



Vermilion Hill

DEVELOPMENT UPDATE

July 2026

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At Qualico Communities, we're committed to building strong relationships with our neighbours through open, ongoing communication. This letter is intended to keep Tsuut'ina Nation citizens informed about nearby Vermilion Hill construction and provide key updates on development near 146 Ave SW and its boundaries.

Please feel free to share this message with the nation's citizens through email, mail, or posted notices, whichever method works best for you.

To our neighbours,

Qualico Communities has had the privilege of engaging with Tsuut'ina Nation's citizens since 2017. We have been honoured to participate in multiple traditional pipe ceremonies facilitated by the Nation's Elders over the years and appreciate the opportunity given to us to sponsor the Tsuut'ina Powwow every year.

In May 2021, February 2022, November 2022, June 2023, June 2024 and June 2025 we reached out to update you on construction and share important information about your neighbouring community, Vermilion Hill.

In an effort to continue this communication, we have compiled another update below.

Throughout the following pages, we have put together:

- A construction update for Vermilion Hill, along with information about our upcoming Community Stampede Pancake Breakfast event on July 12th.
- Information regarding 146 Avenue SW and community boundaries.
- Information on parks and playgrounds currently open and available for use.
- Frequently Asked Questions.
- Important contacts and resources.

We look forward to continuing this relationship and welcome any and all questions and concerns.

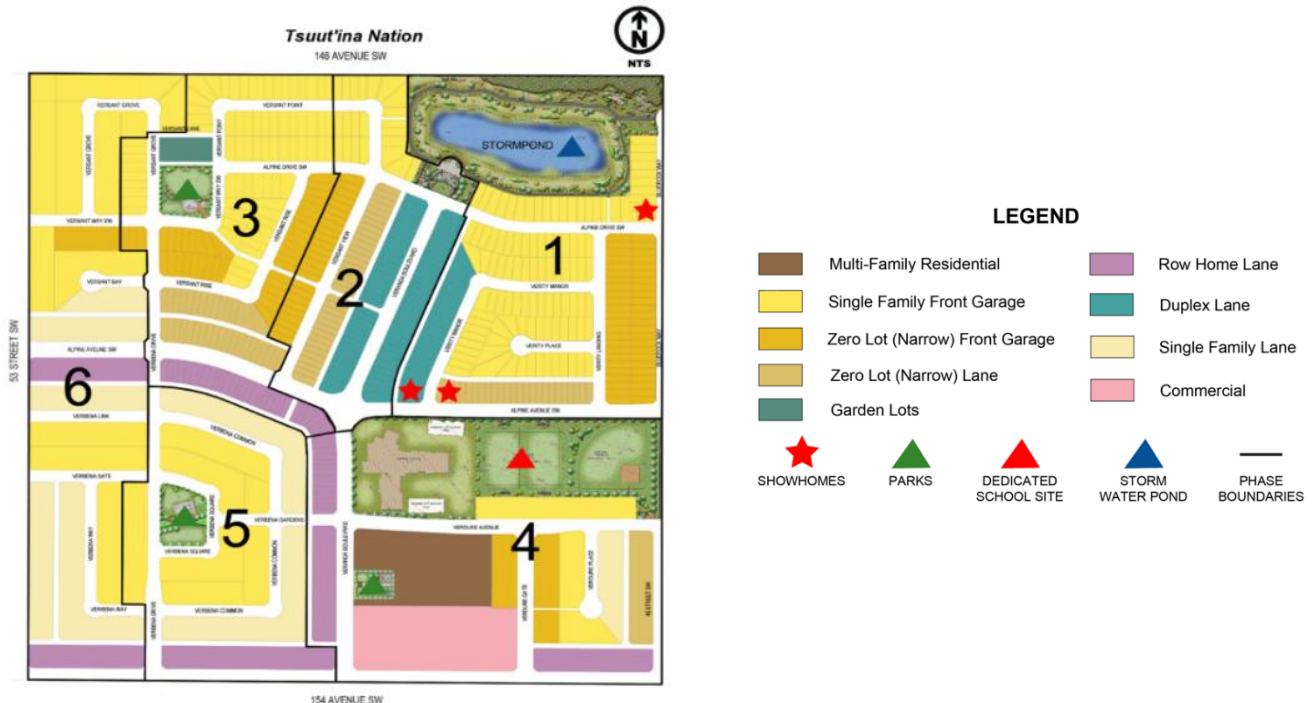
Thank you
Qualico Communities

Community Development Update

While our builders continue to build new homes in Vermilion Hill, the Qualico Communities (QC) land development team is also making strong progress on the community's overall construction.

