



DAWSON'S LANDING

CHESTERMERE

DEVELOPMENT UPDATE

DECEMBER 2025

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communities



DEVELOPMENT UPDATE



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

1. Phases 1 & 2 are completed and have been turned over to the City of Chestermere for their maintenance.
 - Any questions about phases 1 & 2 maintenance should be directed to the City of Chestermere.
 - It is the responsibility of residents to maintain boulevards (property line to street), sidewalks, walkways, and the land up to the centre of the back alley (if applicable). This includes tree watering, boulevard mowing, and snow removal in these areas.
 - The City of Chestermere is responsible for median maintenance, entry feature maintenance, and greenspace maintenance between Dawson Harbour Grove, Dawson Harbour Heights, and Dawson Harbour Hill (star on map).
 - As of fall 2025, roads in phases 1 and 2 will be the responsibility of the City of Chestermere, which includes snow removal in winter months.

2. All major development construction in phase 3 is complete.
 - Final maintenance will be completed in the 2026 construction season. [Final maintenance includes breaking out damaged concrete and replacing it, mudjacking concrete settlements, and paving an additional layer of asphalt on all roads \(toplift\).](#)
 - The park space in this phase is now being maintained by the City of Chestermere.
 - The developer will maintain this phase (less the park) until it is turned over to the City of Chestermere, which is anticipated to occur fall of this year.

3. All major development construction in phase 4 is complete.
 - This will continue to be a busy area in the coming year for builder home construction.
 - Landscaping and boulevard tree plantings started in 2025 and will be ongoing subject to build out. For information about boulevard trees, please see our [blog](#).
 - Final maintenance is anticipated to be completed in the 2026 construction season.
 - This phase includes a school site. Rocky View County has received funding for the site, with construction not yet determined. The timing of construction is at the discretion of the county.



DEVELOPMENT UPDATE



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.](#)

- The developer will maintain this phase until it is turned over to the City of Chestermere.
4. All major development construction in phase 7 is complete.
- This will continue to be a busy area in the coming year for builder home construction.
 - Landscaping and boulevard tree plantings started in 2025 and will be ongoing subject to build out.
 - Final maintenance will be completed in the 2027 construction season.
 - The developer will maintain this phase until it is turned over to the City of Chestermere.



Rendering 1.



DEVELOPMENT UPDATE



5. All major development construction in phase 6 is complete.
 - This will continue to be a busy area in the coming year for builder home construction.
 - This phase will include semi-estate product.
 - New showhomes opened October 25, 2025.
 - The dog park in phase 6 is substationally complete. Please see the conceptual rendering on the previous page (Rendering 1) of the dog park. This is shown on the map below with a star.
 - The developer will maintain this phase until it is turned over to the City of Chestermere.

6. The Eco Park construction started this season and will continue into 2026. This park should have low-impact trails, pathways, boardwalks, viewing areas, and outdoor seating in a natural wetland landscape.
 - The developer will maintain this area until it is turned over to the City of Chestermere.
 - Please see below (Rendering 2) for a conceptual rendering of the eco park.



Rendering 2.

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DEVELOPMENT UPDATE



7. Phase 5 construction is well underway and will continue into 2026.

- This is our final phase of residential construction in the community of Dawson's Landing.
- Habitat for Humanity has a townhome site in this phase. The groundbreaking ceremony for this occurred on November 12, 2025.
- This phase will include Front Garage Attached, Laned, and Duplex product types. The builders in this phase are Trico Homes, Sterling Homes, Broadview Homes, Genesis Homes, and NuVista Homes.
- The developer will maintain this phase until it is turned over to the City of Chestermere.

8. North Pond landscape touch ups and repairs are expected in 2026 due to the rain and flooding in 2025.

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

Thank you



DEVELOPMENT UPDATE

