

2026 CONSTRUCTION SEASON OPENER



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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 Season Opener provides an overview of the construction activities completed in 2025, as well as outlines the upcoming work for the 2026 season, including details on project timelines and potential impacts.

INTRODUCTION

The 2026 season is scheduled to run from April through September, subject to weather and other variables. This year's work will focus primarily on aesthetics, infrastructure enhancements, and road improvements across Taza Park and Buffalo Run. In Taza Park, priorities include completing sidewalks, landscaping, and paving in key locations such as Black Bear Crossing and a small portion of Grey Eagle Drive. Alongside utility installations, related roadworks, and wetland landscaping featuring native plantings. Work is also scheduled in Buffalo Run, where utility installations will proceed throughout the season. Additionally, we anticipate completing the west segment of Tsuut'ina Parkway, which will connect to Westhills Way, by Fall 2026. This bulletin introduces the season's scope, reflects on key outcomes from 2025, and outlines the work planned for 2026.

OVERVIEW OF 2025 CONSTRUCTION WORK

- ◇ **Sales and Marketing Centre:** The 32,000 sq. ft. facility opened to the community in May 2025.
- ◇ **Tsuut'ina Parkway:** Primary road construction was completed in Taza Park, along with most sidewalks and landscaping, positioning the corridor for completion in Fall 2026.