Refer to the map at the bottom of the page for phase numbers mentioned below:

- **Phase 1:** Complete and has been handed over to the City of Calgary for ongoing maintenance.
- **Phase 2:** Complete and has been handed over to the City of Calgary for ongoing maintenance.
- **Phase 3:** All construction is complete. Home construction will continue as builders complete remaining homes. Playground landscaping is complete and has been turned over to the City of Calgary. Residential street trees and boulevard landscaping are also complete.
- **Phase 4:** All construction is complete. The school site landscaping is complete. The Neighbourhood Activity Centre is complete and now open. Residential street trees and boulevard landscaping is ongoing. Home construction continues within the phase.
- **Phase 5:** Construction is complete. Construction on the MR (Municipal Reserve) park site started this Spring and is ongoing. Residential street trees and boulevard landscaping are ongoing as home construction continues.



Phase 6 and Future expansion

Construction in Phase 6 is officially underway as Vermilion Hill continues to grow. Significant progress has been made, with underground, road and shallow utility construction now complete.

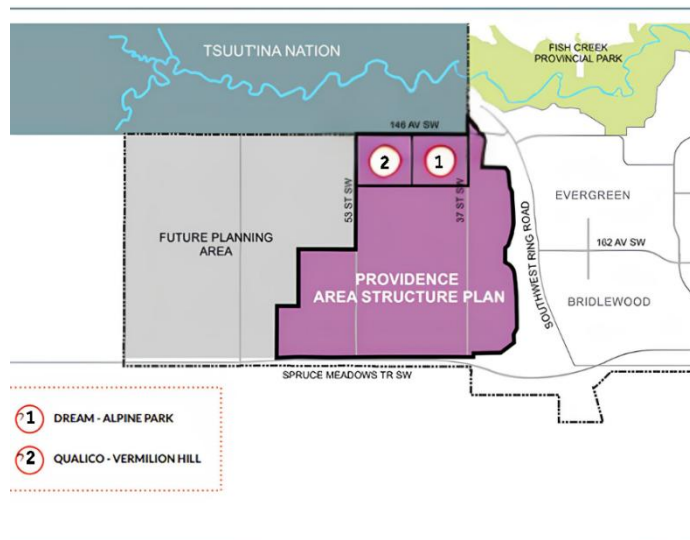
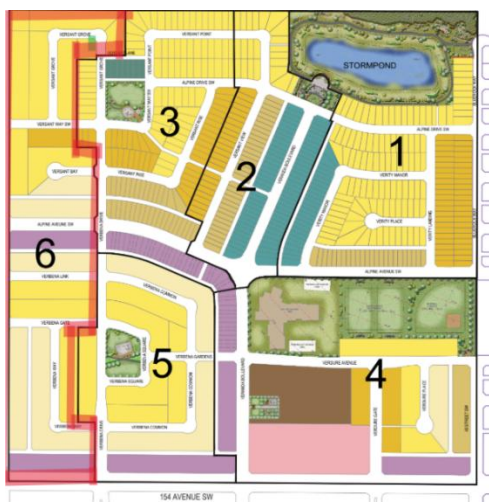
The Citizens of Tsuut'ina Nation may notice dust during ongoing construction. Dust mitigation efforts will be taken during the course of this work. Please note that this is a common occurrence during new community construction and is temporary. If you have questions about the work, please contact customercare@qualicocommunities.com

Future Development:

Looking ahead, overhead utility relocation along 53rd Street is planned for July. Construction traffic may be redirected off 53rd street because of the overhead relocation, but we will ensure any relocation does not impede on Tsuut'ina Nation lands.

Future commercial amenities are also planned within Vermilion Hill, bringing additional convenience, services, and gathering spaces closer to home as the community continues to grow. We have no firm information on the construction of the commercial site currently, but we will share more information when it is confirmed.

Additional site preparation, including potential stripping and grading for future expansion areas, could begin in 2027 (timing to be confirmed).





