

# CONSTRUCTION UPDATE



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## 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, the team, governed by a Board of Directors, will oversee the development of three distinct yet interconnected villages—Taza Park, Buffalo Run, and The Crossing—on 1,200 acres of land, bringing about significant social and economic prosperity to the community.

The Taza Construction Bulletin, is your go-to source for essential updates on upcoming construction projects, including details on project timelines and potential impacts.

## INTRODUCTION

The year 2025 has been significant for Taza Development Corp., characterized by major construction activities that have advanced our development objectives. The progress has been substantial, and the blueprint is now becoming a reality. Key milestones include the completion of Tsuut'ina Parkway in Taza Park, the opening of the Taza Park Sales & Marketing Centre and the vertical construction initiated by our residential partners.

Throughout the winter months, we will continue essential infrastructure work to support further construction activities in the spring. This report outlines our progress in 2025 and provides a high-level overview of the upcoming workplan.

## OVERVIEW OF 2025 CONSTRUCTION ACTIVITIES

### TAZA PARK

#### OVERVIEW

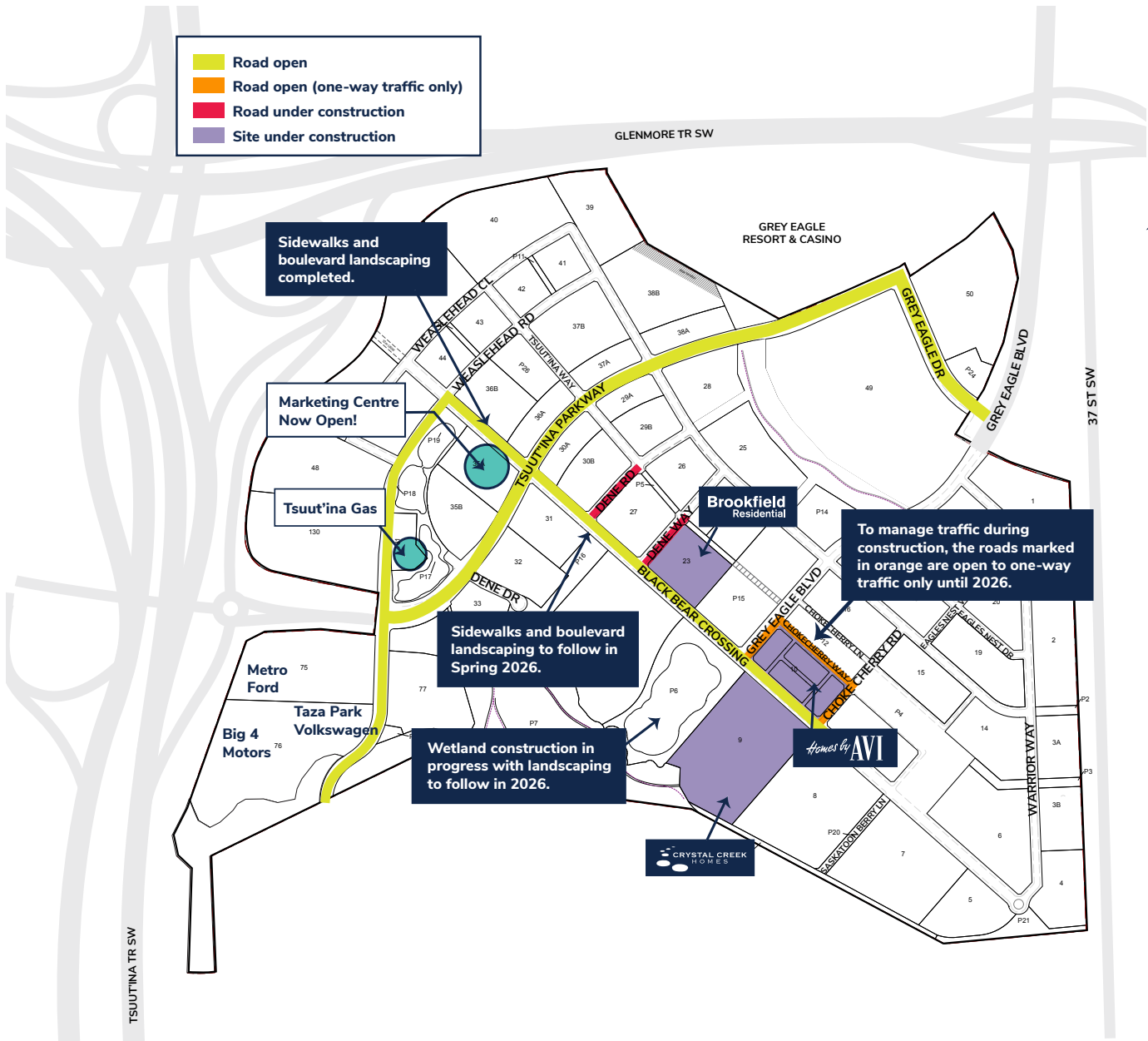
- ◇ **Sales and Marketing Centre:** The 32,000 sq ft. facility opened its doors to the community in May 2025.
- ◇ **Tsuut'ina Parkway:** Road construction is complete, including the majority of the sidewalks and landscaping. The remainder of the work will continue in Spring 2026.
- ◇ **Black Bear Crossing:** Road construction is complete, with streetscape work scheduled to resume in Spring 2026.
- ◇ **Central Wetland Construction:** Initiated in 2024, the civil construction is progressing, with landscaping planned for completion in 2026.
- ◇ **Infrastructure Removal:** Ongoing removal of existing infrastructure will continue throughout the winter season.
- ◇ **Residential Development:** Brookfield Residential, Homes by Avi, and Crystal Creek Homes commenced vertical construction in 2025, marking a significant step forward in our residential offerings.



