

COURT FILE NUMBER: 1501-00955  
COURT: COURT OF QUEEN'S BENCH OF ALBERTA  
JUDICIAL CENTRE: CALGARY

APPLICANTS: LUTHERAN CHURCH – CANADA, THE ALBERTA – BRITISH COLUMBIA DISTRICT, ENCHARIS COMMUNITY HOUSING AND SERVICES, ENCHARIS MANAGEMENT AND SUPPORT SERVICES, AND LUTHERAN CHURCH – CANADA, THE ALBERTA – BRITISH COLUMBIA DISTRICT INVESTMENTS LTD.

DOCUMENT: AFFIDAVIT

ADDRESS FOR SERVICE Sugden, McFee & Roos LLP  
AND CONTACT Barristers & Solicitors  
INFORMATION OF PARTY #700 – 375 Water Street  
FILING THIS DOCUMENT Vancouver, B.C. V6B 5C6

Attention: Errin A. Poyner

Telephone: 604-687-7700

Fax: 604-687-5596

File No. K-5820(1)

**AFFIDAVIT OF RANDALL SCOTT KELLEN**

**Sworn on June 28, 2016**

I, RANDALL SCOTT KELLEN, of Burnaby, British Columbia, SWEAR AND SAY THAT:

1. I am a member of the St. Luke Lutheran Church in Surrey, British Columbia and a depositor to the Lutheran Church – Canada, the Alberta -- British Columbia District (“ABC District”) Church Extension Fund (the “CEF”) and as such have personal knowledge of the facts and matters hereinafter deposed to, except where stated to be based on information and belief and where so stated I verily believe the same to be true.
2. On or about April 29, 2016, I became aware that in July 2014, the ABC District had filed a document called a “Master Site Development Plan” (the “MSDP”) with the Rocky

View County municipal planning authorities. Now shown to me and attached as Exhibit "A" to this my affidavit is a true copy of the body of the MSDP, together with which I obtained from the Rocky View County website at <http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/MSDP/MSDP-Prince-of-Peace.pdf>.

3. It is my understanding that the MSDP is a planning framework for a contemplated nine-phase seniors' condominium/mixed use/assisted living development of the Prince of Peace Properties. The MSDP was filed by the ABC District with Rocky View County on December 18, 2012 and was accepted by Rocky View County on February 15, 2013.
4. The MSDP identifies a number of impediments to development of the Prince of Peace Properties, including:
  - a. The Prince of Peace Village is not currently connected to the municipal potable water supply, and accordingly potable water is currently trucked into the Prince of Peace Village at a cost of \$24,921.00 per month. The MSDP estimates the cost of connecting to the municipal water supply at \$4,000,000.00, plus off-site levies for water supply at \$3,200,000.00 (Appendix 9, pages 2-3, 5);
  - b. The sanitary sewer lift station currently servicing the Prince of Peace Village is operating at capacity, and will have to be upgraded before development or expansion of the remaining Prince of Peace Properties can occur; (App. 9)
  - c. There is no dedicated stormwater management infrastructure present on the Prince of Peace site. Instead, sump pumps are used to divert stormwater into the existing sanitary sewer lift station (App. 9).
5. Also on or about April 29, 2016, I became aware of a document called the Conrich Area Structure Plan (the "Conrich ASP") prepared by the County of Rocky View. Conrich is a "hamlet" in the County of Rocky View wherein the Prince of Peace Properties are located. According to the Conrich ASP, the document is intended to "provide Council with a road map when considering land use changes, subdivision and development" (at p. 4). Now shown to me and attached as Exhibit "B" to this my Affidavit is a true copy of the Conrich ASP, which I obtained from the Rocky View County website at <http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/Conrich/Conrich-ASP-December2015.pdf>
6. The Conrich ASP states the following:
  - a. All new development shall be required to connect to Rocky View County's potable water system (para. 23.9);

- b. All new development shall be required to connect to Rocky View County's wastewater system (para. 23.16); and
  - c. Sump pumps and stormwater drainage systems shall not be connected to a development's wastewater system (para. 23.18).
7. However, on or about April 29, 2016 I also became aware that the implementation of the Conrich ASP has been delayed as a result of appeals to the Bylaw raised by the neighbouring municipalities of City of Calgary and City of Chestermere under s. s.690 of the Alberta *Municipal Government Act*, RSA 2000, c.M-26 (the "Appeals"). According to a Notice of Decision of the Municipal Government Board dated April 11, 2016 (the "Notice of Decision"), the appeals to the Conrich ASP will not be heard until September 12, 2016. Now shown to me and attached as Exhibit "C" to this my Affidavit is a true copy of the Notice of Decision which I obtained from the Rocky View County website at <http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/Conrich/Conrich-ASP-MGB-Notice-of-Decision.pdf>.
8. In its First Report to the District Creditors, the Monitor has endorsed the District Plan on the basis that through the issuance of shares in NewCo Depositors may have the ability to "benefit from other potential upside opportunities that may be available such as through the further expansion of the Harbour and Manor senior's care facilities, through a joint venture to further develop the Prince of Peace Properties, or through other options" (at para. 40.4). In my view, the information contained in the MSDP, the Conrich ASP and the Appeal bears directly upon the cost and time required for any development of the Prince of Peace Properties to occur, and therefore upon the desirability of owning NewCo Shares.
9. On May 13, 2016 I phoned Vince Biot of Rocky View County's Department of Engineering Services. We had a general discussion concerning the cost of completing the infrastructure projects that are identified as necessary to development in the MDSP. I suggested to him that it would not be unreasonable to expect that a developer would have to pay \$7,000,000.00 to \$10,000,000.00 to connect the development to the municipal potable water supply and \$3,000,000.00 to \$4,000,000.00 to upgrade the sanitary sewer lift station. He agreed with me. He also confirmed that a developer would be subject to potential capital levies to upgrade the nearby Langdon water treatment station to handle the increased flow from the development, and to construct new road access to the highway. Other large cost items would include new road and ditch infrastructure on site, and the cost of provincial environmental studies regarding groundwater and site drainage.

10. I suggested to Mr. Biot that it was not unreasonable to expect these costs to total \$20,000,000.00 to \$30,000,000.00. He agreed with me. I also suggested that before Rocky View would issue a development permit the developer would have to post a performance bond in the amount of 150% of these development costs. He agreed with me, and stated that a bond in the amount of \$30,000,000.00 to \$50,000,000.00 was “in the ballpark”.
11. Mr. Biot also advised me that it could take two years or more for a developer to submit a Community Plan and have it approved by Rocky View County before a development permit would be issued. The Community Plan would also be subject to review and approval by the neighbouring municipalities of Calgary and Chestermere.
12. I was present at the District Creditors’ Meeting which was held in Calgary on May 14, 2016. During that meeting, an attendee asked Monitor’s representatives Vanessa Allen and Liam Brunner when they were first became aware of the MSDP. Mr. Brunner answered that he had become aware of the MSDP in 2014.
13. The same attendee also asked Chief Restructuring Officer Cameron Sherban when he first became aware of the MSDP. Mr. Sherban answered that he became aware of the MSDP shortly after he was retained by the ABC District in early 2015.
14. The same attendee also asked when the District Creditors’ Committee had become aware of the MSDP. Ms. Sandra Jory of the District Creditors’ Committee stated that she did not become aware of the MSDP until she read a memorandum titled “FAQ – Future subdivision and development of properties within the Prince of Peace Development” that the Monitor posted on its website on April 29, 2016. Ms. Jory confirmed that the District Creditors’ Committee had not reconvened to consider the MSDP since that date.
15. I am opposed to the District Plan. The Representative Action provisions of the Plan impose a financial burden upon all depositors who wish to participate in the Representative Action. I am concerned that the Representative Action Holdback will consume the funds otherwise available for distribution to the Depositors. I expect that when the Holdback is exhausted then there will be cash calls on those who have opted into Representative Action. If Depositors are unable to answer those cash calls, the Representative Action will founder.
16. I have retained a lawyer, Ms. Errin Poyner of Sugden McFee & Roos LLP, to commence a class proceeding on behalf of myself, Mrs. Elvira Kroeger and the class of District Depositors that we represent. She has done so. I am prepared to act as a Representative Plaintiff on behalf of the CEF and DIL Depositors that I represent, and I have no interests



in conflict with the interests of any other CEF and DIL Depositors. I look forward to advancing this litigation in the event that the stay of proceedings ordered by this Court on March 9, 2016 is lifted.

17. I also oppose the “NewCo” provisions of the District Plan. I believe that the issuance of NewCo Shares puts many financially vulnerable seniors into a known money-losing venture, the POP Development. The property should be sold off and any monies recovered could then be distributed to Depositors, who could invest them in any number of legitimate investment vehicles that not only can pay dividends but also provide an opportunity for future capital growth.
18. The risk involved with a large development project such as the Prince of Peace is not a prudent investment for the many seniors that receive shares in NewCo. I am surprised that the Monitor and the CRO have promoted the issuance of NewCo Shares and the “potential upside opportunities” of development knowing that such a development is fraught with financial risk and potential financial ruin to many of the seniors that rely upon their deposits in the CEF to pay their living expenses.
19. I make this Affidavit for the purpose of opposing the application of the ABC District for judicial sanction of the District Plan, and for no other or improper purpose.

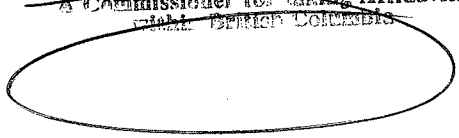
SWORN BEFORE ME at the )  
City of Vancouver, in the )  
Province of British Columbia, this )  
28<sup>th</sup> day of June 2016. )

Errin A. Poyner )  
A Commissioner for taking )  
Affidavits within the Province of )  
British Columbia. )

  
RANDALL SCOTT KELLEN

This is Exhibit "A" referred to in the  
Affidavit of Randy Kellen  
sworn before me at vancouver  
this 28 day of June 2016