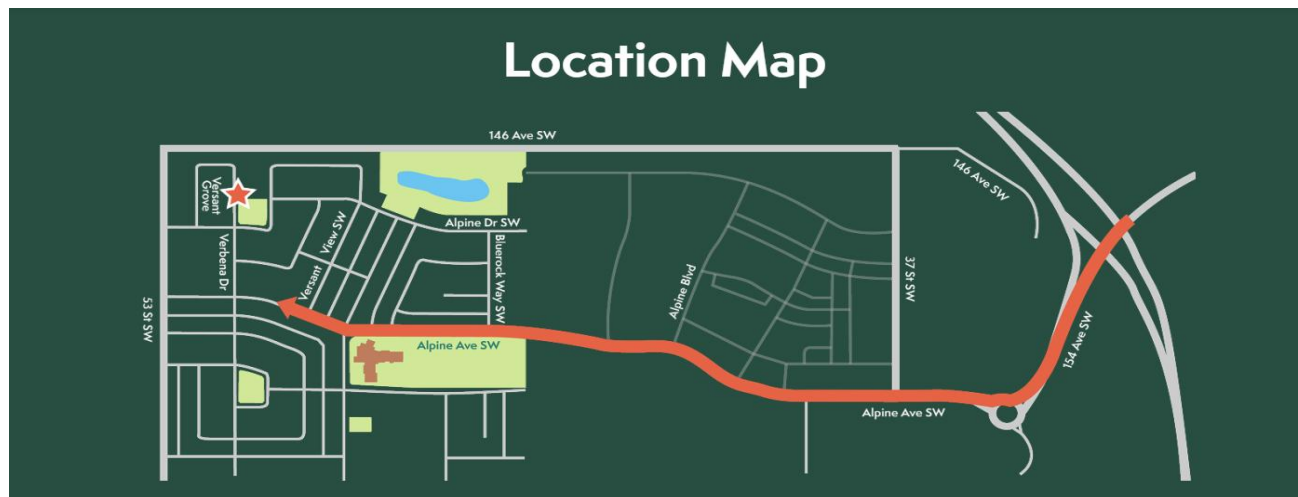
You are invited to a FREE Pancake Breakfast

Join us in Vermilion Hill during the 2026 Calgary Stampede for a community Pancake Breakfast in celebration of the Homes by Avi Rotary Dream Home!

Enjoy a delicious breakfast and a chance to connect with neighbours while celebrating one of Calgary's favourite Stampede traditions.

