

CONSTRUCTION UPDATE



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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

- ◇ The ongoing construction in Taza Park includes road paving and streetscape enhancements in anticipation of the installation of sidewalks and landscaping along Grey Eagle Blvd and Tsuut'ina Parkway, directly in front of the Grey Eagle Resort & Casino. Additionally, the security fence surrounding the Taza Water Reservoir is nearing completion, paving the way for the commencement of landscaping activities at the site.
- ◇ The removal of excess materials such as soils, concrete, and boulders that are non-essential to the development is ongoing, alongside the stripping and grading operations throughout Taza Park.
- ◇ The development of underground utilities along Black Bear Crossing is progressing in tandem with the commencement of roadwork construction, including curb-to-curb and asphalt installation.
- ◇ Piling work has officially begun at the future site of the Taza Marketing Centre, signaling the initiation of the construction phase. This milestone is pivotal for Taza as we prepare to unveil exciting new residential and retail projects within the community.
- ◇ Construction is ongoing at Tsuut'ina Gas and the Volkswagen Dealership located along Tsuut'ina Parkway.

CONTRACTORS:

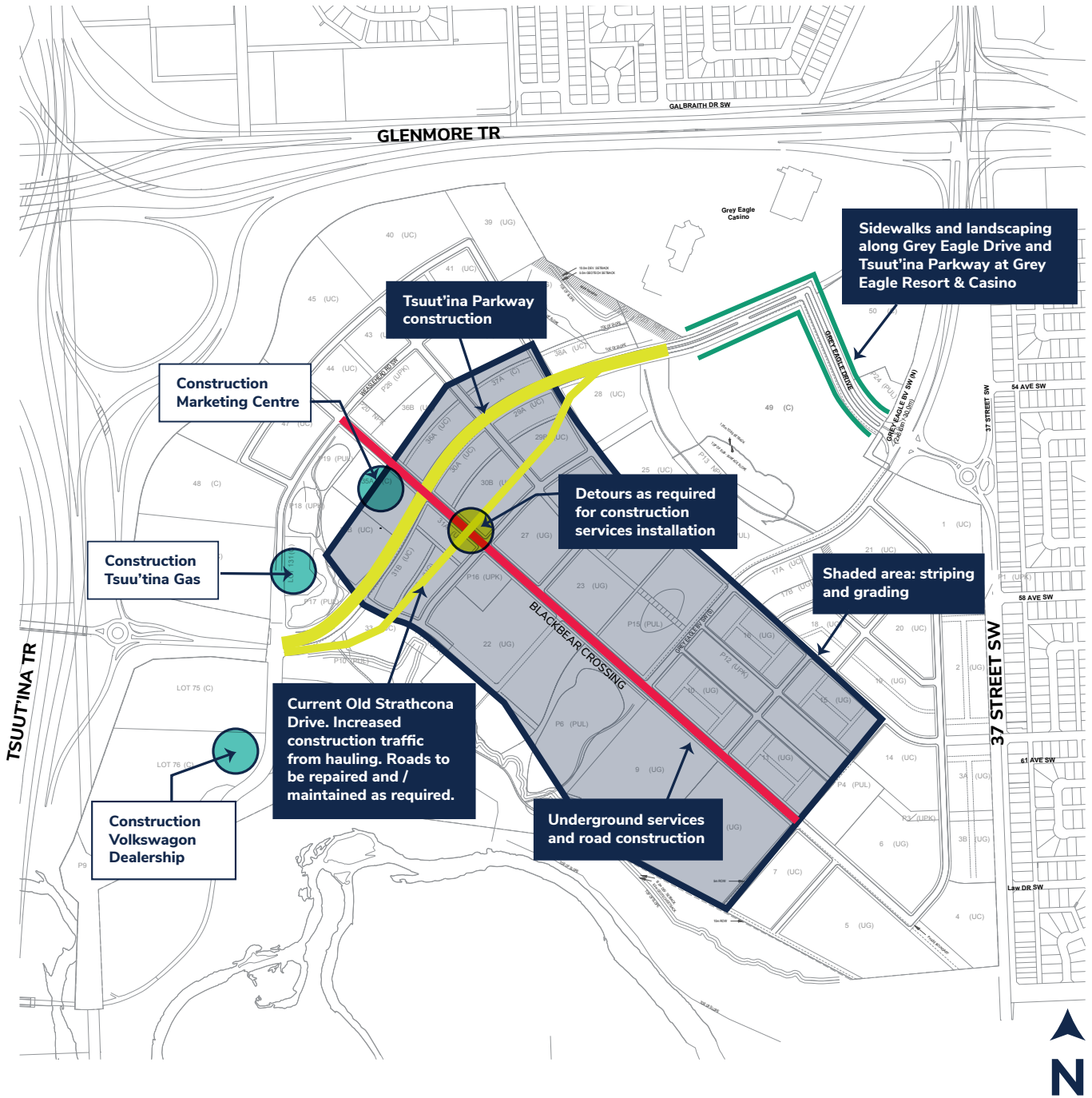
- ◇ Elan Construction – Marketing Centre
- ◇ Consite – Surface Works – Asphalt and Concrete Paving
- ◇ Whissell – Stripping, Grading and Underground Services
- ◇ Tyson's Trucking – Stockpile / Clean Up

ROAD CLOSURES:

Detours will be in place along Old Strathcona Drive as the new services are being installed, with minimal impact expected.

Taza Development Corp.

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 20-member 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 community.