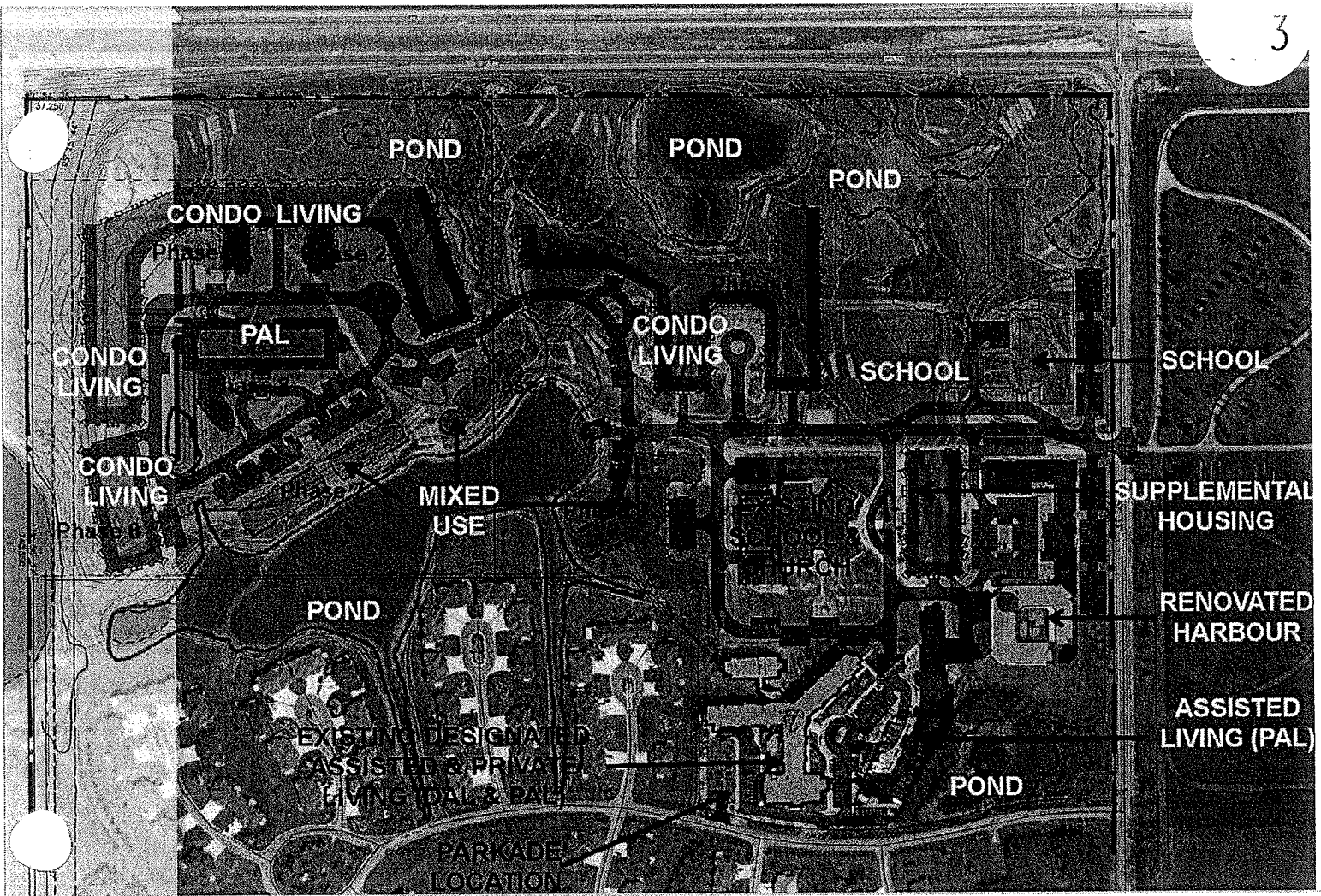
~~\_\_\_\_\_~~  
A Commissioner for Taking Affidavits  
~~with British Columbia~~





**ARTIST'S CONCEPTION**  
FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE

LVIN  
LINHARD  
RITZ  
ARCHITECT INC.  
Celebrating 70 Years of Passionately Creating Inspiring Architectural Environments



**ENCHARIS COMMUNITY HOUSING & SERVICES**

**PRINCE OF PEACE  
MASTER SITE DEVELOPMENT PLAN  
2014 07 23**



ALVIN  
REINHARD  
FRITZ  
ARCHITECT INC.

5801 1<sup>st</sup> Avenue South  
Lethbridge Alberta T1J 4P4

403.320.8100 phone  
403.327.3373 fax  
general@alvinfritzarchitect.com  
www.alvinfritzarchitect.com

Collaborating to Passionately Create Inspired Architectural Environments



**ENCHARIS COMMUNITY HOUSING & SERVICES**  
**PRINCE OF PEACE – MARTER SITE DEVELOPMENT PLAN**  
 286034 LUTHER ROSE BLVD., NORTHEAST CALGARY, AB

**CONTENTS**

**1.0 RATIONALE** .....4

**2.0 PHYSICAL CHARACTERISTICS** .....5

**2.1 LOCATION**.....7

**2.2 OWNERSHIP**.....9

**2.3 EXISTING AND ADJACENT USES**.....13

        2.3.1 Planning Considerations and Urban Infrastructure.....13

        2.3.2 Summary.....15

**2.4 EXISTING LAND USES**.....15

        2.4.1 Direct Control (CD11).....17

        2.4.2 Public Service District (PS).....17

        2.4.3 Direct Control 79 (DC79).....18

**2.5 EXISTING PARCEL HISTORY**.....19

**3.0 PROPOSED CONCEPT** .....20

**3.1 PROPOSED LAND USE**.....20

        3.1.1 Development Strategy.....20

**3.2 NATURE RESERVE AND OPEN SPACE**.....21

        3.2.1 Existing Site Conditions.....21

        3.2.2 Pathways and Green Corridors.....22

        3.2.3 Regional Pathway Connectivity.....22

        3.2.4 Pathway Map.....24

**3.3 TRANSPORTATION SUMMARY**.....25

**3.4 PHASING**.....25

        3.4.1 Phase 1.....25

        3.4.2 Phases 2 & 3.....26

        3.4.3 Phase 4.....26

        3.4.4 Phase 5.....26

        3.4.5 Phase 6.....26

        3.4.6 Phase 7.....26

        3.4.7 Phase 8.....26

        3.4.8 Phase 9.....26

        3.4.9 Summary.....26

**4.0 PLANNING CONSIDERATIONS** .....27

**4.1 DESIGN STRATEGY**.....28

**4.2 SCALE, MASSING AND DENSITY**.....28

**4.3 FORM AND CHARACTER**.....28

**4.4 ARCHITECTURAL COMPONENTS**.....29

        4.4.1 Condominium Development.....29

        4.4.2 Supplemental Housing Development.....31

        4.4.3 School Development.....32

        4.4.4 Private Assisted Living (PAL).....32

        4.4.5 Mixed Use Development.....33

**4.5 POPULATION AND DENSITY**.....35

**5.0 PROJECT UNDERSTANDING AND APPROACH** .....36

**5.1 PHILOSOPHIC APPROACH TO SENIORS ACCOMODATION**.....36

**5.2 BIOPHILIA**.....36

        5.2.1 The Love of Living Systems.....36

        5.2.2 Prince of Peace – Natural Environment.....37

        5.2.3 Proposed Benefits.....37

**5.3 SUSTAINABILITY**.....37



**ENCHARIS COMMUNITY HOUSING & SERVICES**

PRICE OF PEACE – MASTER SITE DEVELOPMENT PLAN  
295030 LUTHER ROSE BLVD., NORTHEAST CALGARY, AB

5.3.1	Geothermal Exchange System.....	37
5.3.2	Photovoltaic System.....	38
5.3.3	Gray Water Recycling.....	38
5.3.4	Storm Water Management.....	38
5.3.5	Electrical Wind Generation.....	38
5.3.6	LEED – Leadership in Energy and Environmental Design.....	39

6.0	STAGED MASTER DRAINAGE PLAN – WESTHOFF ENGINEERING RESOURCES INC.....	40
	Consultant’s Report Attached as Separate File	

7.0	BIOPHYSICAL IMPACT ASSESSMENT – WESTHOFF ENGINEERING RESOURCES INC.....	41
	Consultant’s Report Attached as Separate File	

8.0	WATER DISTRIBUTION – CANADIAN CLEAN WATER TECHNOLOGIES INC.....	42
	Consultant’s Report Attached as Separate File	

9.0	SANITARY COLLECTION – CANADIAN CLEAN WATER TECHNOLOGIES INC.....	43
	Consultant’s Report Attached as Separate File	

10.0	UTILITIES – SCHEFFER ANDREW LTD.....	44
	Consultant’s Report Attached as Separate File	

11.0	TRANSPORTATION REPORT – SCHEFFER ANDREW LTD.....	45
	Consultant’s Report Attached as Separate File	

**APPENDIX A1 – LAND USE DISTRICT - EXISTING**

- Land Use District DC11 – Municipal District of Rocky View No. 44
- Land Use District DC79 – Municipal District of Rocky View No. 44
- Land Use District Multi-Residential – Medium Profile (M2) – City of Calgary 1P2007

**APPENDIX A2 – PROPOSED SITE PLANS & TABLES**

- Proposed Land Use District Site Plan
- Detailed Proposed Phasing Site Plan

**APPENDIX A3 – SITE INFORMATION**

- Land Title Certificate
- Registered Documentation

**APPENDIX A4 – COLLIERS REPORT**

- Colliers Existing Report
- Colliers International Financial Appraisal



ALVIN REINHARD FRITZ ARCHITECT INC.

**ENCHARIS COMMUNITY HOUSING & SERVICES**  
PRINCE OF PEACE - MASTER SITE DEVELOPMENT PLAN  
38500 LUTHER ROSE BLVD, NORTH EAST CALGARY, AB

## 1.0 RATIONALE

The rationale for the Master Site Development Plan (MSDP) for the Prince of Peace site is to provide a planning framework to inform future development on the site, responding to the requirements of Rocky View County, documenting the development desired by the Prince of Peace Community, and establishing a framework in the context of a Master Plan which will allow the balance of the site to be developed in a systematic and logical manner. The MSDP will ensure that proposed development will respond effectively to adjacent and contiguous development.

The MSDP will provide a development context for land-use and the associated population density. Full servicing will be addressed. The plan will also address the transportation network in both the interim and the future and will assess a timeframe in this regard. The MSDP will ensure that the development of the site is undertaken in a way that effectively responds to surrounding conditions as well as providing for connections and compatibility with future, and presently underway, development of the site.



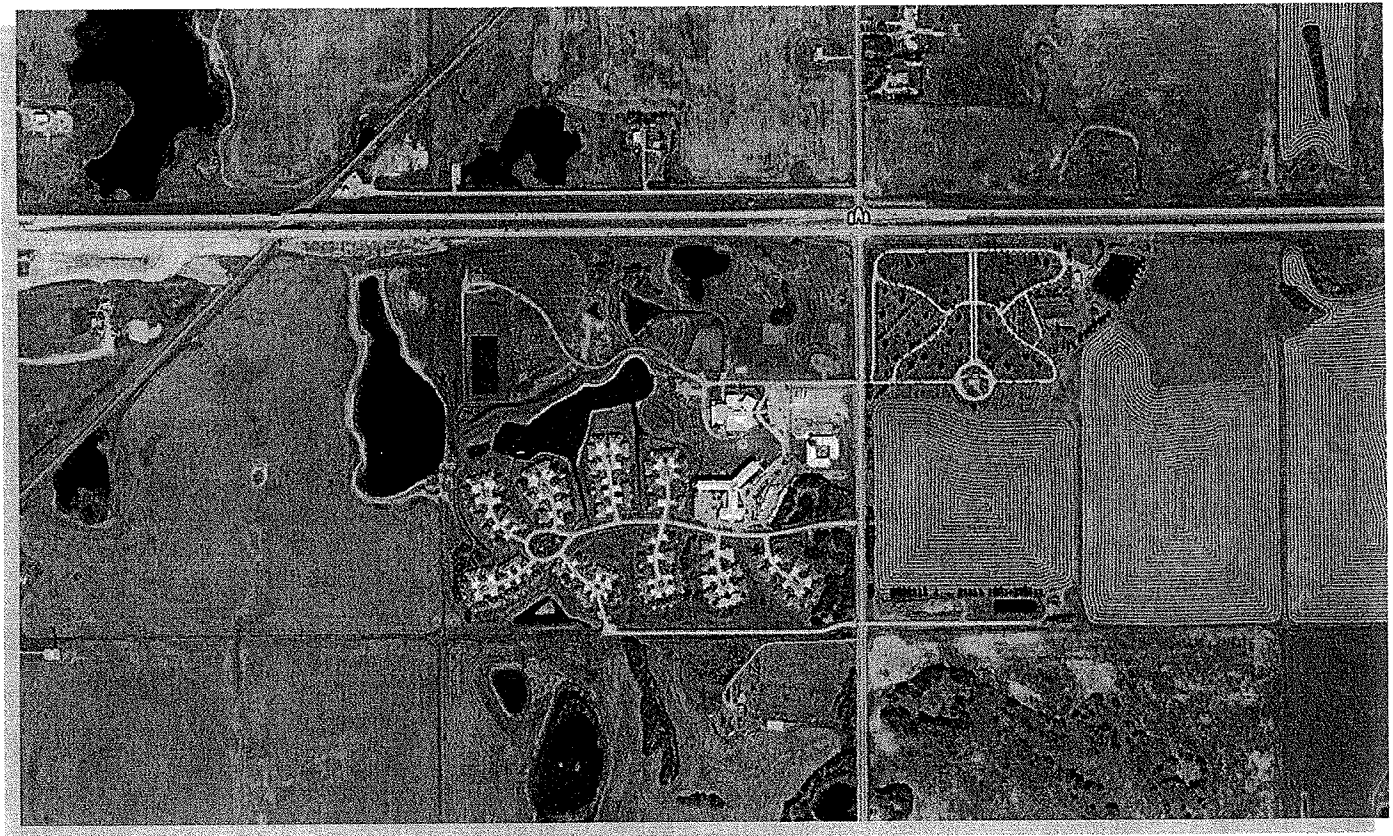
ALVIN REINHARD FRITZ ARCHITECT INC.