- ◇ **Black Bear Crossing:** Road construction was completed, enabling adjacent paving and streetscape work in 2026.
- ◇ **Central Wetland:** Civil construction advanced (grading, pond shaping, infrastructure), preparing the site for 2026 landscaping.
- ◇ **Residential Development:** Brookfield Residential, Crystal Creek Homes, and Homes by Avi progressed vertical construction; Homes by Avi welcomed the first residents in February 2026.

Together, these milestones enhanced access and created shovel ready conditions that underpin the 2026 program, including final roadworks, utility installations, and landscape completion.



TAZA PARK

2026 AT A GLANCE

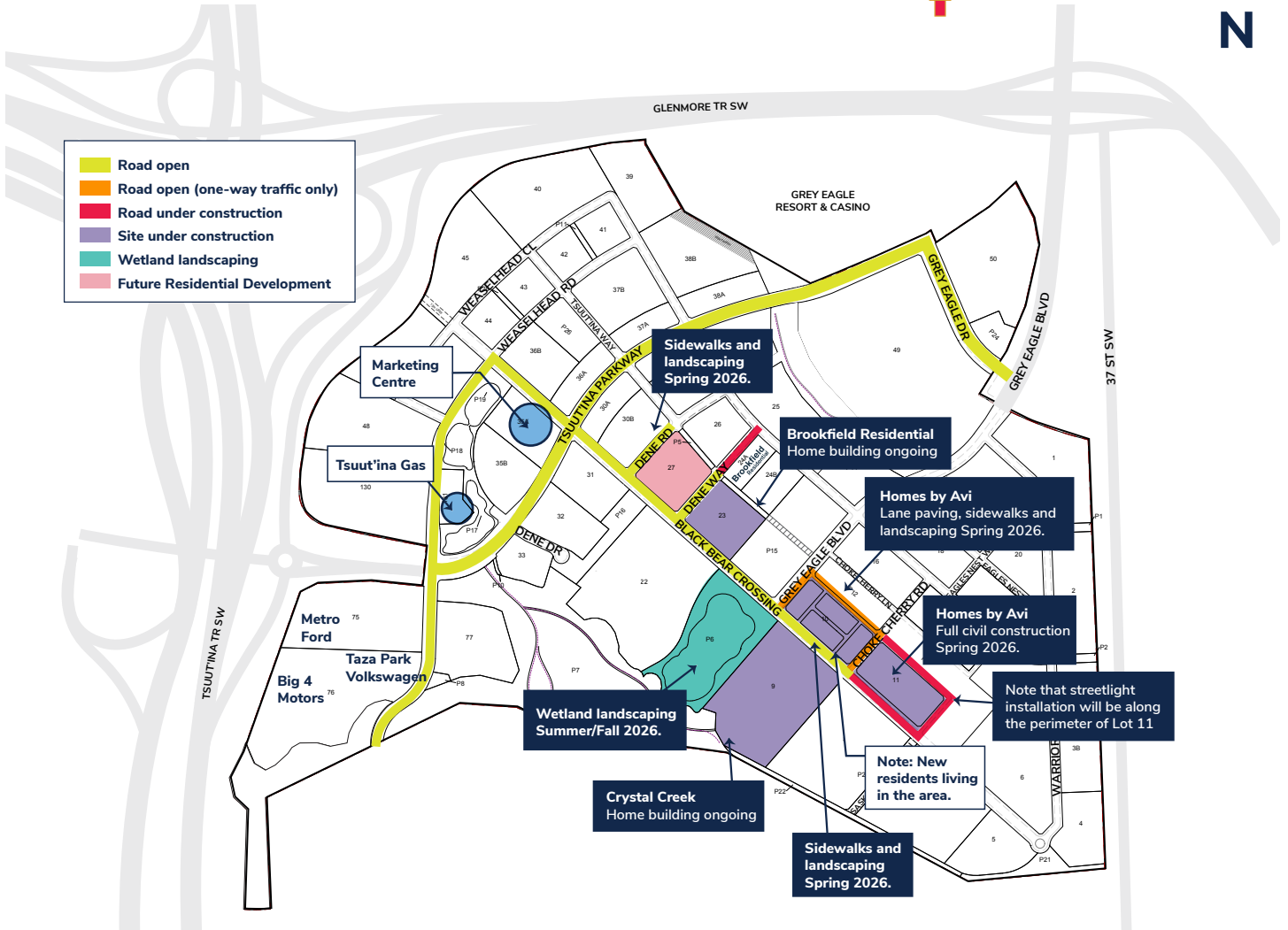
- ◇ **Black Bear Crossing sidewalks and landscaping:** Crews installing concrete walks, soil preparation, tree and shrub planting.
Impact: Short, localized pathway closures and intermittent noise during daytime hours.
- ◇ **Black Bear Crossing southeast end paving:** Final asphalt lift, compaction, and line painting.
Impact: Expect brief traffic detours and fresh asphalt curing.
- ◇ **Traffic signing:** Installation of stop/yield signs and wayfinding.
Impact: Short rolling lane impacts while trucks are onsite.
- ◇ **Dene Way Utility Installation & Roadworks:** Installation of underground utilities, service connections, utility vaults/boxes, followed by road base preparation, curb and gutter, and asphalt paving.

