

SOMETHING
WONDEROUS IS
COMING!



T A Z A

T A Z A

/Ta-Zah/

noun of Dené origin: Language of the Tsúūt'ínà

meaning: Something wondrous is coming



CONTENTS

1.0	GUJAKA NANIYA?I: WELCOME TO TAZA	1	4.0	MISGUS?ONI UWA NISK'A AADIT'IYI: NATURE AND CONNECTION TO THE LAND	17
	Gujaka Naniya?i Welcome to Taza	1		Honouring Tsúūt'ínà Land	17
	Low Carbon Community	4			
2.0	ASTAA-GU DIDILI NATS'IYINI-HI: ECONOMIC DIVERSITY	5	5.0	GUDISNUD-DI UWA ATŁ'ADITIYA: COMMUNITY AND CONNECTIVITY	19
	Creating Tsúūt'ínà Employment Opportunities	5		Supporting Tsúūt'ínà Youth, Entrepreneurs & Artists	19
	Progress Snapshot	7			
	Empowering Tsúūt'ínà Business Owners	9	6.0	3 DISTINCT VILLAGES	21
3.0	GUNINISHA ISILA GUTSIK'ATS'IDIYA-HI: CULTURAL INFLUENCES	13		Taza Exchange	21
	Honouring Tsúūt'ínà Culture	13		Taza Park	23
				Taza Crossing	25
				TOGETHER AT TAZA	27
				Connect With Us	27





T A Z A

GUJAKA NANIYA?I WELCOME TO TAZA

Spanning 1,200 acres, Taza is one of the largest First Nation development projects in North America. With three distinct Villages, its legacy encourages economic prosperity, entrepreneurial spirit and a shared vision for the future. Taza is founded on a set of standards that define an innovative framework to elevate Tsúut'ínà and all Indigenous communities to further transform and thrive. With inclusion at its core, genuine partnership has forged the foundation of Taza.



DOWNTOWN
CALGARY





1200 ACRES

Stretching ten kilometers along
Tsúūt'ínà Trail.

5 KILOMETERS, 3 VILLAGES, 1 PROJECT

Interconnected as: Taza Park, Taza
Crossing, and Taza Exchange –
Together At Taza.

LOW CARBON COMMUNITY

Sustainable infrastructure, green
buildings, and more.

7 PRINCIPLES OF UNIVERSAL DESIGN

Solutions of integrity that ensure
accessibility and create equivalent
experiences for users.

ESG CONSCIOUS

Responsibility in Environmental,
Social and Governance performance.

An Environmental, Social and
Governance (ESG) framework
is commonly used to measure
a company's sustainability
performance. With emission
reduction at the forefront, real
estate owners and operators
are integrating environmental
performance as part of their
business strategies.

Environmental

- Energy & Carbon
- Water
- Waste
- Land & Materials

Social

- Local Economy & Training
- Culture & Community
- Education & Awareness
- Employee Relations

Governance

- Tsúūt'ínà Inclusion
- Ethics & Internal Policies
- Supply Chain
- Board & Accountability
- Diversity, Equity & Inclusion

LOW CARBON COMMUNITY





CREATING TSÚŪT'ÍNÀ EMPLOYMENT OPPORTUNITIES

With future generations in focus, Taza is an exciting new avenue for socioeconomic prosperity through diverse and intentional development, investment and revitalization. Tsúūt'ínà citizens are encouraged to explore and pursue opportunities as they continue to unfold.

TENANT COMMITMENTS

- Ongoing efforts to promote Tsúūt'ínà Citizen access to hiring opportunities
- Collaborative recruitment efforts with Tsúūt'ínà for labour, subcontractors and suppliers
- New employees participate in Indigenous cultural awareness training
- Engagement and support for Truth and Reconciliation Commission of Canada (TRC) and the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP)





With ongoing availability of Tsúut'ínà employment opportunities, this is the beginning of something wondrous.

PROGRESS SNAPSHOT:

COSTCO AT THE SHOPS AT BUFFALO RUN
(TAZA EXCHANGE)



AT TIME OF OPENING: SEPTEMBER 2020



Tsúut'ínà Citizen Information Session

140 in attendance **200** via Facebook Live

Tsúut'ínà Citizen Employment

80 roles across all departments **25%** Tsúut'ínà workforce



FOR EMPLOYMENT OPPORTUNITIES, VISIT:

Taza General: tsuutinanation.com/jobs/

Taza Costco: www.costco.ca/jobs

TO LEARN MORE ABOUT THE EMPLOYMENT
PROCESS, CONTACT:

Bryce Starlight

E. bstarlight@canderel.com

T. +1 403-539-6115 **ext.** 6118

C. +1 403-829-9112



It's a way to build a career because there's not many of that for us Indigenous youth. This Costco specifically, they're really tuned to helping Indigenous thrive. I have a good manager who wants to see me with a white shirt. I think it's really important that we do have opportunities like this.



