



Vermilion Hill

DEVELOPMENT UPDATE

DECEMBER 2025

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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. Final acceptance construction in phase 1 was completed in 2024 and has now been handed over to the City of Calgary for maintenance and snow removal responsibilities.
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 pond is expected to be turned over to the City of Calgary in January 2026.
 - The park space has been turned over to the City of Calgary for their maintenance responsibility.
 - The gazebo has been turned over to the Vermilion Hill Owners Association (VHOA).
3. All major development construction in phase 2 is complete.
 - The traffic circle landscaping is substantially complete.
 - Landscaping and boulevard tree planting is complete.
 - The developer will maintain this phase until it is turned over to the City of Calgary in 2026.
4. All major development construction in phase 3 is complete.
 - This will continue to be a busy phase in the coming year for home builder construction.
 - Landscaping and boulevard tree planting started in 2025 and will be ongoing subject to buildout. For information about boulevard trees, please see our [blog](#).
 - Developer fencing is substantially complete, with minor sections needing to be installed, subject to buildout.
 - The developer will maintain this phase until it is turned over to the City of Calgary.
 - The park space in this phase has been turned over to the City of Calgary for their maintenance responsibility. This is indicated on the below map with a red star.
5. All major development construction in phase 4 is complete.
 - This will be a busy phase in the coming year for home builder construction.
 - Landscaping and boulevard tree plantings will start in the 2026 construction season and will be ongoing subject to buildout.
 - 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 in 2025. The playfield landscaping was also completed in 2025.
- This phase also includes a small park. This is noted on the map below with a black star. A rendering of this park is included below.
- The developer will maintain this phase until it is turned over to the City of Calgary.



- 6. Phases 5 construction is substantially complete.
- This will be a busy phase in the coming year for home builder construction.
- Construction of the phase 5 park will begin in 2026. This is noted on the below map with a blue star. A rendering of this park is included below.



* Please note, this is a rendering subject to change.

- Landscaping and boulevard tree plantings will start subject to buildout. For information about boulevard trees, please see our [blog](#).
- Developer fence installation began in 2025 and will continue in 2026.
- The developer will maintain this phase until it is turned over to the City of Calgary.

7. Phase 6 development construction is underway. This work consists of grading, deep utilities, sidewalks and roads, and shallow utilities to follow.

Amenities that the Vermilion Hill Owners Association (VHOA) is responsible for maintaining:

8. Gazebo located at the storm pond park Any questions about maintenance of the gazebo at the storm pond, should be directed to admin@vermilionhillhoa.com.

For most up to date maintenance/snow removal responsibility map, please visit the Important Documents for Residents page on the AOA website here: <https://vermilionhillhoa.com/important-documents-for-residents/>

If you have any questions about development in the community, please contact customer care@qualicocommunities.com. Thank you,

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