Date and Time: Sunday, July 12th 8:00 am – 10:00 am

Event Location: **Homes by Avi Showhome – 215 Versant Grove SW**

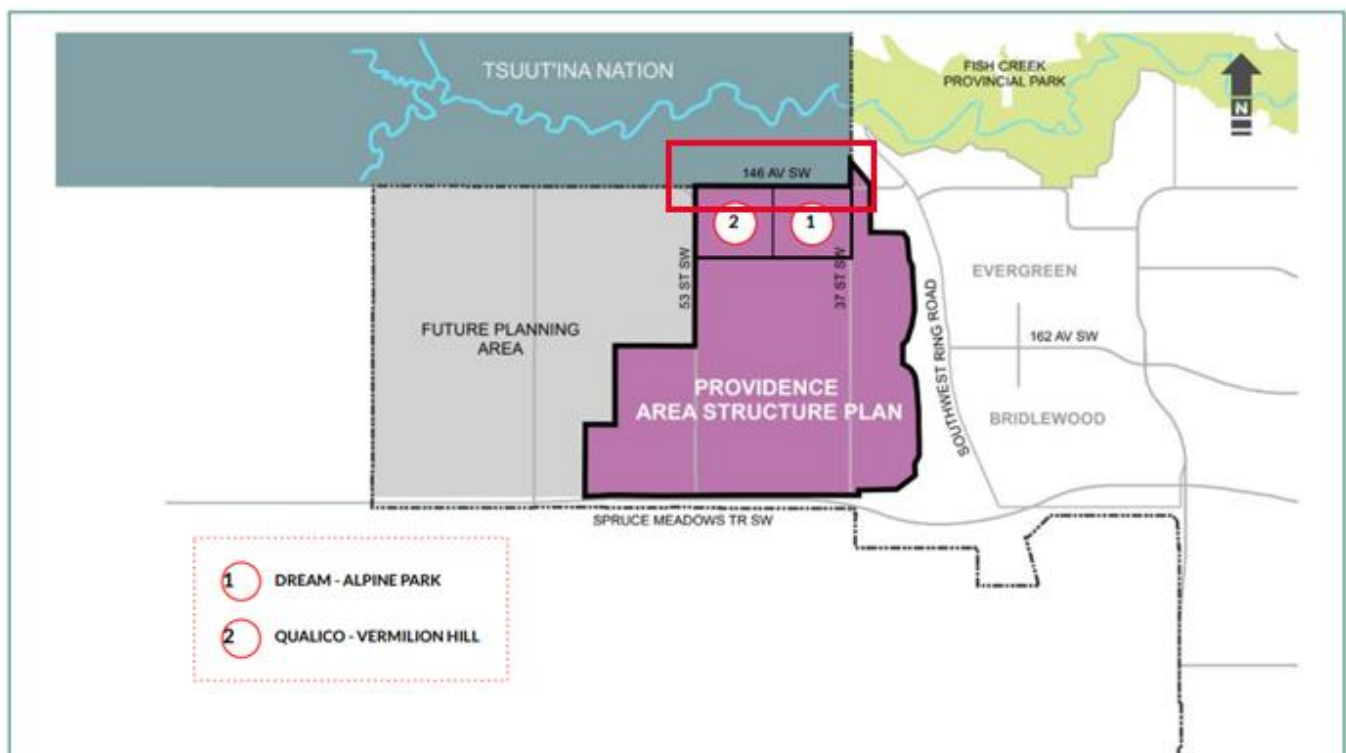


146 Ave SW & Boundaries

We've shared information about Nation's boundaries with everyone working on-site to help prevent trespassing. New Vermilion Hill residents are also being informed about the boundary and are encouraged to be respectful neighbours.

Here is the Area Structure Plan, which shows a broader view of the land and outlines the boundary between Tsuut'ina Nation (everything north of 146 Ave SW) and the City of Calgary, which includes Vermilion Hill.

146 Ave SW is maintained by the City of Calgary. Everything south of 146 Ave SW, between Bluerock Way SW and 53 St SW, is part of the Vermilion Hill community.



Locations of Parks Within Vermilion Hill

Several of our parks and green spaces are already complete and ready to be enjoyed. We are pleased to highlight the following areas currently open within the community:

- **Phase 3 Park & Playground**

The Phase 3 park and playground is complete and open, offering a wonderful space for families and children to gather, play, and explore.

- **Phase 4 Neighbourhood Activity Centre & Green Space**

Phase 4's Neighbourhood Activity Centre and MR site are now complete, providing a vibrant hub for outdoor activity and community gathering.

- **Ladybug Park Gazebo**

The beloved Ladybug Park gazebo is in place and ready to be used.

- **Storm pond Pathways & Gathering Area**

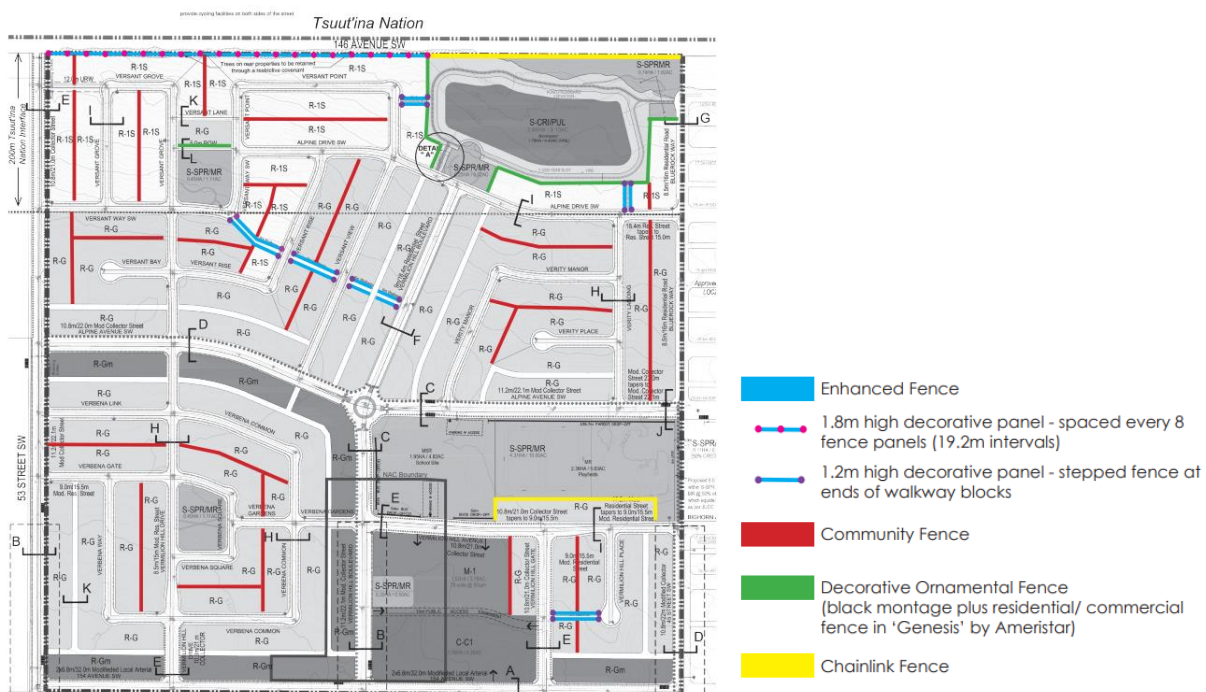
The storm pond pathways and gathering area are open and offer a peaceful setting for walking, connecting with neighbours, and enjoying the natural landscape of Vermilion Hill.

