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September 5, 2017

Dear Homeowner:

**PHASE 5 - 11TH AVENUE SW & 69TH STREET SW (COACH HILL)  
ROAD CONSTRUCTION  
THE RISE AT WEST GROVE**

We would like to advise you of the upcoming work that will impact 11 Ave SW for the residential development north of 11th Avenue and 69<sup>th</sup> Street SW (Coach Hill). The development, The Rise at West Grove, is being developed by Bri-mor Developments. Over the next couple of months Bri-Mor will be beginning the second stage of development for The Rise, which we are referring to as phase 5

To help minimize disturbance, Bri-mor Developments together with its advisors and the construction team have created the following plan to inform you of the construction timing and how it may impact access to your property. We have identified the various aspects of the construction and present a written and visual description of the improvements being undertaken, as presented below.

**1. 11<sup>th</sup> Ave SW and 69<sup>th</sup> Street SW (Coach Hill) Construction Overview**

Construction is expected to start early to mid-September 2017, depending on City of Calgary approvals and the weather. Access to your property may be affected by this work, however you will always have access to your property. Onsite construction workers will provide detour options and we would ask for your patience and cooperation during this time.

**a. Construction Dates and Duration**

Please refer to Exhibit 1.0: Construction Schedule, showing the location of the construction to be undertaken. The plan identifies the locations of both on-site and off-site construction required over the next 3 months. A more detailed schedule will be provided in the next two weeks.

Work for the off-site and on-site construction will be undertaken during the same timeline. Construction work will include the following three stages:

- 1) Underground Utilities (Storm / Sanitary / Water Mains) – Completion expected mid Oct 2017
- 2) Concrete (Curbs/ Sidewalks / Swales) – Completion expected early November 2017
- 3) Paving – Completion expected mid December 2017

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## **2. Underground Utilities (Storm / Sanitary / Water Mains) – Exhibit 1.0**

### **a. Off-Site Storm Line (11 Ave & 69<sup>th</sup> Street SW) – Identified in Orange on Exhibit 1.0**

The off-site construction will include the installation of a Storm line along 11th Avenue SW from approximately 70<sup>th</sup> Street SW to 69th Street SW and along 69<sup>th</sup> Street SW to Bow Trail SW. This will involve ripping up the road to install the storm line and then repaving the road.

### **a. 11 Ave Service Connections - Identified in Green on Exhibit 1.0**

The on-site construction will begin with service connections from 11<sup>th</sup> Ave into lots 32 – 46 within block 1. This will involve digging up portions of 11 Ave between 72<sup>nd</sup> Street SW and 70<sup>th</sup> Street SW to extend the services from 11<sup>th</sup> Ave into each lot. 5 lots can be connected per day of construction. The total time for service connections to 11<sup>th</sup> Ave SW is expected to be 3 days.

### **b. On-Site Utility Main Lines (Storm / Sanitary / Water Mains) - Identified in Blue on Exhibit 1.0**

This work will involve the installation of the main utility lines (storm/sanitary/water) along West Grove Point SW, 73<sup>rd</sup> Street SW, and West Grove Mews SW within the phase 5 boundary of The Rise development. The main utility lines for West Grove Point SW, 73<sup>rd</sup> Street SW, and West Grove Mews SW will be installed and tested during the same time as the 11<sup>th</sup> Ave service connections are installed.

### **c. On-Site Service Connections to Main Lines - Identified in Green on Exhibit 1.0**

The next step will be to install the remainder of the Phase 5 service connections to the main lines on West Grove Point SW, 73<sup>rd</sup> Street SW, and West Grove Mews SW. This will include connections to lots 29-56 in block 4; lots 11-31 in block 2; and lots 1-12 in block 3. Once again, 5 lots can be connected per construction day.

All underground utilities are expected to take approximately 6 weeks and should be completed by mid-October 2017.

## **3. Concrete - Identified in Yellow on Exhibit 1.0**

Concrete construction is expected to begin mid-October 2017. This will involve the construction of the curbs, sidewalks and concrete swales. The concrete work should take approximately 3 weeks and should be completed by early-November 2017.

## **3. Pavement - Identified in Grey on Exhibit 1.0**

The last step in the construction process will be to repave the roads to their final state. This work should take approximately 3 weeks and should be completed by end-November 2017.

## **4. Mailbox Access**

Mail service for all residents south of 11<sup>th</sup> Ave will continue as it does today. Canada Post will be installing new mailboxes within the next month at which time you will be notified as to the location of your mailbox.

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While completing this work, representatives from the contractor will be in communication with residents (via notifications and signage) to ensure that all residents are aware of which access they need to use to get to and from their properties.

If you have any questions regarding this letter, please contact Elvin Karpovich ([EKarpovich@IBIGroup.com](mailto:EKarpovich@IBIGroup.com)) or Amanda Polini ([amanda.polini@ibigroup.com](mailto:amanda.polini@ibigroup.com)).

Yours truly,

**IBI GROUP**

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