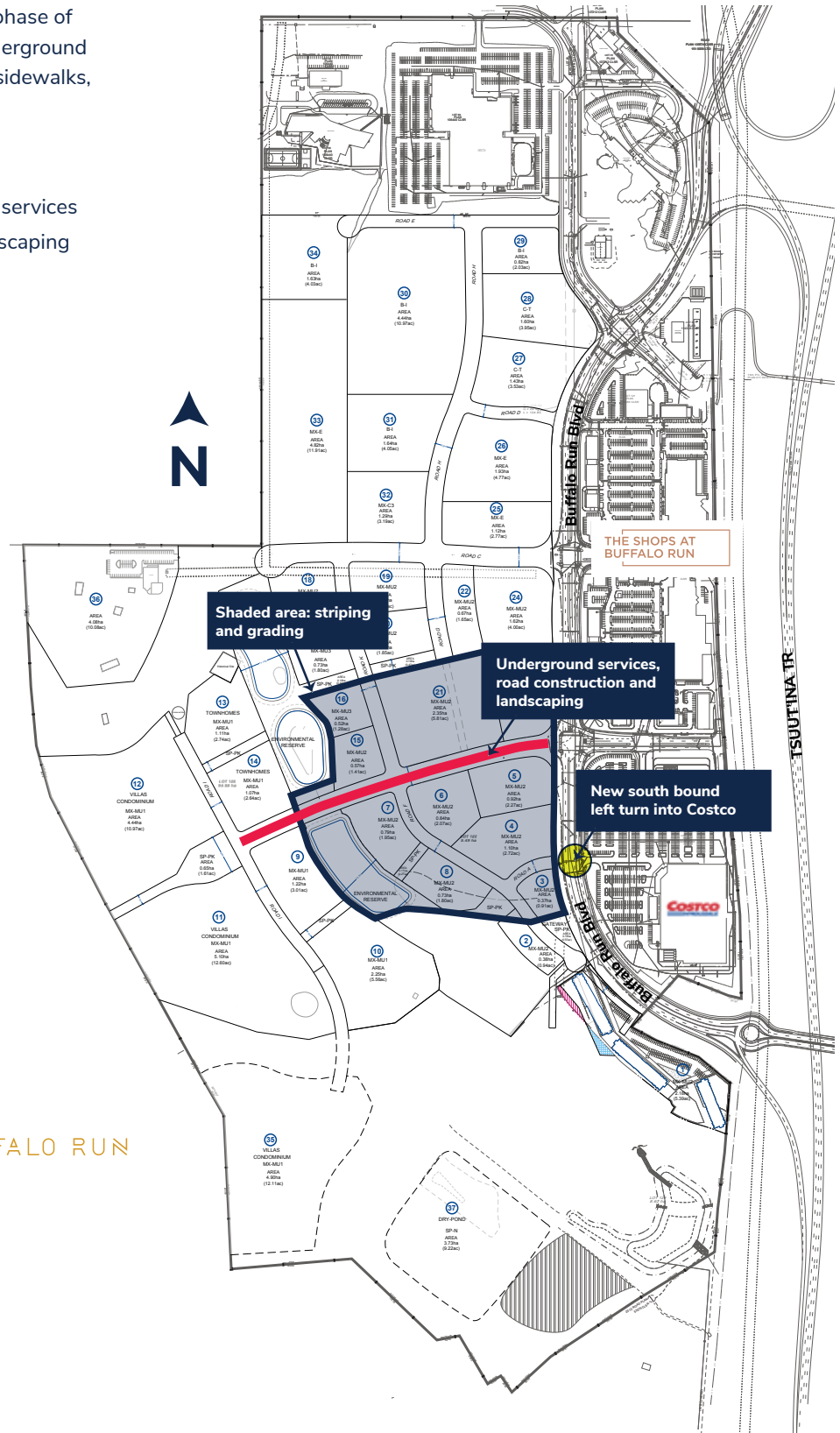
BUFFALO RUN

- Buffalo Run has advanced into the next phase of activities that includes stripping, grading, underground services, and surface works including roads, sidewalks, and landscaping.

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:

It is the contractor's responsibility to maintain clean roads during construction. Taza Development Corp (TDC) will closely monitor the road conditions and have contractors on standby to provide additional support as needed.

DUST CONCERNS:

- ◇ There will be an increase of dust emissions resulting from ongoing construction activities, accompanied by a notable rise in truck traffic.
- ◇ Our approach is to strip only the areas that are essential.
- ◇ Clearing and grubbing will involve mulching the materials, which will then be reintegrated into the project.

MITIGATION MEASURES

Taza Development Corp. (TDC) has a dedicated general superintendent who proactively manages construction activities that may affect the community.

STREET MAINTENANCE:

To maintain a clean environment, dust and debris will be managed through regular sweeping and watering. TDC will oversee that contractors adhere to proper erosion and sedimentation controls, as well as implement efficient dust control measures. Water trucks will be on standby to address any dust-related concerns promptly.

TRAFFIC ROUTING:

We are minimizing disruptions by implementing designated construction vehicle routes.

EROSION CONTROL:

Soil movement will be prevented using silt fences and v-ditches.

FAQS

How long will construction on the Marketing Centre last?

Construction on the Marketing Centre is projected to be finished and ready for occupancy by Fall 2024.

How can community members provide feedback on the construction progress?

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

When will residential sales start?

Residential sales are anticipated by late Fall 2024.

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.