KEITH SMALLBOY

Tsúūt'ínà citizen | Costco Employee (Tire Shop)

Interview source: Tamara Pimentel, APTN News

EMPOWERING TSÚŪT'ÍNÀ BUSINESS OWNERS

A story of inclusion that embraces economic prosperity, entrepreneurial spirit and a shared vision for the future. Taza welcomes businesses and residents to adapt and thrive through this exchange, signifying a major step toward the fruition of a vision held for decades.



FREQUENTLY ASKED QUESTION:

How are you involving Tsúūt'ínà citizens into the process of the cultural aspects?

We have worked with Tsúūt'ínà citizens and Elders to develop the design guidelines. We work with the cultural committee to ensure that any Tsúūt'ínà stories which are utilized by designers or developers are adhering to the significance of the story involved. Tsúūt'ínà artists and designers work directly with Taza Development Corporation and design teams to come up with final concepts of the development. TDC works with Nation citizens to develop the cultural awareness training and we also directly consult the Gunaha Institute for correct translations that are used within the project signage and way-finding signs. Elders are consulted to define important and significant cultural vegetation that are important to the Tsúūt'ínà citizens, which is built into the vegetation list within the design guidelines. These will then be referenced to ensure that landscape architecture is integrating plants significant to Tsúūt'ínà within those planning stages of site design.

NATION LEASING BENEFITS



Supportive Guidance

Tsúūt'ínà citizens are supported as they navigate lease requirements to open their own businesses.



Taxation

Tax rates are set to be competitive with the City of Calgary and are not subject to significant annual change.



Efficient Permitting Process

Created to ensure adherence with Design Guidelines and provide coveted Ring Road visibility.



Staffing Benefits

First Nations business owners will still be responsible to pay property taxes. Property taxes contribute to all the services that the Nation provides (Tosguna, fire, civic services, long-term repair on infrastructure, etc.). Eligible First Nations employees receive an income tax exemption and are GST exempt on in-store purchases.



Consumer Demand

An exciting shift for Southwest Calgary, which has been underserved in retail, office, food/grocery offerings and more.





GETTING YOUR BUSINESS STARTED

Find support with strategies and supporting documents for Tsúūt'ínà citizens, including:

- Business plans
- Financial background check
- Net worth statement
- Credit check
- Individual or business resume

**Questions about the leasing process?
We are here to help!**

P. +1 403-539-6115

**FOR LEASING INFORMATION,
CONTACT:**

Bryce Starlight

E. bstarlight@canderel.com

T. +1 403-539-6115 **ext.** 6118

C. +1 403-829-9112

FREQUENTLY ASKED QUESTION:

Why does a Tsúūt'ínà business need a business plan and financial background check?

A business plan provides a level of comfort that there has been time and effort put into the business credibility.

Banks will also require business plans to secure funding dollars. This shows that the business venture has been well thought out and has the supporting documents and research to become a potential tenant.

Credit checks and financial background applications are to make sure that tenants have the ability to fulfill the obligations under the lease.

HONOURING TSÚŪT'INÀ CULTURE

Taza bridges advancement through deep ties to tradition, resilience and a shared vision. Interpretations of Tsúūt'ínà values, history and language are incorporated throughout design, all guided by thoughtful engagement with the Tsúūt'ínà citizen's cultural resources and authorities.

