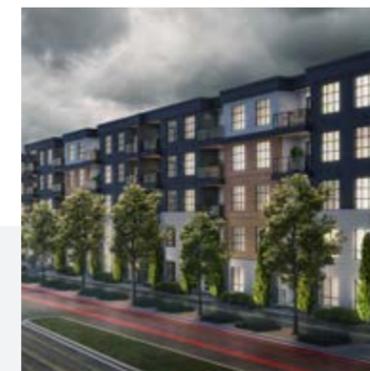
Exceptional Design

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.

Mindful Design



A Home with a View

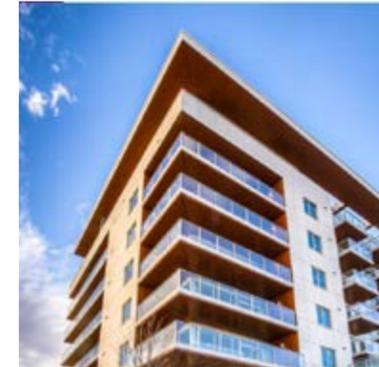
Mesmerizing views in almost every direction; whether you're seeing the Central Park, inner courtyards, the city core or unobstructed views of the mountains, West District is spectacular from every perspective.



Energy Efficiency & Sustainability

The community design aims to go beyond the minimum sustainability standards as part of a commitment to minimize our ecological footprint and help to sustain our planet. Some suitable features you will find at West District include:

- High performance triple pane windows, which help to keep the air temperature inside the home consistent and release into the home any heat that is absorbed by the windows.
- We use low VOC paint for all of our homes, meaning they don't off-gas as much as traditional paints.
- Energy Star rated appliances, delivering reliable performance while reducing energy consumption, greenhouse gas emissions and waste
- 85% of our products are purchased from local suppliers, enabling us to invest directly into our local economy. By contributing to local businesses we help to preserve existing local jobs and create new skilled jobs.
- Energy Star lighting or LEDs used in kitchen, living room, main hallways and main bath to conserve energy to help save you money on utility bills and protect the environment by reducing greenhouse gas emissions.



A Neighbourhood with Style

The multi-layered structures with oversized windows bring texture and visual appeal while adding a layer of modernity. Brick can also be found in regularly in our homes, affording a sense of permanence; it endures, protects and it's highly energy efficient. It also speaks to the existing character of the area.



Connecting People & Spaces

Designed with you in mind, West District is just the right size to provide the residents with the opportunity for individual expression within a shared environment. Shared spaces help enhance the feeling of community throughout the building, while complimenting West District's beautiful private spaces.



Greenery Galore

Parks and pathways connect West District to gorgeous ravines, and other areas around the community. For access to green space, there's simply no comparison to West District, with 8.4 acres of green space, rooftop patios, and the opportunities for outdoor exploring, relaxing and entertaining are truly extraordinary.



Perfectly Located

West District's exceptional location has the benefit of a small village feel inside a big city. Live in a natural, green setting, while remaining only minutes away from public transportation, downtown, and highway 1 to get out to the mountains. West District is your park side oasis in the middle of everything else you need.



**A public oasis,
steps from
home.**



Explore Central Park



At the centre of West District lies a park unlike anything Calgary has ever seen before. The Central 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, Central 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 CENTRAL PARK IN COMPARISON TO OTHER CALGARY PARKS