## CONTRACTORS

- ◇ **Consite:** Surface works, asphalt, and concrete paving.
- ◇ **Whissell:** Stripping, grading, and underground services.
- ◇ **Primary:** Streetlight installation.
- ◇ **Landform:** Landscaping efforts.

## TAZA PARK SITE MAP





## TAZA PARK WEST

### OVERVIEW

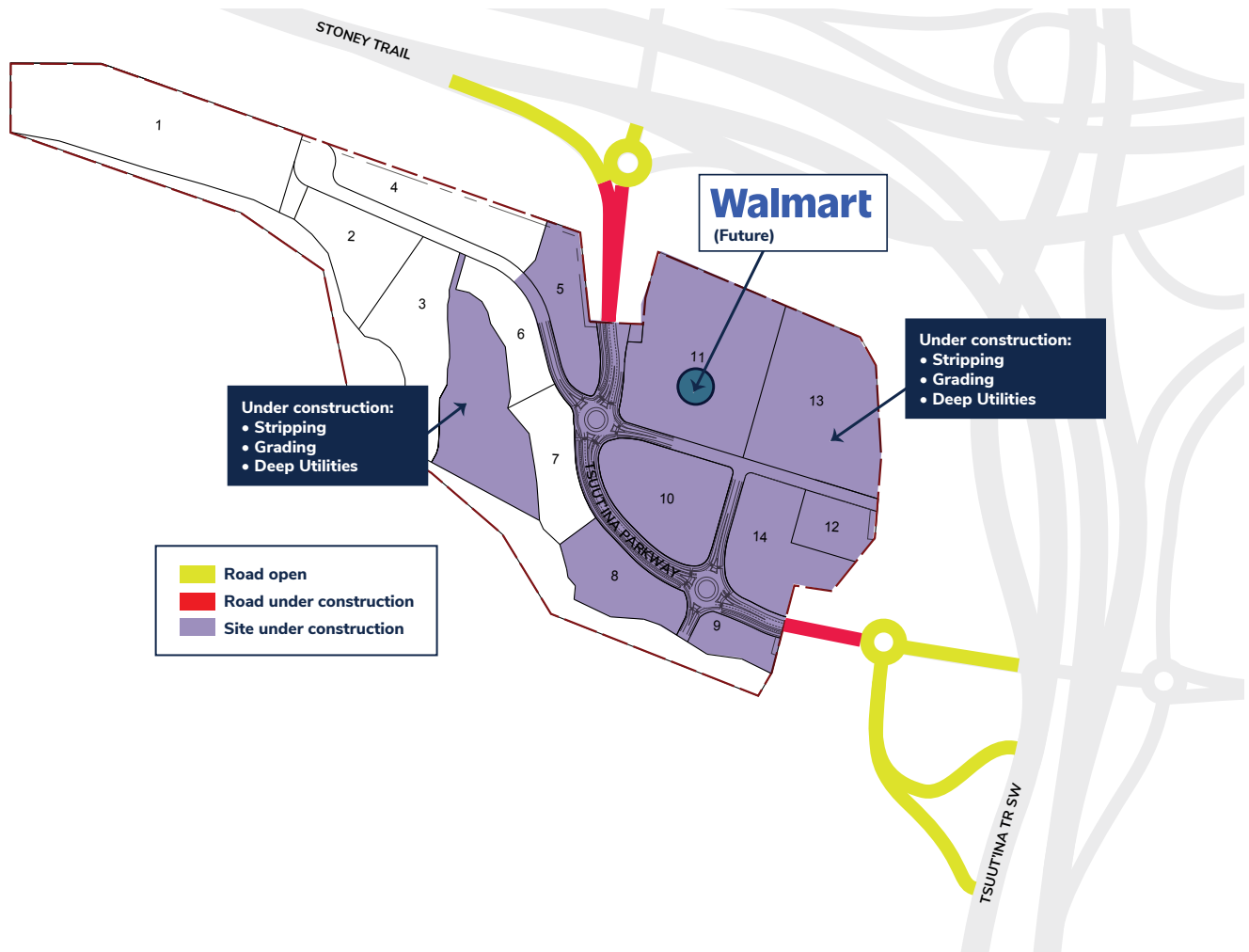
- ◇ Construction activities, including stripping and grading commenced in Fall 2025.
- ◇ Whissell Contracting Ltd. has officially mobilized on-site and that progress is actively underway as we prepare for retail development.