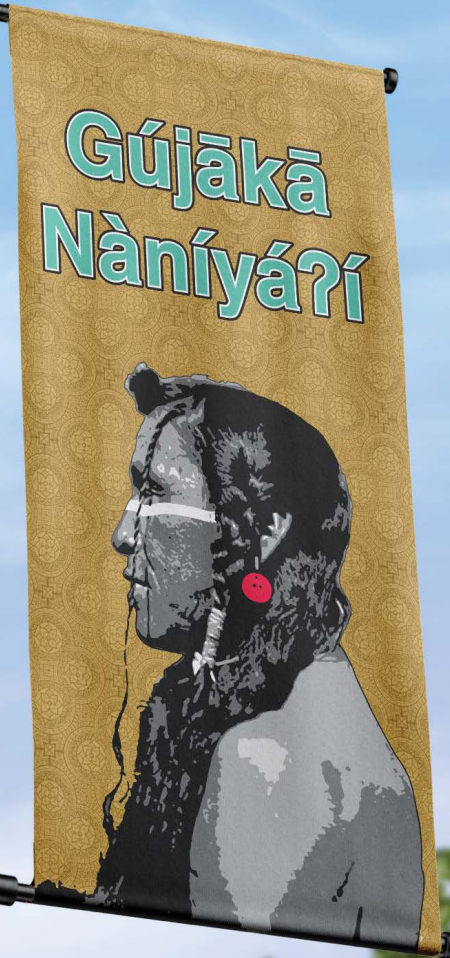
TENANT COMMITMENTS

- Integration of Tsúūt'ínà culture and language with elements throughout the shopping experience, such as store signage and way-finding
- New employees participate in Indigenous cultural awareness training to build connection between employees and with customers
- Continuous acknowledgment of connection to land



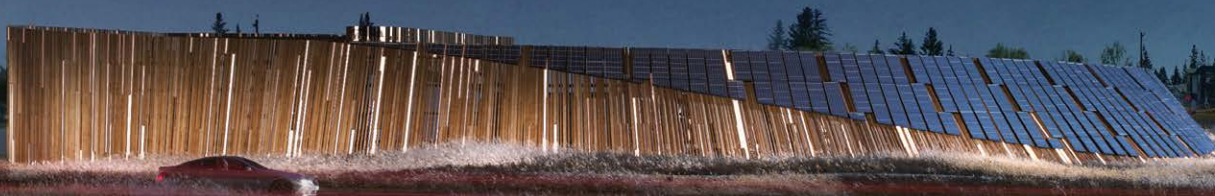


Taza engages Tsúut'ínà citizen artists Josh Littlelight and Nathan Meguinis to lead artwork creation for a wayfinding initiative.



TAZA WATER RESERVOIR AT TAZA PARK

The Tsúút'ínà Nation and the City of Calgary have been neighbours for over a century. Throughout this time, Calgary has grown to the point where it now surrounds the Nation's eastern boundary. This growth has increasingly strained the Bow and Elbow Rivers' ability to provide water for agriculture, industry, and the everyday household needs of Tsúút'ínà citizens. The Taza Water Reservoir and pumphouse replaces aged infrastructure and provides a consistent source of potable water for the community as it builds out the 500-acre Taza Park—the first of three villages that make up one of North America's largest First Nation development projects.



Water is the lifeblood of the land and all living things. For Tsúút'ínà, water is sacred. The Taza Water Reservoir will be one of the first key infrastructure projects for the development. It represents the return of water from the Glenmore Reservoir back to Tsúút'ínà land to be redistributed, ultimately respecting the cultural significance to water. The design incorporates renewable energy, keeping with Taza's sustainability goal to be a low carbon community.

“ The land, water, air, animals and plant-life must be protected, restored, and enhanced throughout all the built environments on this territory. These lifeways have always been at the heart of the Tsúut'ínà Nation—respecting all land and all living beings. ”

TSÚUT'ÍNÀ LEADERSHIP



HONOURING TSÚŪT'ÍNÀ LAND

A proactive and robust approach to sustainable, low impact development that upholds sacred connection to land. This allows flexibility, innovation and the incorporation of sustainability rating systems. Taza works in collaboration with tenants to develop creative solutions that ensure sustainability criteria is met during the Tsúŭt'ínà-led approval process.

A Low Carbon Community

- Sustainable infrastructure, green buildings, and more

Tsúŭt'ínà-led tenant approval process

- To ensure sustainability best-practices

TENANT COMMITMENTS

Sustainability best practices



Energy efficient buildings



Water saving features



Responsible waste management and reduction



Connect to vegetation and nature

PROGRESS SNAPSHOT:

COSTCO AT THE SHOPS AT BUFFALO RUN (TAZA EXCHANGE)



Developments at Taza are recognized and rewarded for going above and beyond sustainability requirements, such as achieving certification from a recognized green building rating system.

Costco at Taza is the only LEED® (Leadership in Energy and Environmental Design) certified Costco building on a First Nation in Canada. It achieved the Gold certification level for its high performance. LEED® certified buildings are designed to be healthy and highly efficient. They reduce carbon emissions, minimize environmental impact, and benefit human health through thoughtful design choices.

SUPPORTING TSÚŪT'ÍNÀ YOUTH, ENTREPRENEURS & ARTISTS

Taza is developed to meet the environmental, social and economic needs of the Tsúŭt'ínà Nation's future. In doing so, it recognizes the true interconnectivity between all living beings, the spirit of the land, and communities of people.





