



Vermilion Hill

DEVELOPMENT UPDATE

MAY 2025

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communities

DEVELOPMENT UPDATE



Qualico Communities Calgary is happy to share updates on progress for the community of Vermilion Hill. Please use the map located on the following page as a reference for phase numbers corresponding to the notes below.

1. All major development construction in phase 1 is complete.
 - Boulevard tree planting began for the community began last year, starting in phase 1. It will continue throughout the years as homes are built out. For more information about boulevard trees, please see our [blog](#).
 - The developer will maintain this phase until it is turned over to the City of Calgary which is anticipated to occur this year.
2. The Storm Pond in phase 1 is complete.
 - The landscaping is also complete, including the gathering space and gazebo area. We hope residents have been enjoying this amenity.
 - The developer will maintain this amenity until it is turned over to the City of Calgary and the Vermilion Hill Owners Association (VHOA) which is anticipated to occur fall of this year.
3. All major development construction in phase 2 is substantially complete.
 - The traffic circle landscaping is substantially complete.
 - Landscaping and boulevard tree plantings will start in this construction season and will be ongoing subject to buildout.
 - The developer will maintain this phase until it is turned over to the City of Calgary.
4. Phase 3 development construction is substantially complete.
 - Landscaping and boulevard tree plantings will start in this construction season and will be ongoing subject to buildout.
 - Developer fencing is substantially complete, with minor sections needing to be installed, subject to buildout.
 - This phase will include townhome product, along with laned and front garage product.
 - i. Builders for townhome product type are Shane Homes, Broadview Homes, and NuVista Homes.
 - ii. Builders for laned and front garage product are Shane Homes, Broadview Homes, NuVista Homes, Homes by Avi, Sterling Homes, and Genesis Homes. Their Showhomes are scheduled to open on **June 7, 2025**.
 - The developer will maintain this phase until it is turned over to the City of Calgary.

5. Phase 4 is under development construction and will continue its construction into the 2025 season.
 - Underground construction is completed, and shallow utility construction is currently underway. Surface construction (roads, curbs, and sidewalks) will begin in late spring/early summer, weather dependent.
 - This phase includes a school site. The timing of construction is at the discretion of the province. For general information on how school sites are planned and developed in new communities, residents are encouraged to read this blog [School Sites in New Communities](#).
 - i. The school site in phase 4 will be graded and seeded this construction season. The playfields will be landscaped this construction season as well. Plans for the playfields include a soccer field, baseball diamond, pathway, and seating node.
 - The developer will maintain this phase until it is turned over to the City of Calgary.
6. Phases 5 and 6 development construction are scheduled to start in this construction season. This work consists of grading, deep utilities, sidewalks and roads, and shallow utilities to follow.
 - Phase 5 includes a playground. Please see below for a conceptual rendering of the playground.



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