### CONTRACTORS

- ◇ **Whissell:** Excavation, stripping and grading, and deep utilities
- ◇ **ATCO:** Shallow utilities
- ◇ **Enmax:** Shallow utilities



### TAZA PARK WEST SITE MAP





## BUFFALO RUN

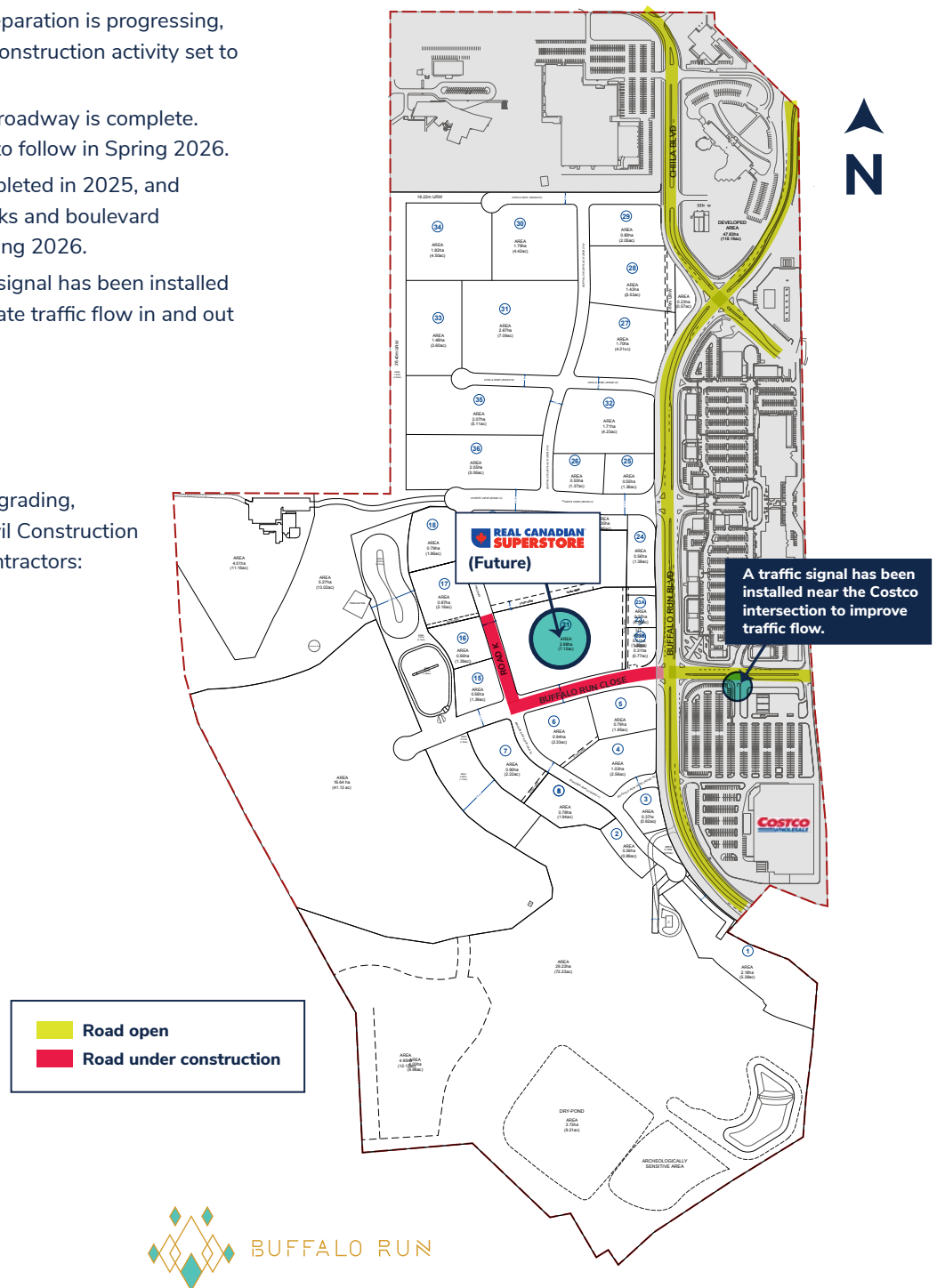
### OVERVIEW

- ◇ **Vertical Development:** Retail site preparation is progressing, including work for Superstore, with construction activity set to intensify in Spring 2026
- ◇ **Buffalo Run Close:** A portion of the roadway is complete. Boulevard landscaping is scheduled to follow in Spring 2026.
- ◇ **Road K:** Road construction was completed in 2025, and streetscape work—including sidewalks and boulevard landscaping—is set to resume in Spring 2026.
- ◇ **Traffic Improvements:** A new traffic signal has been installed near the Costco intersection to facilitate traffic flow in and out of the area.

### CONTRACTORS

- ◇ **Consite:** Asphalt, concrete paving, and sidewalks.
- ◇ **Enoch Civil Construction:** Stripping, grading, and underground services. Enoch Civil Construction is proud to work with Nation sub-contractors:
  - Gill's Trucking
  - H&P Earthworks
  - Two Guns Bobcat
  - Tyson's Trucking
  - Waskewitch Trucking
- ◇ **Primary** – Streetlights installation
- ◇ **ATCO** – Shallow Utilities
- ◇ **Enmax** – Shallow Utilities

### BUFFALO RUN SITE MAP





## IMPACT ON THE COMMUNITY (TAZA PARK & BUFFALO RUN)

### STREET MAINTENANCE

TDC will monitor road conditions and ensure maintenance and cleaning of roadways during the winter months.

### SNOW REMOVAL (TAZA)

Snow removal will be carried out along public roads that are open to ensure safe and reliable access.

### ROAD CLOSURES

Intermittent lane and road closures will continue throughout the winter and into the 2026 construction season.

### MITIGATION MEASURES

Taza Development Corp. (TDC) is committed to minimizing the impact of construction on the community:

### PROACTIVE MANAGEMENT

A general superintendent oversees construction activities to ensure minimal disruption to future residents and businesses.