Youth Programs

A commitment to supporting the promotion and longevity of Tsúūt'ínà youth programs for years to come.



Educational Support

Working to promote education and training initiatives offered by tenants and service providers to Tsúūt'ínà citizens.



Opportunity Identification

Collaboration with post-secondary institutions such as the University of Calgary (UofC) and the Southern Alberta Institute of Technology (SAIT) to identify program participation and relationships that support Tsúūt'ínà citizen growth.



Bridging Connection

A 'Call for Creatives' that connects Taza tenants to Tsúūt'ínà Artists with a seamless and transparent process. Tsúūt'ínà artists have the opportunity to share their work, such as mural art, and tenants support and connect with Tsúūt'ínà culture. The program aims to bring together tenants and Tsúūt'ínà Artists to collaborate together in order to create spaces that reflect the Tsúūt'ínà culture and creativity.

CURIOUS TO FIND OUT MORE?

Visit: togetherattaza.com/bridging-connection/

Sign up for our community newsletter: togetherattaza.com/#newsletter

FOR MORE INFORMATION, CONTACT:

Cieran Starlight

E. cstarlight@canderel.com
or info@TogetherAtTaza.com

6.0 3 DISTINCT VILLAGES



TAZA EXCHANGE

FIRST TO OPEN WITH THE SHOPS AT BUFFALO RUN. A VIBRANT REGIONAL RETAIL, OFFICE AND TOURISM DISTRICT

Taza Exchange encompasses 390 acres that offers unique retail, office and tourism opportunities. This major regional destination features high-quality shopping, dining, and recreation—all presented in a vibrant location where Tsūūt'ínà and Calgary intersect.

Infused with the Nation's history, culture and storytelling, the site creates an unparalleled experience for visitors. Where people and place come together. Taza Exchange includes The Shops at Buffalo Run, home of Costco.

Located in the southernmost portion of the development, neighbouring the Woodbine community to the east and Cedarbrae to the northeast.

▶ For latest updates visit TazaExchange.com

From left to right: Costco opens with a welcome speech from Xakiji-tii Roy Whitney; Renderings showcase The Shops at Buffalo Run, Exchange's retail district.



From left to right: Bryce Starlight and Dan Van Leeuwen of Taza Development Corp pose in celebration of Costco's opening; Signage on site at Costco presents the Dene community's Tsúut'ínà gunaha, or Tsúut'ínà language.



TAZA PARK

A DYNAMIC MIXED-USE RETAIL, OFFICE AND RESIDENTIAL COMMUNITY WITH ENTERTAINMENT AND RECREATION DESTINATIONS

Taza Park encompasses 530 acres and has been planned as a dynamic mixed-use community of retail, office and residential uses along with recreation and entertainment destinations that have a regional and provincial draw. The development is further enhanced by a pedestrian-friendly Market Street for

shopping, dining and social activities and features a cycle network along with acres of new parkland that connects to the nearby Weaselhead area and west Calgary. Where an exciting day out becomes a night to remember.

Located in the northernmost area of the development, closest to the city center of Calgary and situated at the intersection of Tsúut'ínà Trail and Glenmore Trail. Neighbouring Lakeview, Lincoln Park, Glamorgan, and the Weaselhead Flats.

▶ For latest updates visit TazaPark.com



From left to right: Signage at Taza presents the Tsúūt'ínà language, the community's Dene dialect; Rendering for the award-winning Taza Park Reservoir Project.



Water Reservoir Architect: Zeidler Architecture



Mural Artist: Keegan Starlight



From left to right: Concept renderings for Taza Park.



TAZA CROSSING

AN INNOVATION HUB AT THE CROSSROADS
OF ENTERPRISE, HEALTH AND CULTURE

Taza Crossing forms a crossroads of health, wellness and innovation on the border of neighbouring Calgary. This 360 acre village is a central hub that supports entrepreneurial and high-tech industries and businesses, bringing new employment and educational opportunities to Tsúut'ínà and the Calgary

region. A focus on health and wellness drives Taza Crossing, as it lives at the intersection of western and traditional healing and culture. Where tradition and innovation converge.

Located between Taza Park and Taza Exchange, immediately west of the Oakridge and Cedarbrae communities, south of the Weaselhead Flats Park, and perched above the Elbow River Valley and Glenmore Reservoir.

► For latest updates visit TazaCrossing.com





TOGETHER AT TAZA

We welcome and encourage you to connect with us.