**ENCHARIS COMMUNITY HOUSING & SERVICES**

PRINCE OF PEACE - MASTER SITE DEVELOPMENT PLAN  
285593 LUTHER ROSE BLVD. NORTHEAST CALGARY, AB

**2.0 PHYSICAL CHARACTERISTICS**

The physical characteristics outlined under this heading deal with the characteristics that pertain specifically to the planning aspects of the Master Site Development Plan. The biophysical aspects of the site including the topography and drainage, the vegetation, and geology are addressed in the context of 6.0 Biophysical Assessment prepared by Westhoff Engineering Resources Inc. The details of the transportation aspects of the study are addressed in 10.0 Transportation Assessment prepared by Scheffer Andrew Ltd. Planners and Engineers.

**Site characteristics**

Currently the site provides accommodation for a Lutheran church, a school for children Grades 1-9 and a 55+ adult village. The Prince of Peace Foundation (which is a not-for-profit organization) supports the Prince of Peace Manor and Harbour that provides sheltered accommodation for the seniors.

The majority of the buildings on the site are single storey with the exception of the Prince of Peace Manor which is a three storey building. The layout of the buildings, boundary conditions, landscaping, pathways and roadways are typical of a rural setting. The majority of the development within the site is towards the southern half of the property.



ALVIN REINHARD FRITZ ARCHITECT INC.

5801 1<sup>st</sup> Avenue South Lethbridge, Alberta T1J 4P4 • p: 403.320.8100 • f: 403.327.3373 • e: general@alvinfritzarchitect.com • w: www.alvinfritzarchitect.com

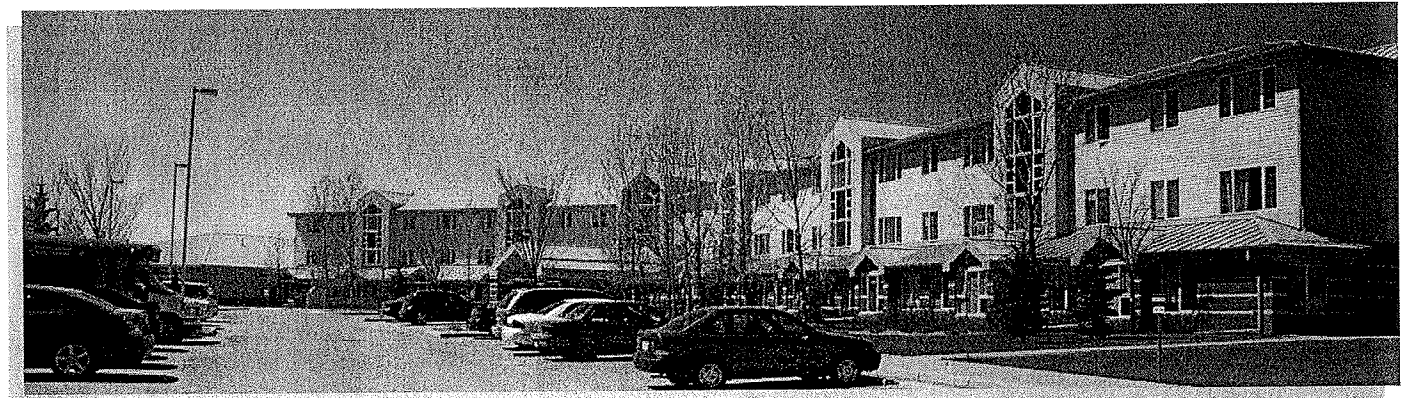
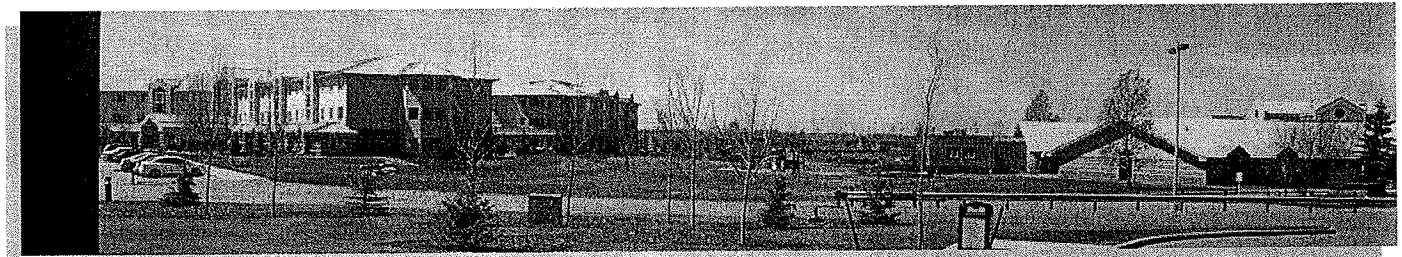
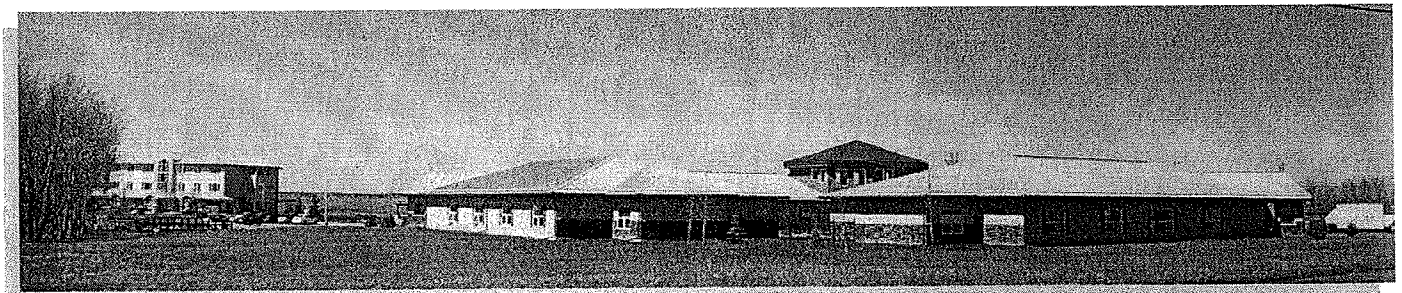


### ENCHARIS COMMUNITY HOUSING & SERVICES

PROVIDING AFFORDABLE HOUSING AND COMMUNITY SERVICES  
2850 11TH AVENUE SOUTH, LETHBRIDGE, ALBERTA T1J 4P4

Buildings, paths and roadways are designed informally and are intertwined with ponds, open spaces, trails and landscaping. Boundaries between properties are informal and in many cases are not defined by physical elements producing a visually open environment.

To the north of the site the main features consist of a mixture of natural prairie landscapes, manmade wetlands, small areas of woodlands and some storm water retention ponds. There is also a small trail system through this area for the use of the local residents.



ALVIN REINHARD FRITZ ARCHITECT INC.

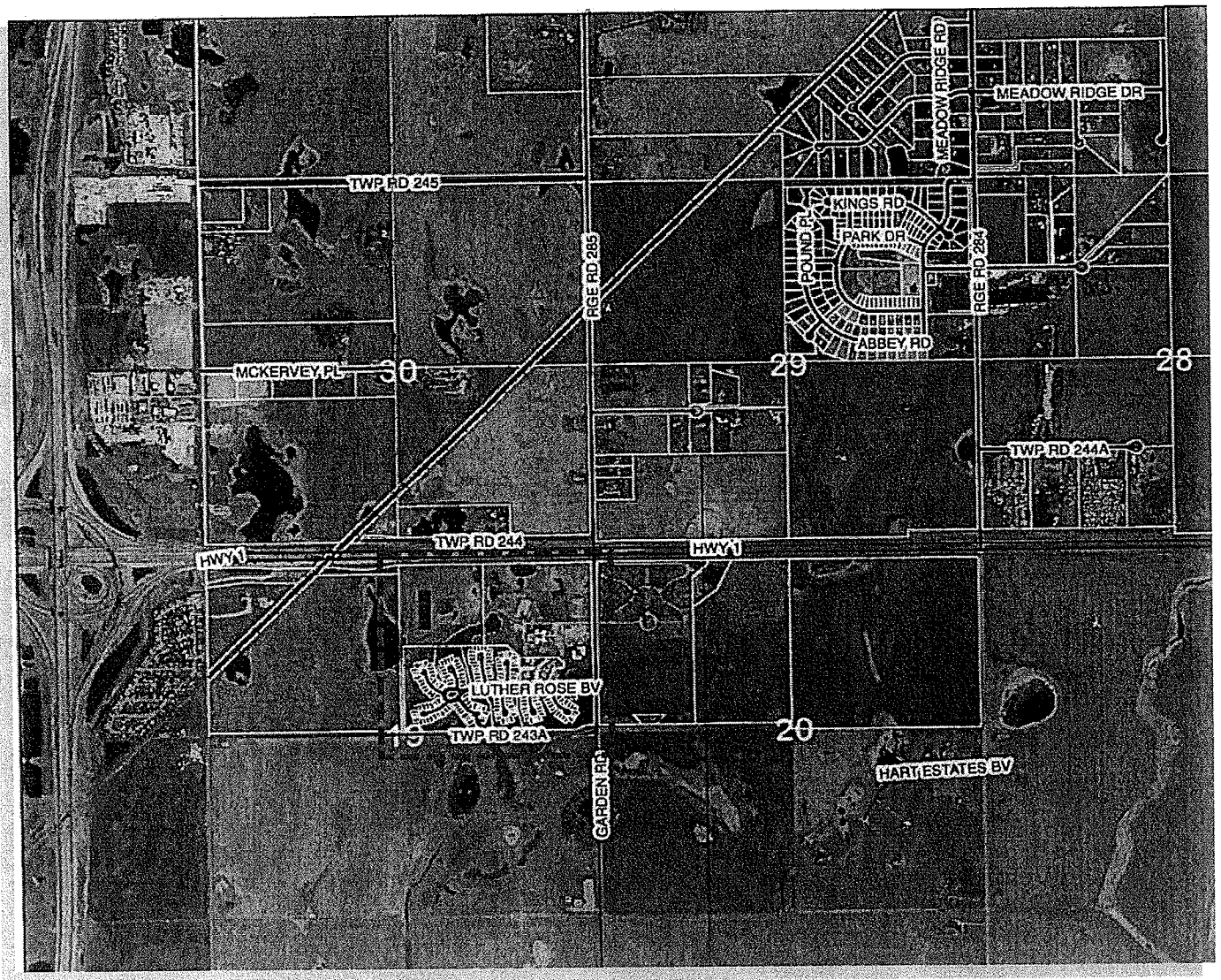
5801 1<sup>st</sup> Avenue South Lethbridge, Alberta T1J 4P4 • p: 403.320.8100 • f: 403.327.3373 • e: general@alvinfritzarchitect.com • w: www.alvinfritzarchitect.com

**ENCHARIS COMMUNITY HOUSING & SERVICES**  
 PRINCE OF PEACE - MASTER SITE DEVELOPMENT PLAN  
 285030 LUTHER ROSE BLVD, NORTHEAST CALGARY, AB

**2.1 LOCATION**

The site is located at *285030 Luther Rose Blvd., Northeast, Calgary*, and the *Legal Description is PLAN 9712096 BLOCK 1 22.29HA 55.08 ACRES.*

The site is bounded to the north by the #1 TransCanada Highway, to the east by Garden Road and to the South by a "bareland" condominium consisting of Duplex development and managed by a condominium Association and beyond that the Township Road 243A alignment. To the west is a quarter section of land which is presently agricultural and has the potential to support commercial development. It is diagonally bisected by CN rail in the northwest corner, and has a large storm water retention pond immediately adjacent and contiguous with the western edge of the site.

