

CONSTRUCTION UPDATE



IN THIS ISSUE

Overview of Construction Activities (Taza Park & Buffalo Run)

Taza Park Phasing Plan

Buffalo Run Phasing Plan

Impact on the Community

Mitigation Measures

Staying Informed and Engaged

FAQs

Glossary of Terms

Welcome to the Taza Construction Bulletin, your go-to source for essential updates on upcoming construction projects, including details on project timelines and potential impacts. Stay informed by subscribing to our newsletter at togetherattaza.com.

OVERVIEW OF CONSTRUCTION ACTIVITIES

TAZA PARK

- ◇ Tsuut'ina Parkway – Roadway complete – Street lights and landscaping still in progress.
- ◇ Grey Eagle Drive – Landscaping completed.
- ◇ Water Reservoir – Architectural fencing completed.
- ◇ Stripping and grading completed.
- ◇ Blackbear Crossing – Utilities completed. Paving will be completed in Spring of 2025.
- ◇ Marketing Centre – Construction well underway. Exterior architectural solar panels installation still in progress.
- ◇ Tsuut'ina Gas – Construction completed, and open for business.
- ◇ Volkswagen Dealership – Construction well underway, still in progress.

[Reference map on next page.](#)

CONTRACTORS:

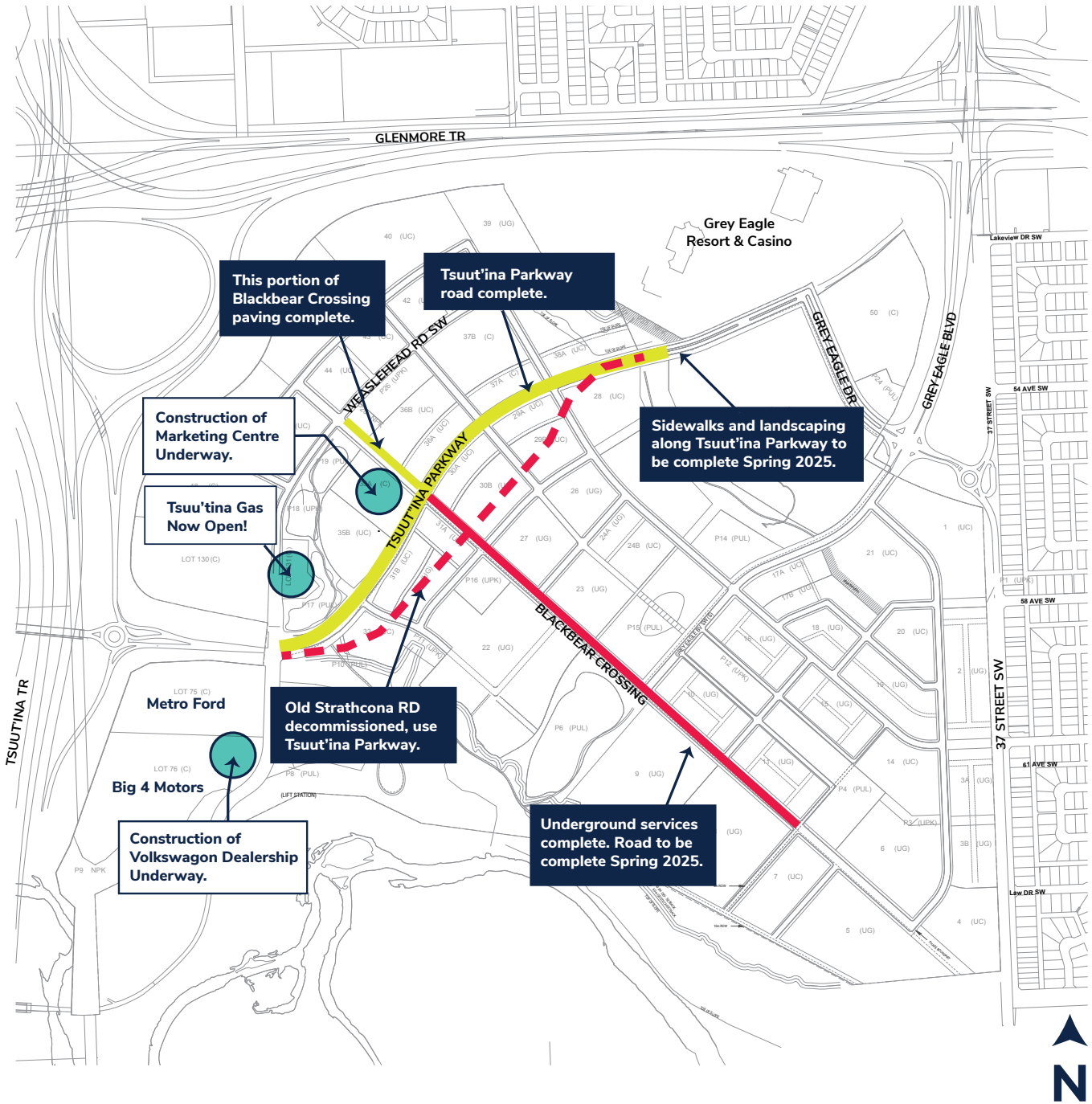
- ◇ Elan Construction – Marketing Centre
- ◇ Consite – Surface Works – Asphalt and Concrete Paving
- ◇ Whissell – Stripping, Grading and Underground Services