THOMSON FAMILY PARK
1.8 ACRES
0.7 HECTARE



OLYMPIC PLAZA
3 ACRES
1.2 HECTARES



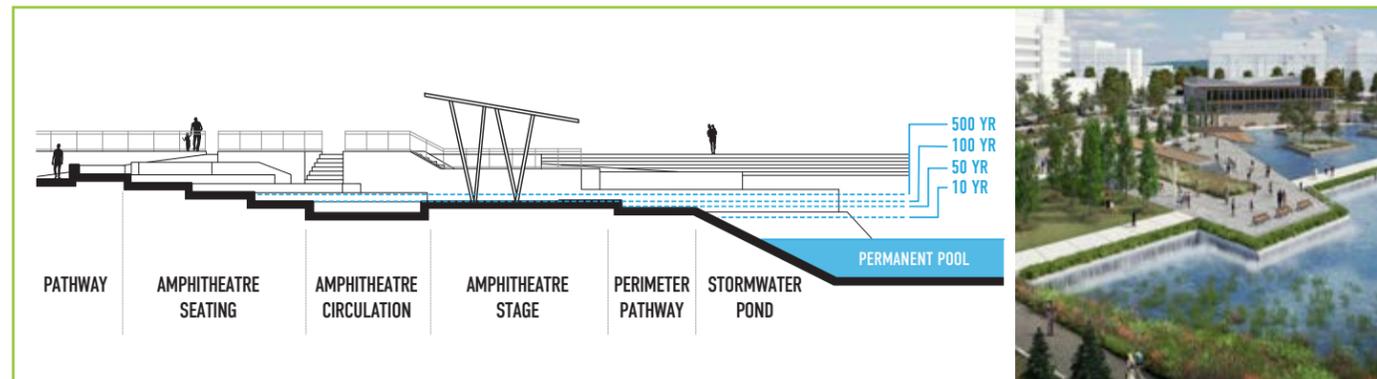
CENTRAL PARK
8.4 ACRES
3.4 HECTARES



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. Lower Plaza & Reflecting Pool
4. Great Lawn
5. Amphitheatre & Playground
6. Innovative Stormwater Pond
7. Recreation
8. Natural Area



Central 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, skatepark or green space for outdoor training. Enjoy year round concerts and entertainment at the amphitheatre. Relax at the lower plaza which overlooks the reflecting pool in warmer seasons, or lace up your skates in the winter!



CENTRAL PARK



1. NORTH PLAZA

Spend your lunch break soaking in the sun at the patios of the North Plaza.



2. RESTAURANT & RETAIL

Do some quick shopping, or meet with friends for a bite to eat overlooking the reflecting pools of Central Park.



4. GREAT LAWN

A space for rest and relaxation at West District's Central Park. Bring the kids, the dog and have a picnic



5. AMPHITHEATRE & PLAYGROUND

Area for outdoor events, concerts, as well as a playground and splash park for warm summer days.



6. INNOVATIVE STORMWATER POND

Innovative stormwater pond offering a wetland habitat and boardwalk pathway.



3. LOWER PLAZA & REFLECTING POOL

Relax at the lower plaza which overlooks the reflecting pool in warmer seasons, or lace up your skates in the winter.



7. RECREATION

The recreation area of Central Park features a basketball court, skatepark and space for outdoor training.



8. NATURAL AREA

Substantial section of the Central Park is reserved for preserving nature and the mature Aspen population.



RIGHT
 The stormwater pond is the central, unifying feature within the park and serves as a backdrop to the programmed spaces around the site. A flowing perimeter pathway takes visitors through a series of spaces including wetlands, water features, 500-seat amphitheatre, plazas, and seating areas. Native lake-edge plantings provide separation between the pathway and the pond.



LEFT
 Water is a unifying design element with park features that include a recirculating waterfall, reflecting pool, wetland vegetation and boardwalk area.

BELOW
 The park offers full seasonality with the reflecting pool functioning as an skating rink during winter months.



ABOVE
 The recreation area includes a variety of elements including an in-ground skate park, basketball court, bouldering wall, and fitness zone—all seamlessly integrated with the surrounding landscape and other park program elements.



**Connect.
Grow.
Enjoy.**



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 central park, make a dentist appointment & pick up groceries – all without leaving the neighbourhood. West District unifies people and places with space to grow.



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.



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.



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.



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.



Ready for Adventure

When we say work/life balance, we mean it. West District is located just one traffic light from the mountains! Escape the city and enjoy mountain getaways, hiking, camping, and more at a moments notice. That means you can spend more time doing what you love, instead of being stuck in your car for hours at a time.



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 Walkways

Pedestrians and cyclists are given the highest priority when getting around. West District's main streets feature twenty foot wide sidewalks made up of integrated walkways, bike paths and separate amenity strip.



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.