P. +1 403-539-6115
E. info@TogetherAtTaza.com

TAZA EXPERIENCE CENTRE

Located on the North side of the
Seven Chiefs Sportsplex


SEVEN CHIEFS SPORTSPLEX

19 Bullhead Road
Tsúút'ínà Nation, Alberta T3T 0A6

TAZA OFFICE

206-5 Richard Way SW
Calgary, Alberta T3E 7M8

FOLLOW ALONG

   [@togetherattaza](https://www.instagram.com/togetherattaza)
TogetherAtTaza.com

EMPLOYMENT OPPORTUNITIES

Taza General: tsuutinanation.com/jobs/
Taza Costco: www.costco.ca/jobs

LEASING INQUIRIES

Bryce Starlight

E. bstarlight@canderel.com
T. +1 403-539-6115 **ext.** 6118
C. +1 403-829-9112

OTHER DEVELOPMENT INQUIRIES

Dan Van Leeuwen

E. DVanLeeuwen@canderel.com

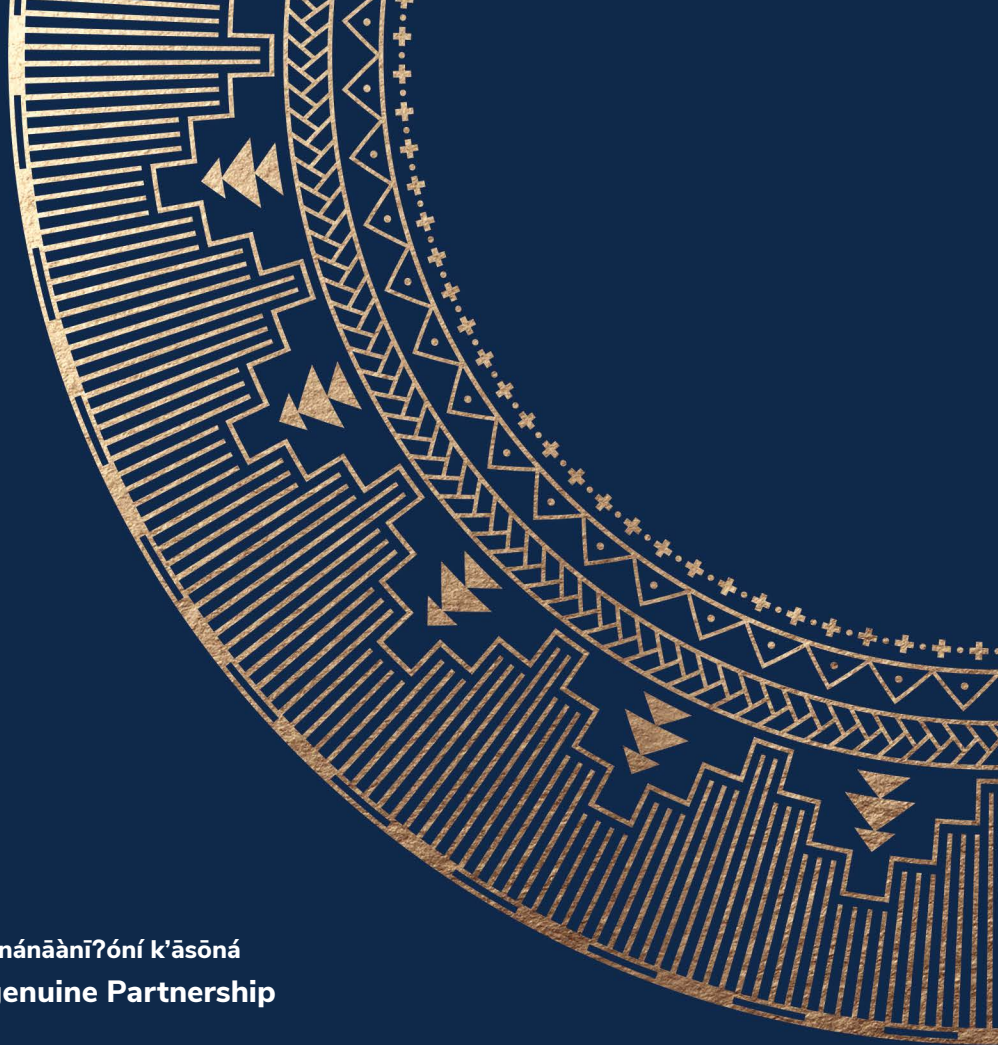
Bryce Starlight

E. bstarlight@canderel.com
T. +1 403-539-6115 **ext.** 6118
C. +1 403-829-9112





Photo credit: Zeidler Architecture
and Design Workshop



Átl̓isnàgwātinī nīhínānānī?óní k'āsóná
In the spirit of genuine Partnership



⌂ Canderel