ROAD CLOSURES:

- ◇ Intermittent lane and road closures will continue at Taza Park.
- ◇ Old Strathcona Road is now decommissioned, and traffic flowing through Tsuut'ina Parkway.

Taza Development Corp. (TDC)

Taza Development Corp. is a joint venture between Canadian real estate company Canderel and the Tsuut'ina Nation, a reserve home to 2,400 community members adjacent to the City of Calgary, Alberta. Over the next 25+ years, their team, governed by a Board of Directors, will oversee the development of three distinct yet interconnected villages—Taza Park, The Crossing and Buffalo Run—on 1,200 acres of land, bringing about significant social and economic prosperity to the Tsuut'ina Nation and surrounding region.





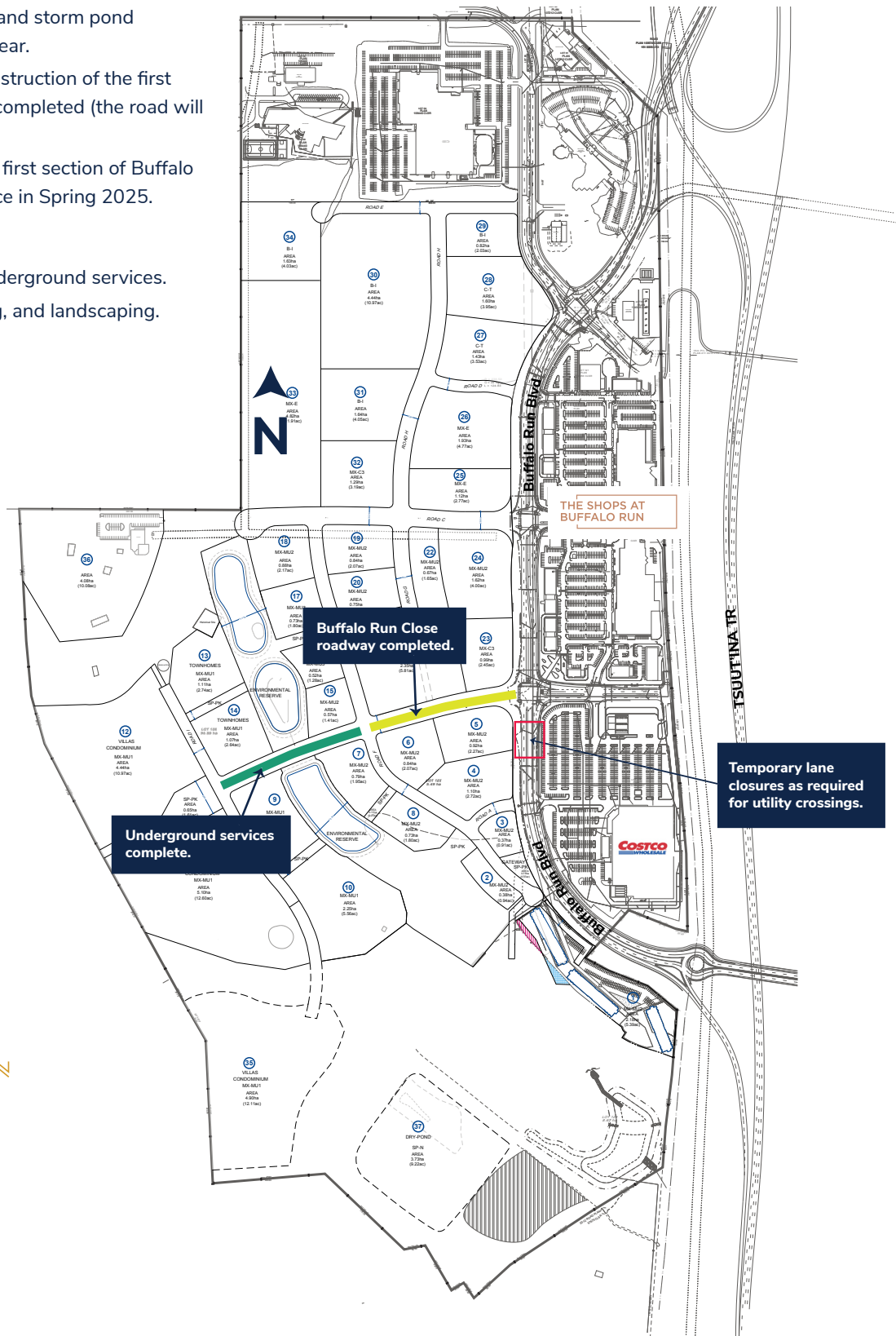
BUFFALO RUN

- ◇ Stripping, grading, deep services, and storm pond construction was completed this year.
- ◇ The concrete curb and asphalt construction of the first section of Buffalo Run Close was completed (the road will not open to the public until 2025).
- ◇ Sidewalks and landscaping on the first section of Buffalo Run Close are planned to take place in Spring 2025.

CONTRACTORS:

- ◇ Kidco – Stripping, grading, and underground services.
- ◇ Consite – Asphalt, concrete paving, and landscaping.

BUFFALO RUN 2024 PLAN



BUFFALO RUN





IMPACT ON THE COMMUNITY (TAZA PARK & BUFFALO RUN)

STREET MAINTENANCE:

TDC will closely monitor the road conditions and Taza's contractors will maintain and clean roadways during construction done in the winter.

SNOW REMOVAL (TAZA PARK ONLY):

TDC will have snow removal services set up for Tsuut'ina Parkway, Blackbear Crossing and Weaselhead Road

MITIGATION MEASURES

TDC has a dedicated general superintendent who proactively manages construction activities that may affect the community.

TRAFFIC ROUTING:

We are minimizing disruptions by implementing designated construction vehicle routes. Detours are managed through temporary signage and/or onsite flaggers.

STREET MAINTENANCE (WINTER FREEZE AND THAW CYCLES):