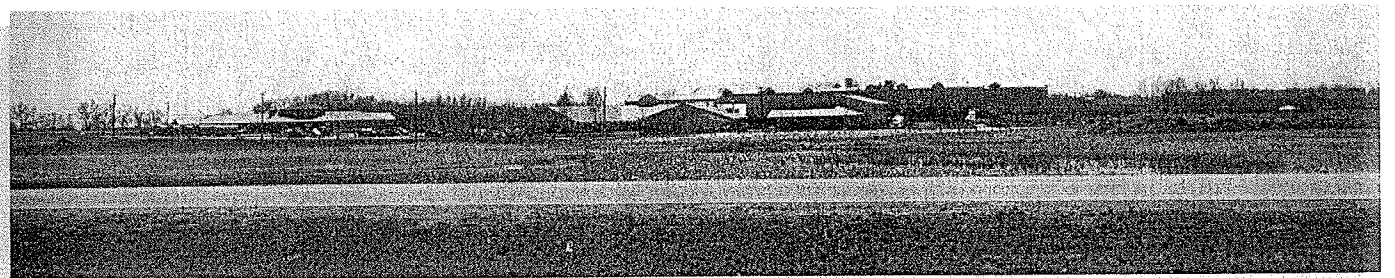
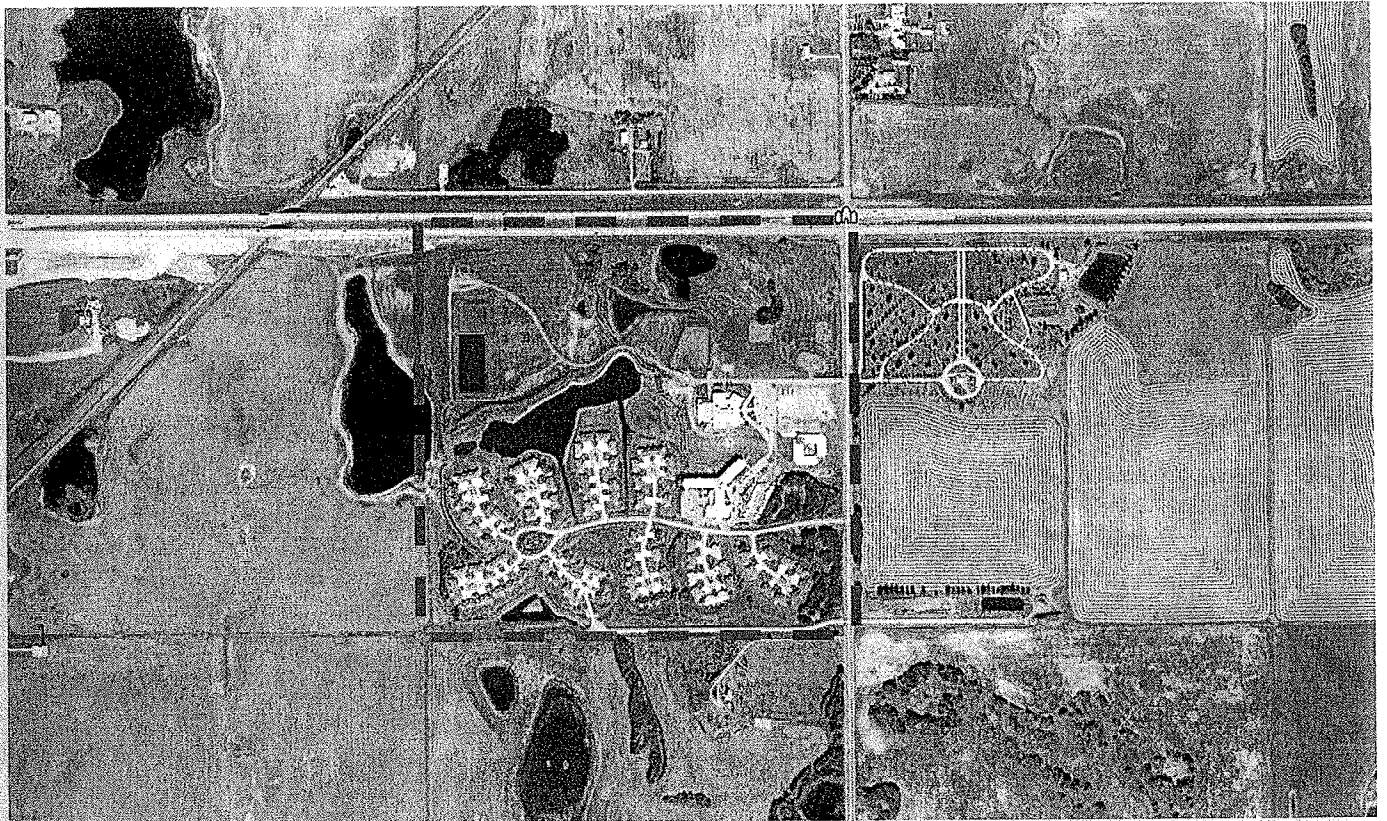


**ALVIN REINHARD FRITZ ARCHITECT INC.**

5801 1<sup>st</sup> Avenue South Lethbridge, Alberta T1J 4P4 • p: 403.320.8100 • f: 403.327.3373 • e: general@alvinfritzarchitect.com • w: www.alvinfritzarchitect.com



ENCHARIS COMMUNITY HOUSING & SERVICES



ALVIN REINHARD FRIEZ ARCHITECT INC.

5801 1<sup>st</sup> Avenue South Ladang, Alberta T1J 4P4 • p: 403.320.8100 • f: 403.327.3273 • e: general@alvinfriezarchitect.com • w: www.alvinfriezarchitect.com

ENCHARIS COMMUNITY HOUSING & SERVICES  
PRINCE OF PEACE - MASTER SITE DEVELOPMENT PLAN  
285030 LUTHER ROSE BLVD. NORTHEAST CALGARY, AB

## 2.2 OWNERSHIP

The 55.08 acres, presently undeveloped are the primary focus of the Conceptual Scheme Plan and are owned by EnCharis Community Housing and Services.



Suite 900, 285030 Luther Rose Blvd NE  
Calgary, Alberta, Canada T1N 1A9  
Ph: (403) 452-7181  
Fax: (403) 452-7182

Rocky View County  
911 - 32 Ave NE  
Calgary, AB.  
T2E 6X6

July 4, 2012

Dear Sir;

This will confirm that Alvin Reinhard Fritz Architect Inc. and the engaged consultant team have been commissioned to produce a Master Site Development Plan for EnCharis Community Housing and Services.

EnCharis owns approximately 55.08 undeveloped acres as described on the attached Land Title Certificate and which is the primary focus of the Master Site Development Plan.

Marvin Mutschler  
Executive Director, EnCharis

cc  
Alvin Reinhard Fritz Architect Inc.  
Norland Coach House  
RR8 S28 C14.....5801 1<sup>st</sup> Ave South  
Lethbridge, AB.  
T1J 4P4

[www.encharis.ca](http://www.encharis.ca)



ALVIN REINHARD FRITZ ARCHITECT INC.

5801 1<sup>st</sup> Avenue South Lethbridge, Alberta T1J 4P4 • p: 403.320.8100 • f: 403.327.3373 • e: [general@alvinfritzarchitect.com](mailto:general@alvinfritzarchitect.com) • w: [www.alvinfritzarchitect.com](http://www.alvinfritzarchitect.com)

**ENCHARIS COMMUNITY HOUSING & SERVICES**  
 PRINCE OF PEACE - MANUKINTI DEVELOPMENT PLAN  
 28500 LUTHER ROSE BLVD., NORTH EAST CALGARY, AB



LAND TITLE CERTIFICATE

S  
 LINC                      SHORT LEGAL                      TITLE NUMBER  
 0029 893 849              9712096;1                      061 231 887

LEGAL DESCRIPTION

PLAN 9712096  
 BLOCK 1  
 CONTAINING 22.29 HECTARES (55.08 ACRES) MORE OR LESS  
 EXCEPTING THEREOUT:  

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
SUBDIVISION	0311251	1.90	4.70	

 EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;24;19;E  
 ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44

REFERENCE NUMBER: 031 143 407 +1

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S)		VALUE	CONSIDERATION
		DOCUMENT	TYPE		
061 231 887	10/06/2006	TRANSFER OF LAND		\$7,000,000	\$7,000,000

OWNERS

ENCHARIS COMMUNITY HOUSING AND SERVICES.  
 OF SUITE 131,285030 LUTHER ROSE BOULEVARD NE  
 CALGARY  
 ALBERTA T1X 1M9

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
5060KU	12/02/1970	UTILITY RIGHT OF WAY

( CONTINUED )



ALVIN REINHARD FRITZ ARCHITECT INC.

## ENCHARIS COMMUNITY HOUSING &amp; SERVICES

PRINCE OF PEACE - MASTER SITE DEVELOPMENT PLAN  
265000 LUTHER ROAD E/VD NORTHEAST CALGARY, AB

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS	PAGE 2 # 061 231 887
		GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. "20 FT STRIPS"	
971 324 048	29/10/1997	EASEMENT OVER BLOCK 1 FOR BENEFIT OF BLOCK 2 BOTH ON PLAN 9712096_	
971 324 049	29/10/1997	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. 911 - 32ND AVENUE N.E., BOX 3009, STATION 'B', CALGARY ALBERTA T2M4L6	
981 274 372	08/09/1998	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT	
001 042 374	15/02/2000	EASEMENT SEE EASEMENT FOR DOMINANT & SERVIENT TENEMENT	
001 150 640	06/06/2000	UTILITY RIGHT OF WAY GRANTEE - SHAW CABLESYSTEMS COMPANY. GRANTEE - ATCO GAS AND PIPELINES LTD.. GRANTEE - ENMAX POWER CORPORATION. GRANTEE - TELUS COMMUNICATIONS INC.. GRANTEE - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. AS TO PORTION OF PLAN:0011411 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 011372705)	
031 143 478	06/05/2003	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44. 911 - 32ND AVENUE N E CALGARY ALBERTA T2M4L6	
031 143 480	06/05/2003	EASEMENT OVER AND FOR BENEFIT OF LOT 1 IN BLOCK 4 ON PLAN 0311251, UNIT 37 ON PLAN 9812469, UNIT 84 ON PLAN 0013287 AND REMAINDER OF	

( CONTINUED )



ALVIN REINHARD FRITZ ARCHITECT INC.