Blanco Cantina

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



Deville Coffee

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



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



F45 Training

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



YYC Cycle

A unique workout experience that will elevate your mind and body feeling energized and rejuvenated. yyc-cycle.com



Una Pizza + Wine

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

By the Numbers

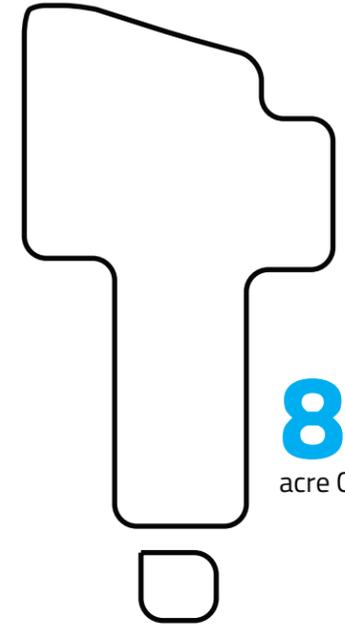
 **95**
acre master planned site

 **5KM+**
vehicle separated bike lanes

 **±60,000**
anticipated yearly visitors

 **±50**
minutes to the mountains

 **7000+**
residents

 **8.4**
acre Central Park

 **10+**
planned transit stops including the future Transit Centre

 **5,000+**
jobs

 **3,500+**
dwelling units

 **±36**
units per acre

 **1,000,000+**
square feet of commercial space

 **250+**
shops & services

 **Schools**
within 10 KM

10
elementary schools

2
middle schools

2
high schools

1
post secondary

 **Recreation**
within 10 KM

 **3+**
golf courses

 **3+**
tennis courts

 **2+**
outdoor rinks

A home
for every
lifestyle.



The Homes



At West District, there is a home for every stage of life, from mid-rise residences to single family lots. Whether you're a first time home buyer, growing your family, or downsizing, West District has you covered.



Condos



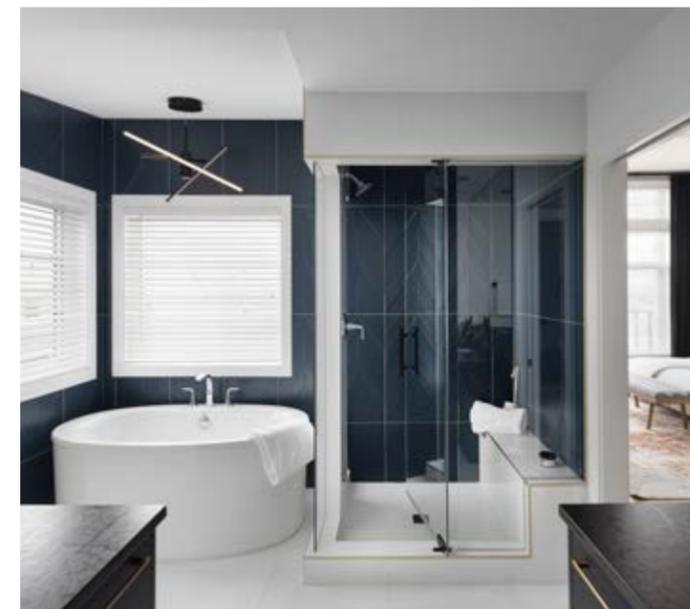
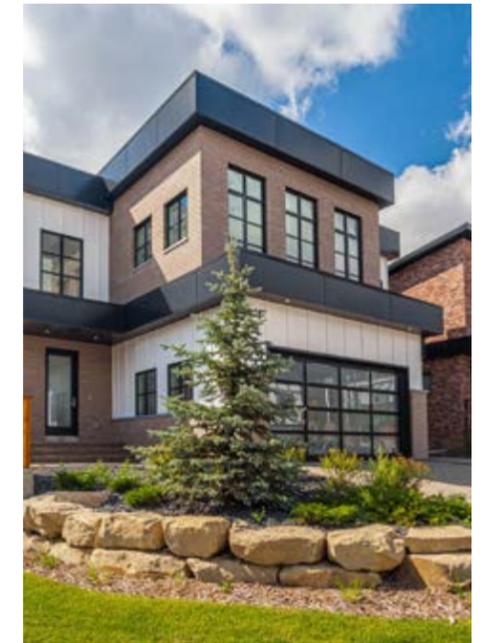
Townhomes



Single Family



Rentals





Energy Efficient

Comfort Fit – Air sealing, quality insulation & high-performance windows enhance comfort, reduce maintenance costs and help lower monthly utility bills.

High-efficiency Heating and Cooling Systems – Our systems are designed and installed to deliver more comfort, better moisture control, improved indoor air quality and quieter operation.