We are honoured to extend a warm welcome to the citizens of the Tsuut'ina Nation. All currently completed parks and green spaces identified on the map below (excluding the Future Park site, which remains under construction) are open and available for use and enjoyment by the citizens of the Tsuut'ina Nation.



At Qualico Communities, we understand that privacy is important to everyone, both for citizens of Tsuut'ina Nation and those living in Vermilion Hill. While there is a natural separation between our communities, including roadways and existing vegetation, we've also worked to preserve as many trees as possible along the north boundary to help maintain privacy.

The map below outlines Vermilion Hill's fencing plans.



Dogs in the Area

We will continue to monitor off-leash dogs within Vermilion Hill. We understand that Tsuut'ina Nation has shared information with its citizens about off-leash dogs, and we appreciate the agreement that if any issues arise on private property in Vermilion Hill, the City of Calgary's bylaw services will be contacted. If you're visiting the community, please keep your dog(s) on a leash in accordance with the City of Calgary bylaws.

Safety Around the Site

We're committed to maintaining safe work environments for everyone. To help prevent trespassing and ensure safety, we've placed signs at all vehicle entrances and along the site boundary.

These signs include:

- Danger – Active Construction Zone
- No Trespassing
- No Dumping
- Beware of Open Excavation and Construction

The area is also under surveillance overnight.

For your safety and the safety of others, we ask that citizens of Tsuut'ina Nation, Vermilion Hill residents, and visitors, especially children and pets, stay clear of active construction zones.

We also want to remind everyone that the storm pond is not intended for recreation. Please do not swim or skate on the pond, as it's designed to collect and hold rainfall and is unsafe for public use. We truly appreciate your ongoing cooperation in helping keep everyone safe.

Not sure what some of the development terms mean? We've put together a helpful guide explaining the most common new community terminology in our blog: [Common New Community Terms - Defined](#)

Frequently Asked Questions

What is a Storm Pond?

There are three types of storm ponds. The type we have in Vermilion Hill is considered a wet storm pond. Wet storm ponds collect and hold rainfall and snowmelt before they reach rivers, creeks, and streams. Storm ponds are built according to provincial and municipal-approved Stormwater Management Plans, standards, and guidelines. While they serve as a beautiful feature within a community, they also hold back water runoff year-round, protecting homes and businesses from potential flooding, reduce the risk of erosion, and help limit the amount of sediment and pollutants entering waterways.

Vermilion Hill's storm pond was designed with careful consideration, especially for the homes along 146 Ave SW. If you have any specific concerns, please reach out to our Customer Care team at customercare@qualicocommunities.com.

Read more about storm ponds and storm water systems [here](#).

What is Qualico Communities doing to minimize the effects of construction on Nation land?

At Qualico Communities, we have a strong dust mitigation and community cleanup program to limit the amount of dirt and debris that could be transferred to surrounding areas. Our contractors use water trucks to control dust and spread gravel at all site entrances to prevent fine soil particles from spreading. We also apply temporary seeding to our soil piles.

To further reduce dust and debris, we've asked contractors to limit rough grading during very windy conditions, as long as it doesn't impact the construction schedule.