5801 1<sup>st</sup> Avenue South Lethbridge, Alberta T1J 4P4 • p: 403.320.8100 • f: 403.327.3373 • e: general@alvinfritzarchitect.com • w: www.alvinfritzarchitect.com

**ENCHARIS COMMUNITY HOUSING & SERVICES**

PRINCIPLE OF PLANS - MASTER SITE DEVELOPMENT PLAN  
18500 LUTHER ROAD SEVIL, NORTHEAST CALGARY, AB

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 3  
# 061 231 887

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
BLOCK 1 ON PLAN 9712096		
031 143 481	06/05/2003	RESTRICTIVE COVENANT
061 231 890	10/06/2006	MORTGAGE MORTGAGEE - LUTHERAN CHURCH-CANADA THE ALBERTA-BRITISH COLUMBIA DISTRICT. 7100 ADA BOULEVARD EDMONTON ALBERTA T5B4E4 ORIGINAL PRINCIPAL AMOUNT: \$45,000,000
061 231 891	10/06/2006	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - LUTHERAN CHURCH-CANADA THE ALBERTA-BRITISH COLUMBIA DISTRICT. 7100 ADA BOULEVARD EDMONTON ALBERTA T5B4E4 AGENT - RONALD G CHOWNE

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE  
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED  
HEREIN THIS 12 DAY OF MARCH, 2007 AT 03:26 P.M.

ORDER NUMBER: 7682152

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE  
SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS  
SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR  
OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL  
PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR

( CONTINUED )



ALVIN REINHARD FRITZ ARCHITECT INC.

**ENCHARIS COMMUNITY HOUSING & SERVICES**

PRINCE OF PEACE - MASTER SITE DEVELOPMENT PLAN  
755030 LUTHER ROSE BLVD. NORTHEAST CALGARY, AB

**2.3 EXISTING AND ADJACENT USES**

**2.3.1 Planning Considerations and Urban Infrastructure**

**2.3.1.1 Conrich Development**

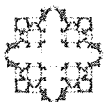
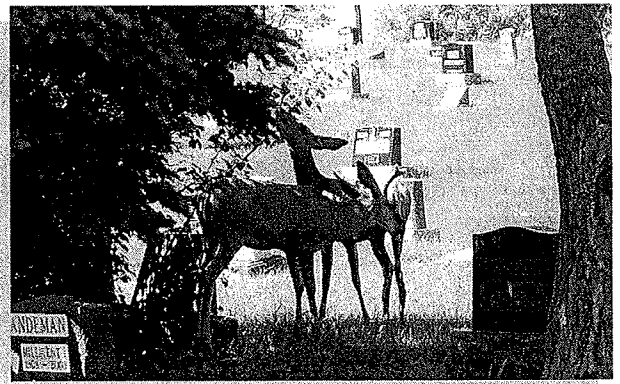
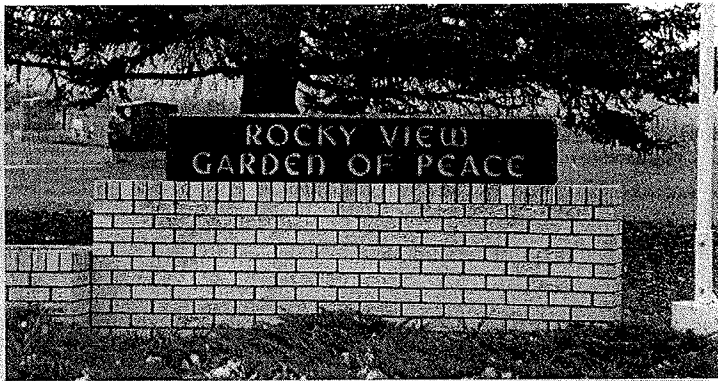
Considerable development and growth is planned and underway for Conrich northeast of Prince of Peace. We have provided the site plan that shows the subdivision growth being anticipated in Conrich in Rocky View County. It is anticipated that the major interchange at the 116<sup>th</sup> Street S.E. Alignment will extend north to service the Conrich development.

**2.3.1.2 Northern Portion of Garden Road**

The present intersection at Garden Road and the TransCanada highway will be closed off and will no longer be available for access from the TransCanada Highway. Future access to the Prince of Peace will be from locations within the Belvedere development proposed immediately South of the Prince of Peace site. As such it is anticipated that the road right-of-way accommodating the Garden Road will become available to the project once the future interchange planned for 1 and 1/2 quarter sections to the East of the Garden Road alignment where the new 115<sup>th</sup> Street, South East will interface with the TransCanada Highway is constructed. In light of this consideration development for the Garden Road right-of-way is considered for a later phase, timed for the completion of the Interchange.

**2.3.1.3 Rocky View Garden of Peace Cemetery**

The area immediately to the East of Prince of Peace is the Rocky View Garden of Peace Cemetery. The cemetery is designed symmetrically about its southernmost boundary and it is anticipated that expansion will consist of the mirroring of existing plan layout about this boundary. The infrastructure network of the cemetery is also anticipated to be a mirror of its present plan symmetrical about the southernmost road at present within the cemetery. Primary access will be from Memorial Drive East where traffic will head north from the midpoint between 100<sup>th</sup> Street and 108<sup>th</sup> Street, South East. Cemetery access is anticipated at the midpoint between 100<sup>th</sup> Street, Southeast and 108<sup>th</sup> Street SE. in the Belvedere Municipal Development Plan.



ALVIN REINHARD FRITZ ARCHITECT INC.

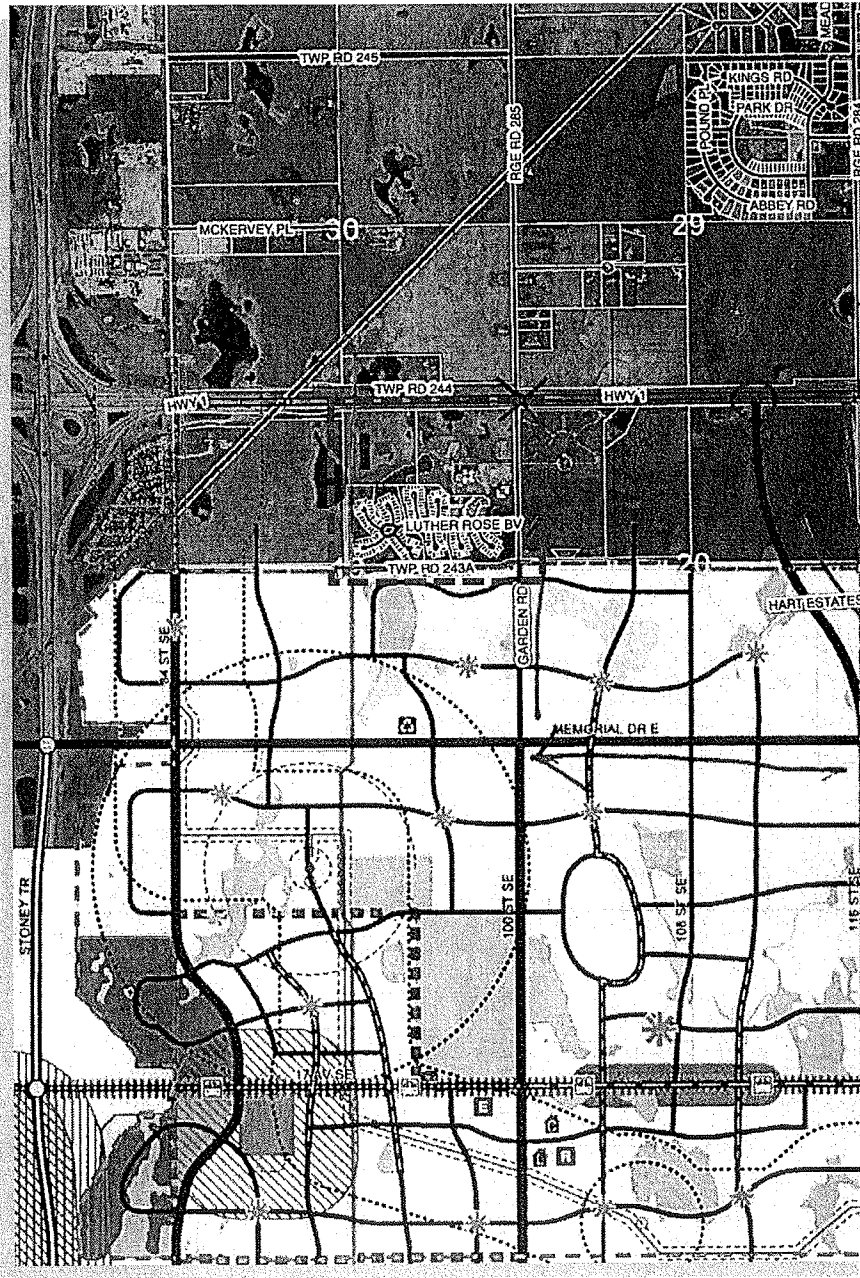
5801 1<sup>st</sup> Avenue South Lethbridge, Alberta T1J 4P4 • p: 403.320.8100 • f: 403.327.3373 • e: general@alvinfrizarchitect.com • w: www.alvinfrizarchitect.com



ENCHARIS COMMUNITY HOUSING & SERVICES

2.3.1.4 Belvedere Area Structure Plan

The City of Calgary is presently refining and completing the Belvedere Area Structure Plan which is immediately south and contiguous with the Prince of Peace site. The road network has been established and a commercial energy node has been defined in the Southwest corner of the Belvedere area. The two quarter sections immediately South of Prince of Peace are scheduled to contain low density residential development, Park environment, and large water features.



ALVIN REINHARD FRITZ ARCHITECT INC.

5801 1<sup>st</sup> Avenue South Lethbridge, Alberta T1J 4P4 • p: 403.320.8100 • f: 403.327.3373 • e: general@alvinfritzarchitect.com • w: www.alvinfritzarchitect.com

**ENCHARIS COMMUNITY HOUSING & SERVICES**

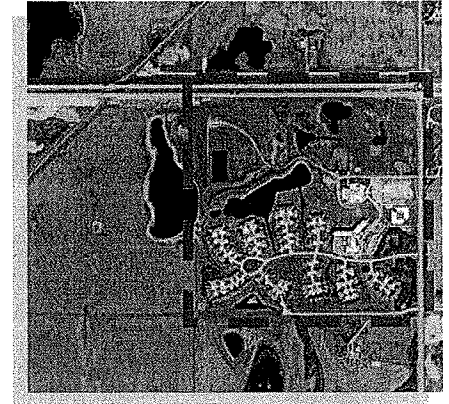
PRINCE OF PEACE - MASTER PLAN DEVELOPMENT PLAN  
 22500A LUTHER ROSE BLVD. NORTHWEST, CALGARY, AB

**2.3.1.5 Adjacent Features**

The Prince of Peace site is located on the south side of the TransCanada Highway (which runs directly East/West). This permanent feature provides a substantial and definitive barrier to the site as well as influencing and constraining the proposed development. To the East of the Site the Rocky View Garden of Peace Cemetery is also considered to be a permanent use and it is anticipated that the cemetery will eventually expand towards the south.

**2.3.1.6 West – Future Commercial Development**

The area immediately west of the Prince of Peace site has been identified as a site for future commercial development and as such it is anticipated that the boundary conditions to the west should be designed to either accommodate a network interface allowing traffic connectivity to the west or to provide a traffic connection southwards at the western edge of the Prince of Peace property to tie into the Belvedere development. Contiguous with the Prince of Peace site to the west is a large wetland which forms a portion of the Shephard Drainage Plan and would have to be replaced at a ratio of 3:1 if it were to be relocated. This is not deemed feasible and as such it is anticipated that the storm water pond will be retained providing a distinctive and definitive boundary condition to the West. There is a small triangle of land immediately north of the pond which would be appropriate as a Municipal Reserve allowing for a defined edge condition to the Prince of Peace site.

