



TSUUT'INA DEVELOPMENT AUTHORITY

NOVEMBER 2024

QUARTERLY NEWSLETTER



## Inside this Newsletter

New Product Launch:  
Introducing Our Revolutionary  
Jametosca Technology

Company Expansion: Opening  
of New Branch in Major City to  
Serve Growing Demands

## Our Company's Growth & Success in Q1 2023

As we enter the new year, we are thrilled to announce that our company has experienced significant growth and success in Q1 2023.

Our hardworking team has successfully implemented new strategies and projects, resulting in an increase in revenue and market share.



New Partnerships Formed  
New Partnerships Formed

# Third party consultants

- Superior Safety Codes - Inspections
- Arcadis Professional Services - Planning Review

A third-party planner reviews development submissions from Taza Development Corp (TDC) by checking if proposals meet Tsuut'ina Development Authority (TDA) zoning and policy requirements. Once revisions are made, the planner submits a final made recommendation, approval, or denial to the TDA.



## Buffalo Run Landscaping

Utilizing a community member's landscaping company for grass maintenance in Buffalo Run

# Taza-Tsuut'ina Cultural Advisory Working Group



## Taza Park Street Names

- Weaselhead Close, Road
- Weaseltail Road
- Tsuut'ina Way, Parkway
- Saskatoon Berry Lane, Road
- Eagle's Nest Way, Drive
- Dene Way, Road, Drive
- Black Bear Crossing
- Chokeycherry Way, Lane, Road
- Warrior Way

## *Tsuut'ina Artist List*

The Taza-Tsuut'ina Language and Culture Advisory Working Group is compiling a list of Tsuut'ina artists of all backgrounds.

The purpose of the artist list is to have a database for future Taza development art incorporation. As 2025 approaches, Taza Development will begin phases in both Buffalo Run and Taza Park.

Our goal is to make sure that all Tsuut'ina artists have equal opportunity for their artwork to be displayed in Taza lands.

If you would like to be included on the artist list, please email [britney.twoguns@tsuutina.com](mailto:britney.twoguns@tsuutina.com) or [sones039@hotmail.com](mailto:sones039@hotmail.com) for the artist database form to be filled out.

In consultation and collaboration with the Taza-Tsuut'ina Language and Culture Advisory Working Group, the following Taza Park street names have been submitted to the TDA for approval.

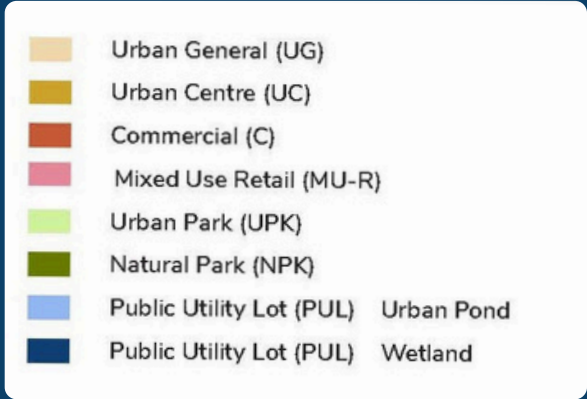
The names were inspired by the following recommendations:

- Keep the names of streets to recognize the past.
- Refrain from using Tsuut'ina last names that are currently being used.
- Recognize the Tsuut'ina culture and its language.
- Memories of berry picking on the land in this area.
- Connection to Tsuut'ina soldiers in the war.

# TAZA PARK - EAST

**TAZA PARK WILL BE A MIXED-USE COMMUNITY VILLAGE WITH RESIDENTIAL, RETAIL, OFFICE, RECREATION, AND ENTERTAINMENT WITH A RETAIL MAIN STREET LOCATED ON TSUUT'INA PARKWAY.**

TDC



- The Village Development Plan (the detailed urban planning that guides the community’s physical development over the long term) and Architectural Guidelines for Taza Park have been submitted to the TDA for review and comments. Approval is anticipated by the end of 2024.
- The residential launch in Taza Park will take place in 2025 & includes:
  - condo
  - townhomes
  - rental apartments
- Tsuut’ina Parkway is the first major roadway within Taza Park to be paved and opened in 2024, which means that Old Strathcona Road has now been decommissioned for use. Additional work will continue on Blackbear Crossing and Grey Eagle Blvd into 2025.



“Taza Park spans 470 acres and has been meticulously designed as a versatile mixed-use community. The community incorporates retail, office, and residential, as well as an array of recreational and entertainment offerings. With picturesque views of the Rocky Mountains and feature elements such as the Central Wetlands, Greenway Slope, Stormwater Park, Pedestrian Parkway and Central Ponds Promenade, Taza Park offers both enhanced aesthetic and function for the Tsuut’ina and non-Tsuut’ina residents and visitors alike.” TDC

# BUFFALO RUN

**“THE HISTORICAL SITES WITHIN THE DEVELOPMENT WILL NOT BE DISTURBED OR REMOVED.”**

TDC

The Village Development Plan and Architectural Guidelines for Buffalo Run will be submitted to the TDA for review and comments in December 2024

- Street Names for Buffalo Run will be reviewed when the Village Development plan is submitted to the TDA.

In addition to a major retail hub, Buffalo Run will be a mixed-use village that harmonizes with the surrounding Nation community and amenities including the identified historical sites.

- Residential
- Commercial
- Recreational



**“Buffalo Run is a 390-acre village that provides a one-of-a-kind blend of retail, office, residential and tourism offerings.**

**The Shops at Buffalo Run offer over 257,000 square feet of retail space and is infused with the rich history, culture, and storytelling of the Tsuut’ina Nation. The community’s commitment to preserving and showcasing these elements of the Tsuut’ina Nation adds a layer of depth and authenticity to the village, making it more than just a retail space. It’s an experience that immerses visitors in the vibrant culture of the Tsuut’ina Nation”** TDC



- Urban General (UG)
- Urban Centre (UC)
- Commercial (C)
- Urban Transition (UT)
- Entertainment Zone (EZ)
- Mixed Use Retail (MU-R)
- Special Purpose-Nation Zone (SP-N)
- Urban Park (UPK)
- Natural Park (NPK)
- Public Utility Lot (PUL) Urban Pond
- Special Purpose-Nation Zone (SP-N)