During winter, temperatures will fluctuate up and down and may cause snow melts resulting in water pooling on the roads. TDC will monitor the snow freeze and thaw cycles through winter and the impact it has on the roads. TDC will get support from necessary contractors to mitigate any excessive water ponding on roads due to the winter freeze and thaw cycles.

EROSION SEDIMENT CONTROL:

The freeze and thaw of the snow during the winter months may result in soil movement into the storm system. This will be mitigated with the downstream measures that are in place such as sediment traps, v-ditches and silt fences. TDC will monitor this through the winter.

FAQS

How long will construction on the Marketing Centre last?

Construction on the Marketing Centre is projected to be finished and ready for occupancy in 2025

Do you have a question about construction at Taza?

For questions or concerns, please call our construction hotline at **1.877.287.4731**.

When will residential sales start?

Residential sales are anticipated in 2025.

Look forward to our Spring Newsletter with a more detailed work plan for 2025.

STAYING INFORMED AND ENGAGED

How can I stay informed?

For immediate assistance with any questions or concerns, our Construction Hotline is available 24 hours per day at **1.877.287.4731**.

You can also explore ongoing or archived Construction News updates by visiting <https://togetherattaza.com/taza-blog>.



GLOSSARY OF TERMS

Excavation, Stripping & Grading: means any breaking of ground, removal of topsoil and leveling or countering of the surface of the land.

Excavation: The mechanical removal of earth material.

Grading: The movement or redistribution of the soil, rock, gravel, sediment, or other material on a site in a manner that alters the natural contour of the land.

Grubbing: The removal of stumps, roots, buried logs, and logging slash (downed logs, tree branches and tops, and uprooted stumps, trees, and shrubs) and other debris left on the ground from clearing operations.

Stripping: A type of excavation that revolves more around clearing a large area rather than digging a pit or a trench.

V-ditch: A channel that is mostly found at the base of a hill to collect drainage before the water reaches a property. That water is then channeled to a drainage box.