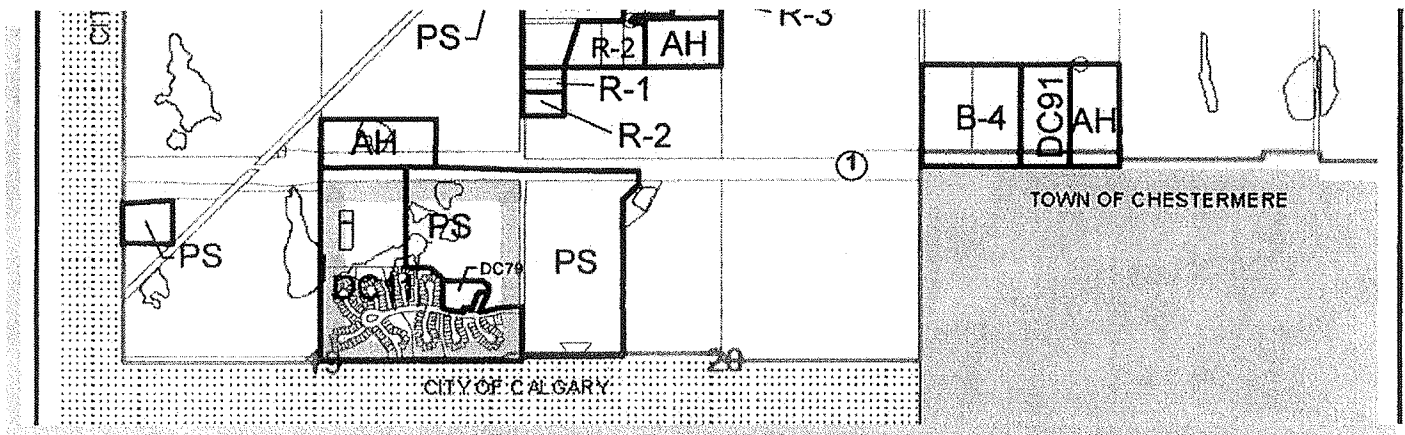


**2.3.2 Summary**

The MSDP has taken into account the adjacent site features that provide clear boundaries and constraints upon the site. Within the site the 'Village' development is an established community that is not anticipated to alter or change. Therefore it is felt that the impact of the proposed development will not require the need for the formulation of an extensive Area Structure Plan.

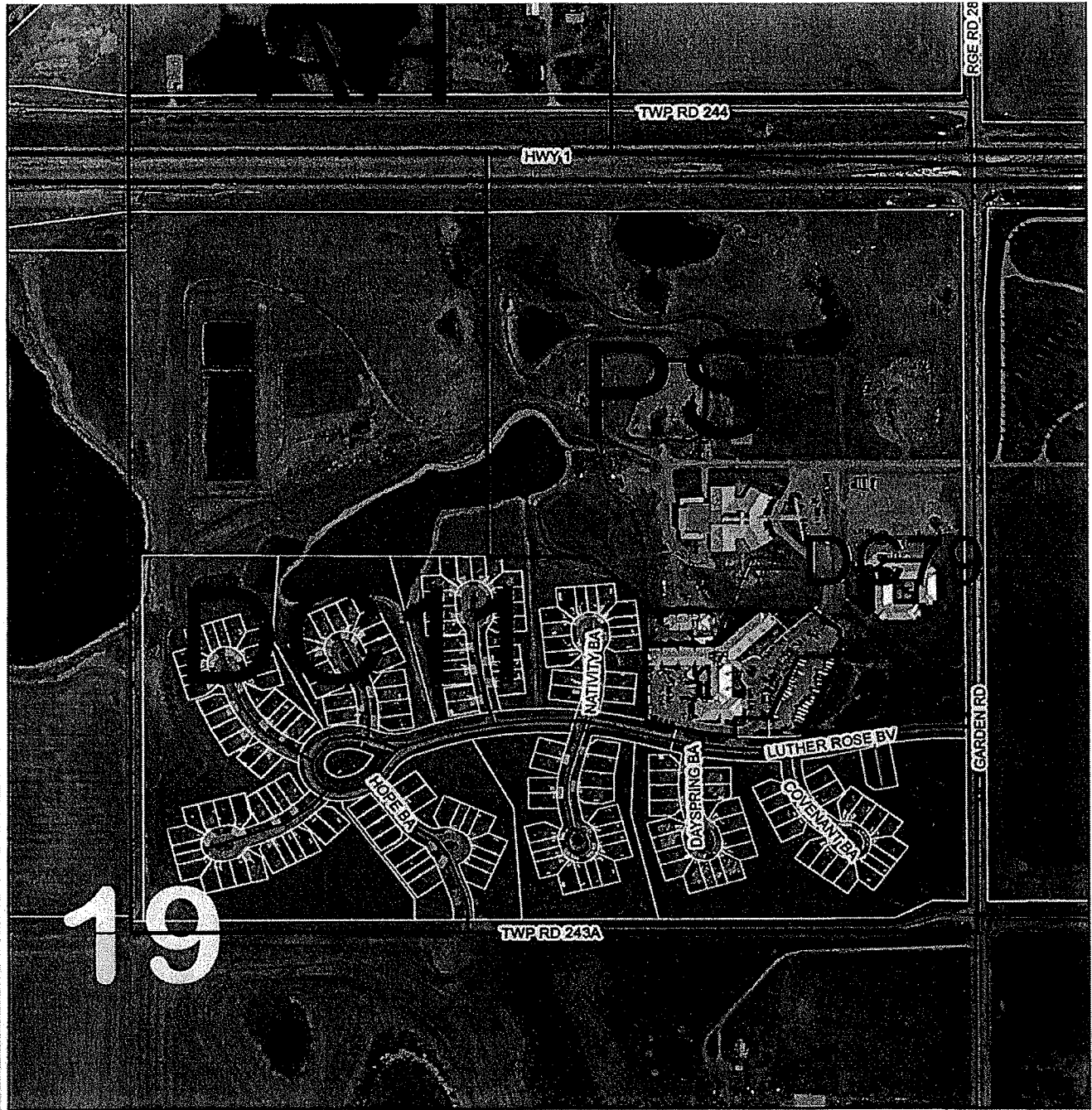
**2.4 EXISTING LAND USES**

The existing planning framework for the Prince of Peace site as shown on the attached Land Use map #43-NW indicates that there are currently three Planning Districts on the site (DC11, PS, and DC79). A summary of the Land Use Districts are as follows:



**ENCHARIS COMMUNITY HOUSING & SERVICES**

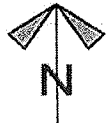
PHASE 1 - LUTHER ROSE - MASTER SITE DEVELOPMENT PLAN  
265039 11 - LUTHER ROSE BLVD., NORTHEAST CALGARY, AB



**ROCKY VIEW COUNTY**  
Cultivating Communities

Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.

© 2012 Rocky View County



Printed March, 2012



**ALVIN REINHARD FRITZ ARCHITECT INC.**

5801 1<sup>st</sup> Avenue South Lethbridge, Alberta T1J 4P4 • p: 403.320.8100 • f: 403.327.3373 • e: general@alvinfritzarchitect.com • w: www.alvinfritzarchitect.com

**ENCHARIS COMMUNITY HOUSING & SERVICES**

PRINCE OF PEACE – MASTER SITE DEVELOPMENT PLAN  
 29500 LUTHER ROSE BLVD., NORTHEAST CALGARY, AB

**2.4.1 Direct Control (DC11)****Municipal District of Rocky View No. 44 Bylaw C-5250-2000.**

The General Regulations allow for residential units with a provision that all residents will be seniors. The General Regulations also allow for the construction of private roads necessary for access in and around the site, utility and collection systems, pedestrian pathways and parking and loading facilities. The use of the lands for man-made lakes associated with services would also be permitted as long as they met design and construction guidelines outlined by the Municipality and Alberta Environment. As with all the Land Use Districts, a hydrological study would need to be prepared prior to any development.

## Permitted uses

- Attached Single-Family Dwellings,
- One Detached Single-Family Dwelling for use as a Parsonage, and
- Fences.

## Discretionary uses

- Sewage Treatment and Storage Facilities,
- Storm Water Retention Ponds,
- Water Storage and Treatment Facilities,
- Vehicle Storage and Parking Areas, and
- Signs.

There is also a maximum number of 174 single family dwelling units allowed within the Land Use District, with minimum and maximum floor area allowances. A copy of the Land Use District DC11 is attached for reference. See Appendix A1

**2.4.2 Public Service District (PS)****Municipal District of Rocky View No. 44 Bylaw C-4841-97.Updated 2010.**

The intent of this Land Use designation is to provide for the development of Institutional, Educational, and Recreational uses.

## Permitted uses

Accessory buildings less than 90 sq. m. (968.75 sq. ft.) in building area,  
 Government Services.

## Discretionary uses

- Athletic and Recreational Services,
- Campground Institutional,
- Child Care Facilities,
- Cemetery and Internment Services,
- Commercial Communications Facilities – Type “A”, Type “B”,
- Dormitory, accessory to schools Government Services,
- Dwelling Unit, accessory to the principal use,
- Funeral Services and Entombment,
- Indoor Participant Recreational Services,



ALVIN REINHARD FRITZ ARCHITECT INC.

**ENCHARIS COMMUNITY HOUSING & SERVICES**

PRINCE OF PEACE - MASTER SITE DEVELOPMENT PLAN  
205000 LUTHER ROSE BLVD., NORTHEAST CALGARY, AB

- Medical Treatment Services,
- Museums,
- Public or Quasi-Public Building,
- Public Park,
- Religious Assembly,
- School, Public or Separate,
- School, Private,
- Schools, Universities and Colleges,
- Signs, and
- Special Events Parking

This Land Use District allows for a maximum building height of 10 m to the principal building and 5 m to the accessory buildings, with a minimum of 10% of the site dedicated to landscaped area.

Currently, it is understood that the principal building on the site is the existing School/Church, with the accessory building being the existing Harbor complex (Medical Treatment Services) which cares for seniors.

**2.4.3 Direct Control 79 (DC79)****Rocky View County Direct Control Bylaw C-5426-2001**

General Regulations allow for the development of a community and administration facility together with Supportive Living Residential Units for seniors.

## Principal uses

- Community Hall,
- Recreation Rooms and Facilities,
- Facility Administration Offices and Reception Areas,
- Restaurants, and
- Drinking Establishment.

## Accessory uses

- Indoor Storage Areas,
- Facility Maintenance Office and Workshops,
- Funeral Staging Facilities,
- Personal Service Businesses,
- Convenience Store,
- Dry Cleaning/Linen Service,
- Medical Practice,
- Chapel,
- Child Care Facilities, and
- Pharmacy.

Supported/Assisted Living Facility includes



ALVIN REINHARD FRITZ ARCHITECT INC.

**ENCHARIS COMMUNITY HOUSING & SERVICES**

PRINCE OF PEACE - MASTER SITE DEVELOPMENT PLAN  
275630 LUTHER ROSE BLVD., NORTHEAST CALGARY, AB

- Residential Dwelling Suites,
- Lobby and Resident Open Areas,
- Ancillary Special Use Areas, and
- Nursing Stations.

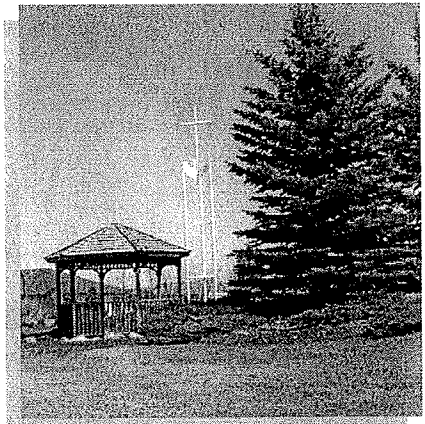
Also allowed are associated private roads, parking and loading areas, signs, and landscaping, including outdoor patios and pathways.

Development parameters for the Community and Administration Facilities allow for a maximum ground floor area of 4687 sq. m., and a maximum building height of 6.7 m. Supportive Living Facility allows for a maximum of 170 suites within a three storey building, with a maximum building height of 12 m. Overall floor areas to each floor allowable is 5000 sq. m.