Water Management Practices – Our water management practices help to protect roofs, walls and foundations from water damage.

Show Me The Light – Our standard energy-efficient lighting, appliances, light motion switches, and bathroom fan timers all help reduce monthly utility bills, while providing high-quality performance and durability.



Environmentally Conscious

All of our homes include numerous water-saving features that will work to help you reduce usage, and in turn save money. This results in an estimated annual utility bill savings of up to \$300 when compared to a typical existing home that lacks these features.

Every Truman home includes WaterSense® labeled faucets, toilets and shower-heads. These fixtures help maximize water efficiency without sacrificing performance.

Dishwashers and Laundry Sets installed in every home are not only ENERGY STAR® certified for energy efficiency, but also use significantly less water than standard models.



Healthy Living

All Truman homes incorporate a combination of materials, construction techniques and products that work together to help deliver the best indoor air quality, especially when compared to most resale and new homes on the market today.

Each Truman home features sealed highly efficient combustion appliances, low-VOC interior paint and so much more.

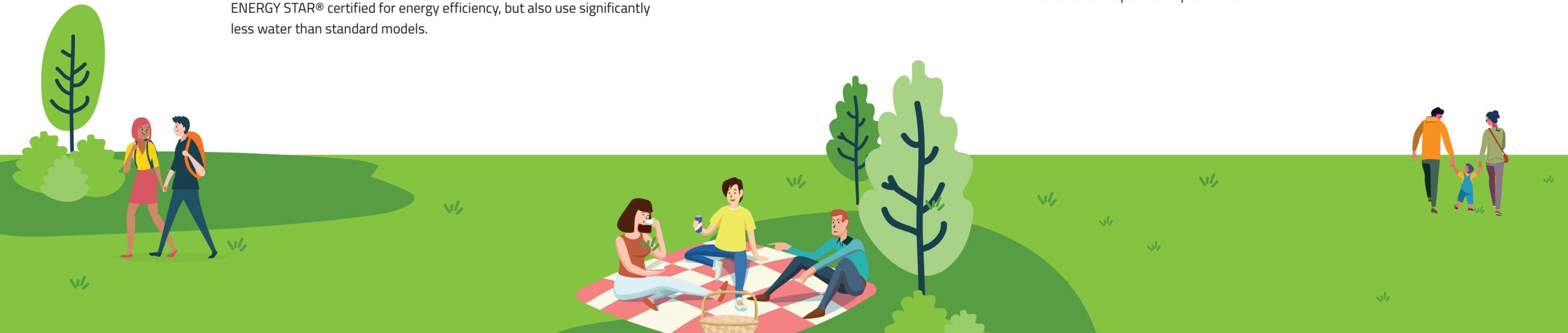
Our homes also come with whole-house mechanical ventilation. We also offer heat recovery ventilators, and air cleaning / purification system that together provide a constant source of clean air. This drastically helps reduce indoor air pollutants and help remove finer airborne particles and contaminants, improving indoor air quality.



Smart Home Ready

Have your home conveniently and efficiently charge your mobile devices at integrated USB outlets, or rough it in for a future solar panel system. Opt for automation features such as Wi-Fi enabled smart thermostats, internet connected door locks, garage door openers, optional security cameras and more.

Other smart technology options we offer such as Whirlpool® smart appliances, full lighting automation, solar capture systems, Tesla Home Battery Systems, and TruVOLT® – our electric vehicle charging stations are all available options only at Truman.









Live better.®

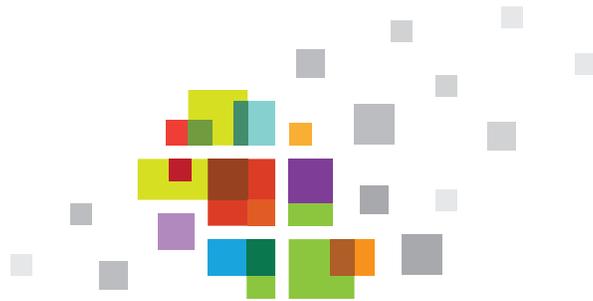
Live Truman.



TRUMAN

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.



WEST DISTRICT

Discovery Centre 762 85th Street S.W.
hellowestdistrict.com



TRUMANHOMES.COM

 **TRUMAN**
Live better.®