- ◇ **Streetlight Installation:** Crews are installing streetlights along the perimeter of Lot 11.
Impact: May require access restrictions during work hours.
- ◇ **Central Wetland landscaping:** Native plantings, shoreline stabilization, and trail edge finishing.
Impact: Portions of paths may be intermittently closed for crew safety and plant establishment.

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

2026 AT A GLANCE

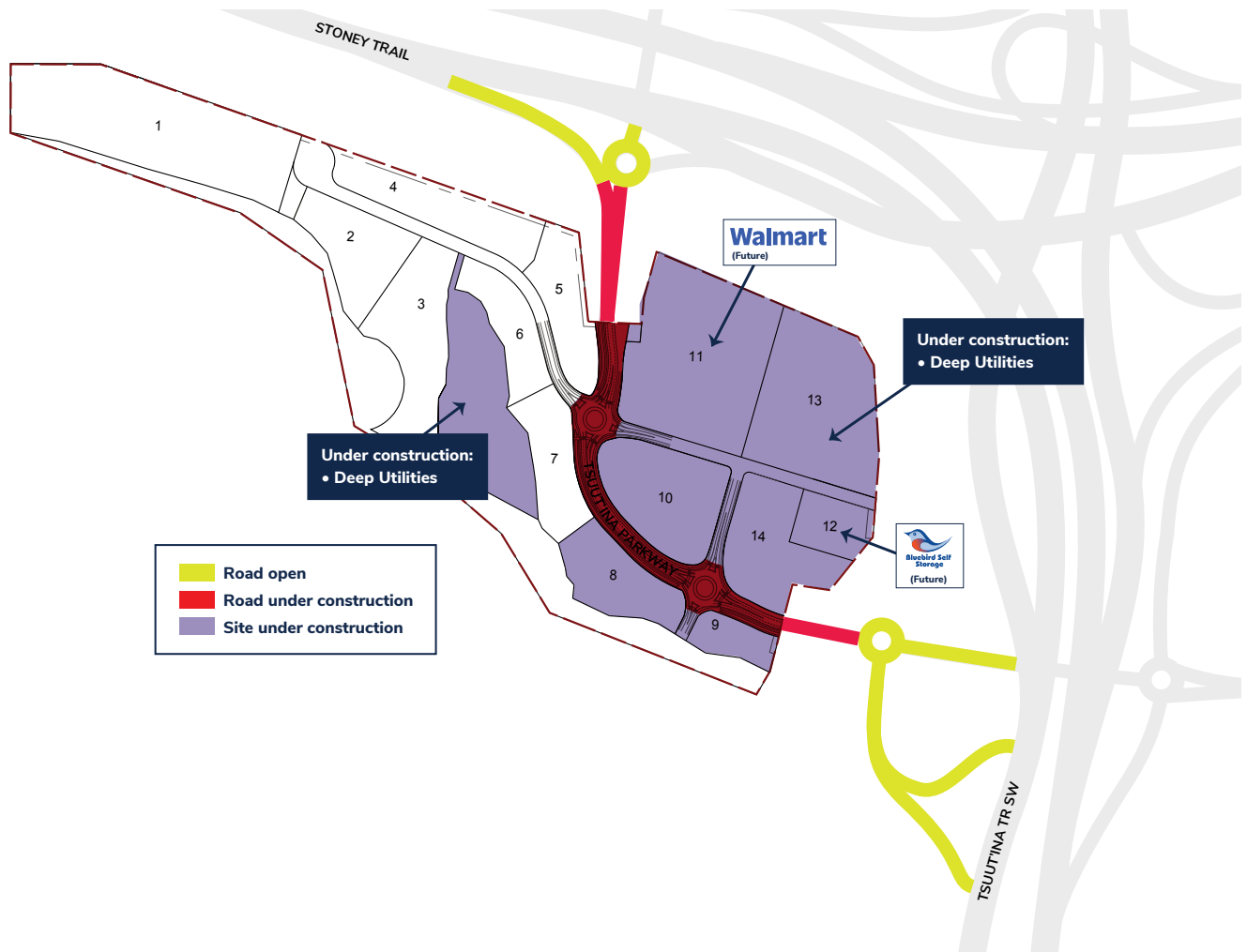
- ◇ **Site Preparation:** Resuming the stripping and grading commenced in Fall 2025.
- ◇ **Utility Installation & Roadworks:** Installation of underground utilities, followed by road base preparation, curb and gutter, asphalt paving, and streetlighting will take place throughout the season along Tsuut'ina Parkway.
- ◇ **Tsuut'ina Parkway:** Completion of the west segment of Tsuut'ina Parkway – connecting to Westhills Way – is targeted for Fall 2026.

CONTRACTORS

- ◇ **Whissell:** Excavation, stripping and grading, and deep utilities
- ◇ **Primary:** Shallow utilities
- ◇ **North Star Contracting Inc.:** Paving, Tsuut'ina Parkway