A copy of the Land Use District DC79 is attached for reference. See Appendix A1

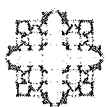
**2.5 EXISTING PARCEL HISTORY**

In 1994 Prince of Peace purchased a quarter section of land where a year later a Church/School Facility was erected. The concept of building a Seniors Community was developed after construction of the Church/School building was complete which led to the founding of EnCharis Community Housing and Services in 2006. EnCharis was given the task to help realize the dream of making the Prince of Peace site long term sustainable and has succeeded.



Today, Prince of Peace is a vibrant, safe & affordable seniors community within the Rocky View County composed of the original Church/School Facility, Prince of Peace Village - a seniors Condominium community consisting of 174 bungalow style units, Prince of Peace Manor – 159 room seniors Designated Assisted Living Facility, Prince of Peace Harbour – 32 unit Dementia Care Facility together fully connected by landscape courtyards, water features and pathways. The total combined unit count of the Prince of Peace is 365.

It is time again to continue to realize a new dream and EnCharis continues to plan ahead for the future expansion of the Prince of Peace lands.



ALVIN REINHARD FRITZ ARCHITECT INC.

**ENCHARIS COMMUNITY HOUSING & SERVICES**  
 PRINCE OF PEACE - MASTER SITE DEVELOPMENT PLAN  
 285030 LUTHER ROSE BLVD. NORTHEAST CALGARY AB

**3.0 PROPOSED CONCEPT**

**3.1 PROPOSED LAND USE**

**3.1.1 Development Strategy**

Due to the size of the subject site and the planned future development, the existing Land Use Districts will need to be adjusted to accommodate for the proposed development. Currently, the Land Use Districts Listed in the Municipal Land Use Bylaw (Land Use Bylaw C-4841-1997) does not specifically make provisions for this type of development; therefore, the proposal is to modify the existing Land Use Districts as follows:

The following diagram indicates the proposal to consolidate the entire site by modifying the existing Land Use Districts for the Prince of Peace site. A larger copy of the plan is attached for reference. See Appendix A2



ALVIN REINHARD FRITZ ARCHITECT INC.



**ENCHARIS COMMUNITY HOUSING & SERVICES**

PRINCE OF PEACE - MASTER SITE DEVELOPMENT PLAN  
28500 LUTHER ROSE BLVD., NORTHEAST CALGARY, AB

**3.1.1.1 Direct Control 79 (DC79)****Rocky View County Direct Control Bylaw C-5426-2001**

Central Core - Designated Assisted Living  
Direct Control 79 (DC79)  
Rocky View County Direct Control Bylaw C-5426-2001

It is proposed to amend the Direct Control 79 by enlarging the area of the District to incorporate the new additional Designated Assisted Living building, adjacent to the existing lodge. In order for the DC79 to be increased, adjustments will need to be made to Public Service District and DC11. The revisions to the Direct Control District 70 will be informed through the attached drawings for the buildings proposed on this District. The height requirements in this District to date have been 12m and heights of up to 28m will be required in the revised guidelines.

**3.1.1.2 Public Service District (PS)****Municipal District of Rocky View No. 44 Bylaw C-4841-97.Updated 2010.**

Central Core - Harbor Expansion  
Public Service District (PS)  
Municipal District of Rocky View No. 44 Bylaw C-4841-97.Updated 2010.

The proposed harbor expansion is currently located within a Public Services District and the proposed addition meets all of the guidelines and requirements for this District. The extent of this Public Services District will be adjusted to accommodate the Harbour expansion which provides extended care to its residents. In addition, the schools that are contemplated in the northeast corner of the site would be accommodated within this District.

**3.1.1.3 Proposed Modifications to the Existing Land Use Districts**

The balance of the site will consist of a modified Direct Control District DC79. This District will be structured to accommodate all the geometry identified in the Conceptual Scheme Plan including the condominium development, the administrative components and the mixed-use and commercial development as identified. The Conceptual Scheme plan will inform and provide guidance and design parameters for this Direct Control District.

**3.2 NATURE RESERVE AND OPEN SPACE****3.2.1 Existing Site Conditions**

Located at the urban fringe of Calgary and towards new developments in Conrich, the site is characterized by copious open space and wetlands; which lend to creating a nature reserve to be enjoyed by all of the residents on site. At present, the natural environment is already a hallmark of Prince of Peace and the residents who live there enjoy the copious walking trails; which will be incorporated into new development on the site. The spacious natural environment and views to the mountains will do much for the health of the residents in the context of Biophilia as explained later in greater detailed within document Section 5.2



ALVIN REINHARD FRITZ ARCHITECT INC.



## ENCHARIS COMMUNITY HOUSING & SERVICES

PRINCE OF PEACE – MASTER SITE DEVELOPMENT PLAN  
285000 LUTHER ROSE BLVD., NORTHEAST CALGARY, AB

### 3.2.2 Pathways and Green Corridors

The pathway system at Prince of Peace provides for the following functions:

- .1 To promote and encourage walking for the residents who all benefit from the physical activity and exercise increasing health and well-being.
- .2 To achieve short, convenient, and direct non-motorized connections between the respective functions and amenities on the site.
- .3 To create a community with a healthy and sustainable environment.

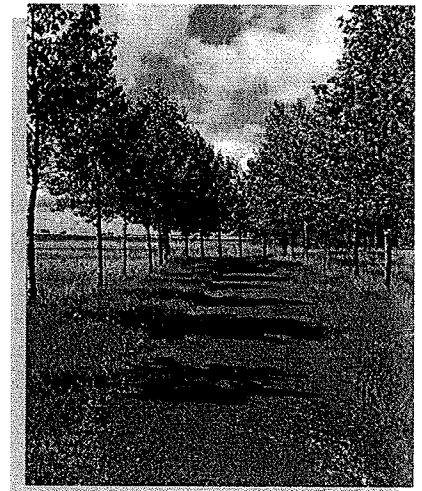
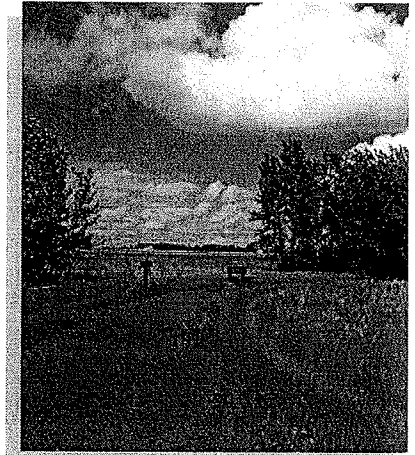
The pathway system provides an opportunity for residents to enjoy the outdoor environment and the copious wetlands available on the site. The views to the Southwest encompass the Rocky Mountains on the horizon nurturing feelings of contentment in the context of empirical studies in biophilia. Short views to the wetlands further add to the benefits experienced by contact with the natural environment and allow for interactive experiences with birds, waterfowl, and the many species of animals that are supported in this habitat. All of the respective seasons can be enjoyed and observed from the safety and convenience of the pathway system. Unique flora and fauna further add to the natural experience and the sum total positively contributes to health and longevity for everyone benefiting from the environment at the Prince of Peace.

Pedestrian connections allowed residents to conveniently and quickly access the amenities on site and effectively visit with friends and family located nearby. Staff and support is readily accessible and can be provided quickly and conveniently. Providing the pedestrian environment also mitigates risk since the system is unique and distinct from the vehicular traffic routes.

By minimizing the use of the automobile the carbon footprint of Prince of Peace is greatly diminished. Vehicle emissions have a demonstrated impact on pollution and the natural environment. The pathway system greatly diminishes the use of the vehicle and thereby contributes to cleaner, safer air contributing also to the health and well-being of the plants and animals which are so evident in this natural wetland environment.

### 3.2.3 Regional Pathway Connectivity

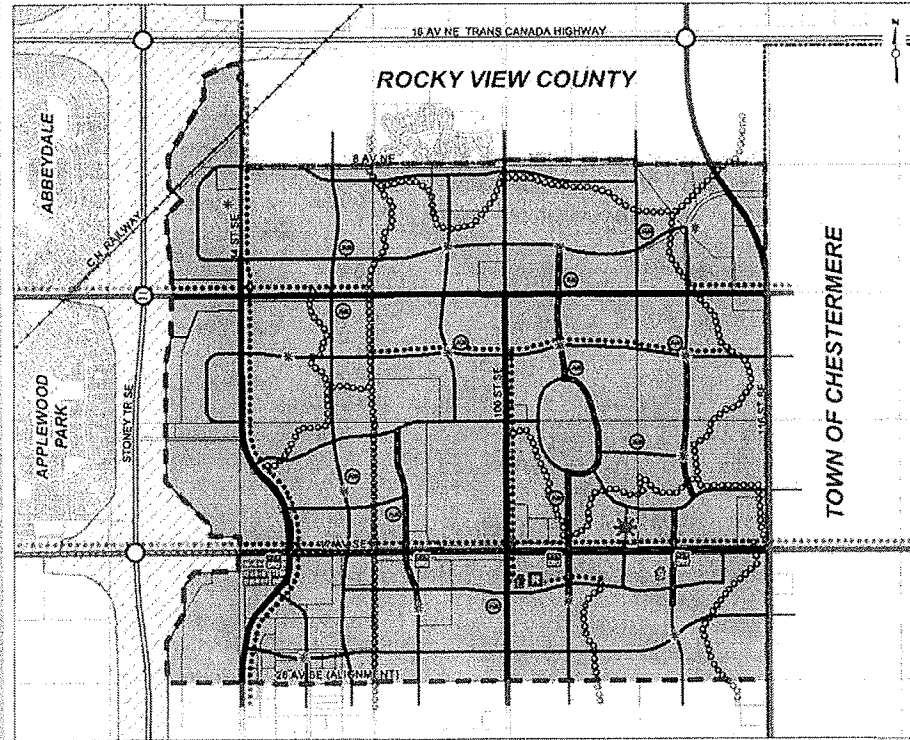
Comprehensive regional pathways have been developed in the suburban areas of Calgary and have extended into the County of Rocky view. Pathways have been created between Chestermere and the City of Calgary in a regional system and promoted in the context of the recent Stony Trail expansion. Linkages to the regional pathways have been contemplated in the context of this design and connection to these regional pathways, promoting public access particularly for the residents of the proposed new Belvedere area, are welcomed and encouraged.



ALVIN REINHARD FRITZ ARCHITECT INC.

**ENCHARIS COMMUNITY HOUSING & SERVICES**  
 PRINCE OF PEACE - MASTER SITE DEVELOPMENT PLAN  
 28000 LUTHER ROSE BLVD, NORTHEAST CALGARY, AB

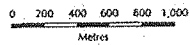
**Belvedere Area Structure Plan**  
 Connecting Communities



Map 8

**Pathways and Green Corridors**

- |                                   |                         |                               |
|-----------------------------------|-------------------------|-------------------------------|
| City / Town / County Limits       | Skeletal Road           | Recreation Facility           |
| Transportation / Utility Corridor | Arterial Street         | BRT Stop                      |
| Plan Area                         | Urban Boulevard         | Neighbourhood Activity Centre |
| Green Corridor                    | Neighbourhood Boulevard | Community Activity Centre     |
| Regional Pathway                  | Parkway                 | Joint Use Site                |
|                                   | Collector Road          | High School                   |
|                                   | Full Interchange        | Library                       |
|                                   | Overpass                |                               |



Approved:  
 Amended:  
 This map is conceptual only. No measurements of distances or areas should be taken from this map.