### STREET MAINTENANCE

During winter, fluctuating temperatures can lead to snowmelt and water pooling on roads. TDC will monitor freeze and thaw cycles throughout the season and assess their effects on road conditions. To address any excessive water pooling, TDC will engage necessary contractors for effective mitigation.

### EROSION AND SEDIMENT CONTROL

The winter freeze and thaw cycles may cause soil movement into the stormwater system. TDC will implement downstream measures, including sediment traps, v-ditches, and silt fences, to mitigate this issue and will monitor these controls throughout the winter.

### TRAFFIC ROUTING

To minimize disruptions, TDC is implementing designated construction vehicle routes. Detours will be managed with temporary signage and onsite flaggers to ensure safe and efficient traffic flow.

## FAQS

### **Who do I contact for construction-related questions at The Shops at Buffalo Run?**

Please contact the property managers, Canderel West, at 1.403.319.0490.

### **Who do I contact for construction-related questions at Taza?**

For any construction-related inquiries at Taza, please call our Construction Hotline at 1.877.287.4731.

**For information about news, events and other exciting progress for Taza, subscribe to our newsletter at TAZA.CA**

## 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**.

Ongoing or archived Construction News updates can be accessed at <https://taza.ca/construction-and-procurement>



## GLOSSARY OF TERMS

**Excavation:** This refers to the mechanical removal of earth materials from a site.

**Stripping:** A specific type of excavation focused on clearing large areas of topsoil rather than digging pits or trenches.

**Grading:** This involves the movement or redistribution of soil, rock, gravel, sediment, or other materials to alter the natural contour of the land.

**Grubbing:** The process of removing stumps, roots, buried logs, and debris—such as downed logs, tree branches, and uprooted vegetation—left over from clearing operations.

**V-Ditch:** A concrete channel typically located at the base of a hill, designed to collect drainage before it reaches a property. The collected water is then directed to a drainage box.