TAZA PARK WEST SITE MAP





BUFFALO RUN

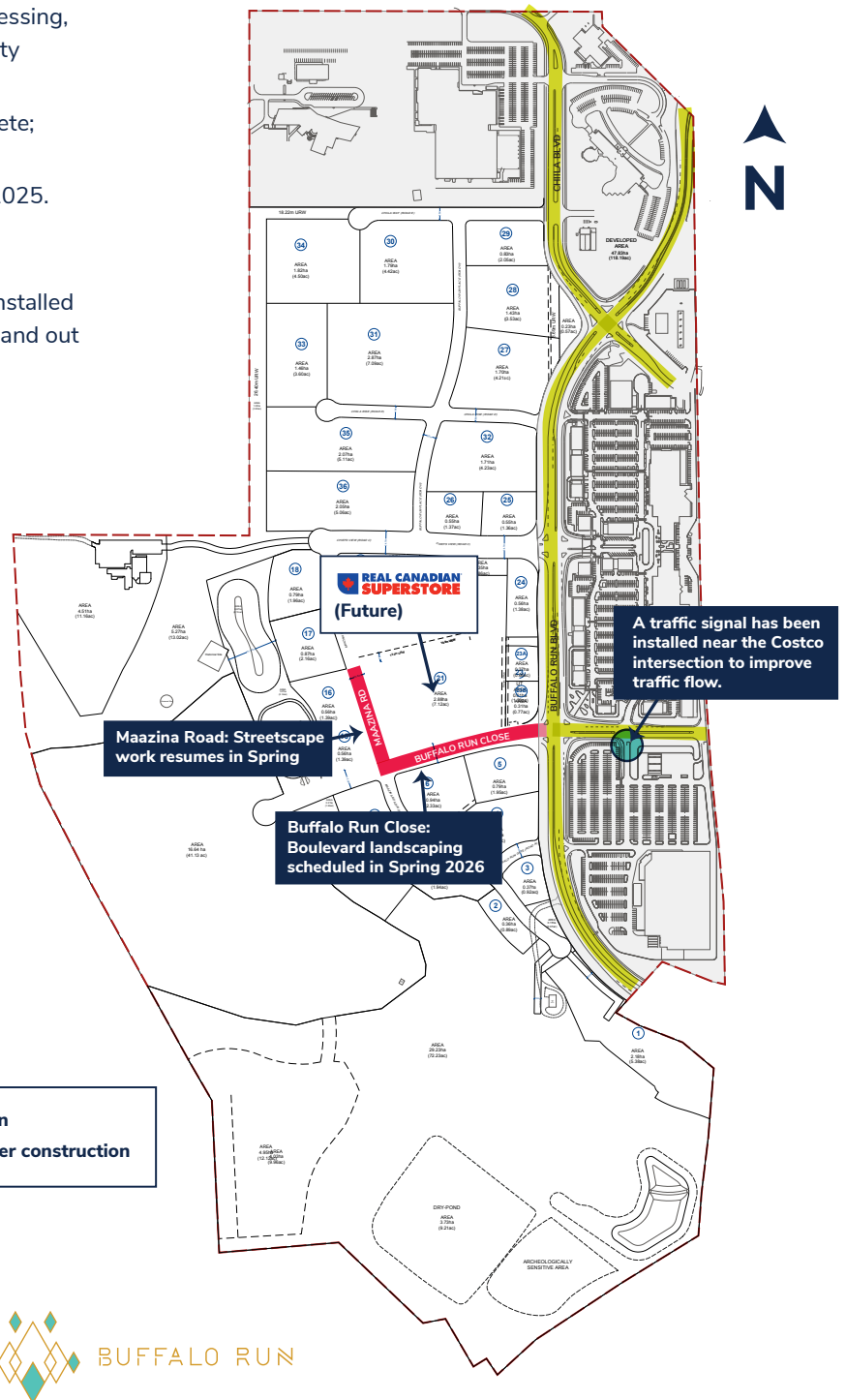
2026 AT A GLANCE

- ◇ **Vertical Development:** Retail site preparation is progressing, including work for Superstore, with construction activity scheduled to intensify throughout the season.
- ◇ **Buffalo Run Close:** A portion of the roadway is complete; boulevard landscaping begins in Spring 2026.
- ◇ **Maazina Road:** Road construction was completed in 2025. Streetscape work, including sidewalks and boulevard landscaping, resumes 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.
- ◇ **Primary –** Streetlights installation
- ◇ **ATCO –** Shallow Utilities
- ◇ **Enmax –** Shallow Utilities

BUFFALO RUN SITE MAP





IMPACT ON THE COMMUNITY

TAZA PARK & BUFFALO RUN

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

ROAD CONDITIONS

Heavy construction activity and high volumes of site traffic may result in mud and debris accumulating on roadways.

MITIGATION MEASURES

TDC will regularly monitor road conditions and conduct weekly street sweeping to ensure clean roadways. Additional sweeping will be carried out as needed.

DUST CONCERNS:

Increased construction activity will lead to increased dust. TDC's 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.

ADDITIONAL MITIGATION MEASURES

TRAFFIC ROUTING:

TDC is minimizing disruptions by implementing designated construction vehicle routes.

EROSION CONTROL:

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

STAYING INFORMED AND ENGAGED

How can I stay informed?

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

Where can I find previous Construction Bulletins?

For the most up-to-date and archived construction bulletins, please visit our [website](#).

CONTACT DIRECTORY

For permit or inspection inquiries:

Please contact the Tsuut'ina Development Authority (TDA) at **310-TAZA**. You can also visit tda.tsuutina.com for permit and inspection resources.

To report a construction concern:

Please call the Taza Construction Hotline at **1.877.287.4731**.

For property management questions:

Please contact Canderel Management West at **403.319.0490**



GLOSSARY OF TERMS

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

Stripping: Clearing large areas of topsoil and vegetation.

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 stripping 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.

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