Qualico Communities has also instructed all trades, contractors, and builder groups not to use 146th Ave. There is no access into the community of Vermilion Hill to ensure this occurs. Additionally, trees were left along 146 Ave to include a natural barrier between the community and Nation lands. There is also chain link fence at the boundary of our storm pond, and a 1.8m high decorative wooden fencing to the west of the pond, along 146 Ave.

We are committed to minimizing the effects of construction on citizens of Tsuut'ina Nation and the surrounding environment.

What development will occur along 146 Ave SW?

Through our engagements with citizens of Tsuut'ina Nation, we understand the importance of maintaining access along 146 Ave SW for those living in the area. To support this, we've focused construction work on the lands east of Vermilion Hill to keep construction traffic off 146 Ave SW. We're committed to providing our contractors and visitors with clear instructions to avoid unnecessary use of 146 Ave SW and ensure access remains open for citizens of the Nation.

What is Qualico Communities doing to discourage trespassing on Tsuut'ina lands and to raise awareness so that trespassing does not occur accidentally?

We understand that citizens of Tsuut'ina Nation have expressed concerns about trespassing on Nation lands by those living in Vermilion Hill. Qualico Communities takes these concerns very seriously and make every effort to ensure contractors and Vermilion Hill residents are aware that the land north of 146 Ave SW is part of Tsuut'ina Nation and not public land. This area should not be used for activities like dog walking.

To help raise awareness and prevent trespassing, we're taking the following steps:

- The boundary of Tsuut'ina Nation will be clearly marked on project lands during and after construction.
- We have provided information to builders to discourage trespassing.
- The Vermilion Hill Owners Association (VHOA) sends [this letter](#) out to all new residents moving into the community. Included in this document is boundary information and a reminder to be respectful of our Nation neighbours.

What is the difference between a developer vs a home builder?

A community developer is responsible for **creating the neighbourhood itself**. They:

- Purchase and plan large areas of land
- Design the overall community layout
- Work with municipalities on approvals and zoning
- Plan roads, parks, schools, pathways, and commercial areas
- Coordinate underground infrastructure (water, sewer, power, gas, telecom)

A homebuilder is responsible for **constructing the houses within the community**. They:

- Buy lots from the developer
- Design and build homes on those lots

- Offer floorplans, models, and design options
- Work directly with buyers (especially in pre-sale situations)
- Deliver move-in ready homes (spec or Quick Possession homes)

Read more about the difference between a developer and home builder and what you can expect from each [here](#).

Who do I contact in an Emergency?

- Fire/Police/Ambulance - 911
- ENMAX/ATCO/City - 911 - downed powerline, gas leak, water main break, etc.

Who can I contact if I have questions, or need further information?

- Road issues:
 - Any issues with 146 Ave SW or 37 St SW are a City of Calgary responsibility, whether this is on dust, potholes, maintenance, traffic, or the discussion of potential paving.
 - We have it noted that the paving discussion was to continue with the City of Calgary, the Nation, and the residents of 146 Ave SW.
 - The contact at the City of Calgary is Troy McLeod, Troy.McLeod@calgary.ca or 403-268-5011.
- Crime/Safety concerns:
 - If Nation residents are concerned about speeding, crime, or there is an emergency, they should call 9-1-1.
 - Tsuut'ina Nation Police Service - Non-emergency contact of 403-271-3777.
 - City of Calgary Police Service – Non-emergency contact of 403-266-1234.
- Water concerns:
 - Concerns about well water should be directed to Tsuut'ina Nation – Tsuut'ina Nation Public Works – 403-281-0754.
- Construction noise concerns:
 - Construction noise for work like developer or builder construction is permitted from 7:00 am to 10:00 pm Monday-Saturday, and 9:00 am to 10:00 pm on Sunday and holidays.
 - If construction is occurring outside of these hours, Nation's Citizens can report them to the City of Calgary at 3-1-1, or online here: [Filing a bylaw complaint](#). They can also reach out to Doug (see below)
- Development concerns:
 - Issues related to construction, such as dust, garbage, builder/trade concerns – Doug Rau at doug.rau@exp.com or 587-580-7272.

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- If residents cannot reach Doug, or need to escalate their concern to Qualico, they can reach out to customercare@qualicocommunities.com or 403-801-1340.

For a detailed list of important contacts, click [here](#).