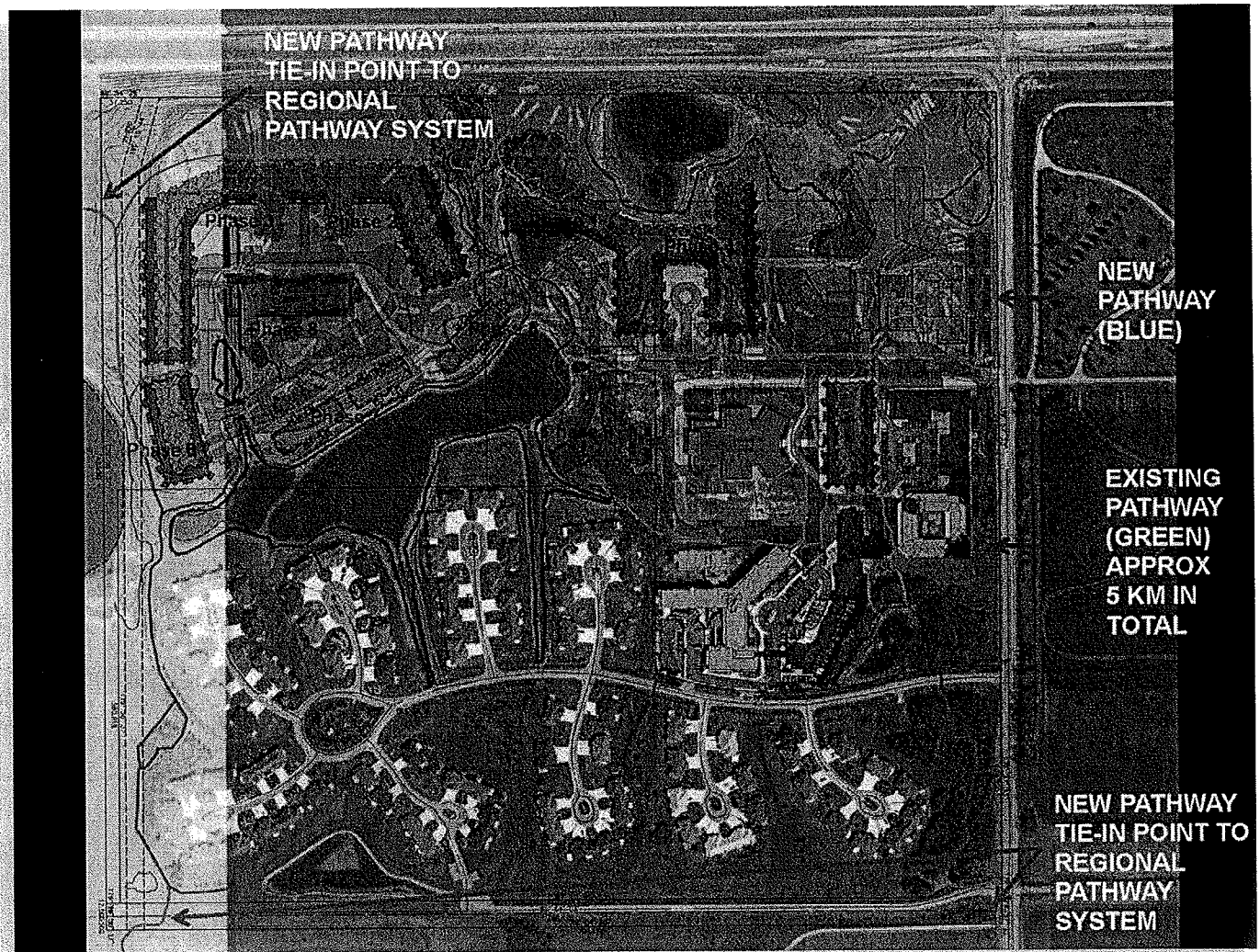


**ENCHARIS COMMUNITY HOUSING & SERVICES**

PRINCE OF PEACE - MASTER SITE DEVELOPMENT PLAN  
38400 LEATHER ROSE BLVD., NORTHEAST CALGARY, AB

**3.2.4 Pathway Map**

The following pathway map demonstrates the pathways that are presently provided on the site as well as delineating the proposed pathways which will be incorporated into the site development. The pathway map also identifies proposed linkages to the regional pathway system and to the urban infrastructure contemplated to the South of the site as well as a point of tie in to the pathway system to the north and on to Stony Trail and points north of the Trans-Canada Highway.



ALVIN REINHARD FRITZ ARCHITECT INC.

5801 1<sup>st</sup> Avenue South Lethbridge, Alberta T1J 4P4 • p: 403.320.8100 • f: 403.327.3373 • e: general@alvinritzarchitect.com • w: www.alvinritzarchitect.com

**ENCHARIS COMMUNITY HOUSING & SERVICES**  
PRINCE OF PEACE - MASTER SITE DEVELOPMENT PLAN  
7258301 LUTHER ROSE BLVD., NORTH-EAST CALGARY, AB

**3.3 TRANSPORTATION SUMMARY**

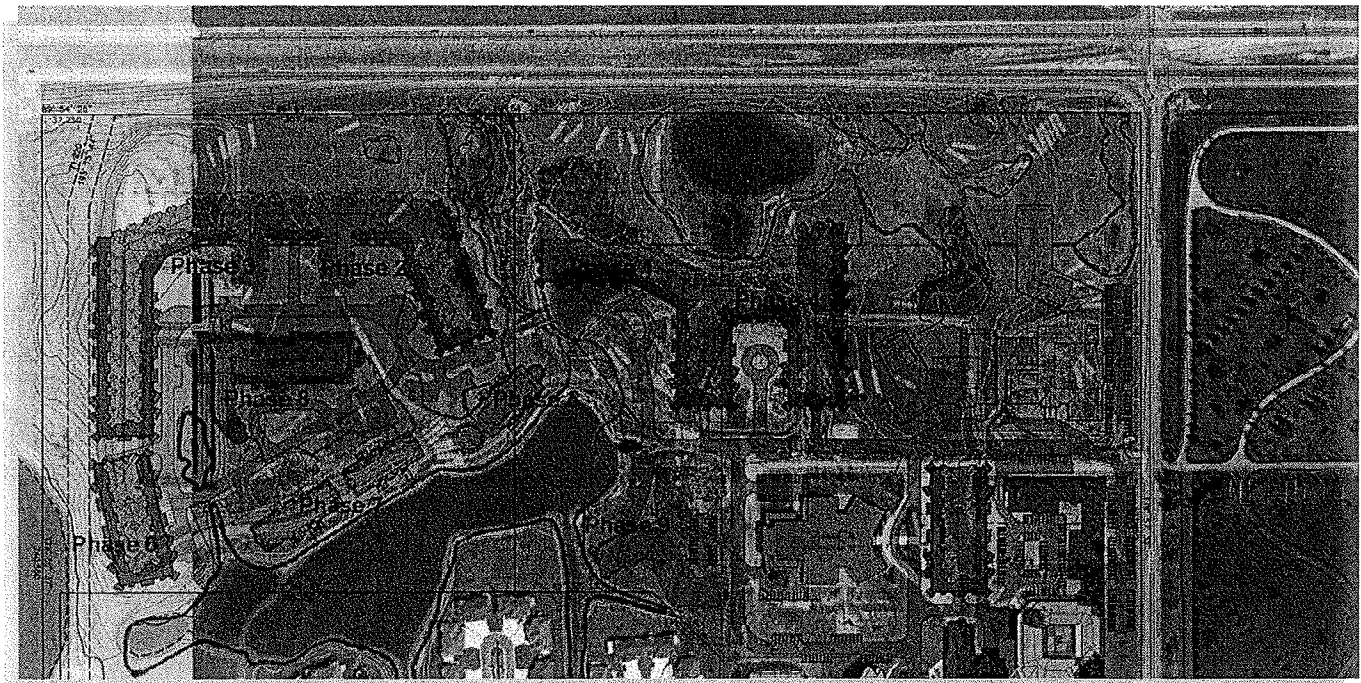
Access to and from Prince of Peace will be provided through the two existing accesses onto Garden Road and then north onto Highway 1 and south onto Highway 1A (17<sup>th</sup> Avenue SE). There is a long term plan for the closure of Garden Road at Highway 1 and construction of a new interchange approximately 1,200 m to the east, at which time all trips to and from Prince of Peace will be directed south on Garden Road and onto the City of Calgary road network as outlined in the attached TIA.

Please refer to Section 11.0 for the Transportation Report.

**3.4 PHASING**

**3.4.1 Phase 1**

In order to offer a variety of accommodation types to Prince of Peace, it was determined that the next development would most ideally be managed in the form of a condominium-style development. The added density will also contribute effectively towards offsetting the cost of development. The Phase 1 site is north and slightly west of the existing development at Prince of Peace, in close enough proximity to existing development that it will effectively contribute to the "village" concept as a whole. Prince of Peace is a gateway development for the City of Calgary and the Phase 1 location, contiguous with the Trans-Canada Highway setback, will effectively allow this development to contribute to this gateway concept.



**ALVIN REINHARD FRITZ ARCHITECT INC.**

**ENCHARIS COMMUNITY HOUSING & SERVICES**

PRINCE OF PEACE – MASTER SITE DEVELOPMENT PLAN  
 12000 LUTHER ROSE BLVD, NORTHWEST CALGARY, AB

**3.4.2 Phases 2 & 3**

Phases 2 and 3 perform similar to Phase 1, and so far as they provide for the condominium housing opportunity, adding to the variety of product type at Prince of Peace. Additional variety will be added through varied suite sizes ranging from the mid 600's to 1400 ft.<sup>2</sup> and greater. Also, similar to Phase 1 the building massing will front the Trans-Canada Highway adding an appropriate volume and scale to the gateway concept. The timing of these initial phases will be determined by the respective absorption rates.

**3.4.3 Phase 4**

Phase 4 accommodates for additional condominium development at the location of the Garden Road alignment. It is anticipated that by this time the overpass proposed for the intersection east of Prince of Peace, on the Trans-Canada Highway, will have been constructed. The future need for Garden Road to maintain its connection to the TransCanada Highway would be subject to future negotiations. It is anticipated however that the current geometry of Garden Road will be retained until such time the overpass is constructed.

**3.4.4 Phase 5**

By the time that Phase 5 is ready for development there will be an adequate critical mass on the site to accommodate mixed-use development. This development will provide a, by this time, much-needed amenity to the Prince of Peace Village, ensuring viability. The most needed amenities will be identified and accommodated. Typical for development of this nature would be uses that include podiatry, hair salon, convenient store, deli, and other similar functions. Above these spaces there would be an opportunity for professional offices and additional related residential development.

**3.4.5 Phase 6**

Phase 6 will consist of an additional condominium development similar in Geometry to the previously identified condominium phases. This will bring the multi-family residential contingent to completion.

**3.4.6 Phase 7**

Phase 7 will consist of two additional elements of mixed-use development fronting on the central water feature and providing optimized amenities for the Prince of Peace Village.

**3.4.7 Phase 8**

Phase 8 will consist of a Private Assisted Living (PAL), centrally located and in a garden setting in keeping with the Prince of Peace concept, and providing for the continuum of care for residents.

**3.4.8 Phase 9**

Phase 9 will consist of a final mixed-use development incorporating also the administrative component for the fully developed Village and the supporting leadership.

**3.4.9 Summary**

A detailed phasing plan has been attached for cross reference. See Appendix A2



ALVIN REINHARD FRITZ ARCHITECT INC.

5801 1<sup>st</sup> Avenue South Lethbridge, Alberta T1J 4P4 • p: 403.320.8100 • f: 403.327.3373 • e: general@alvinfritzarchitect.com • w: www.alvinfritzarchitect.com

## ENCHARIS COMMUNITY HOUSING & SERVICES

PRINCE OF PEACE – MASTER SITE DEVELOPMENT PLAN  
28500 LUTHER ROSE BLVD., NORTHEAST CALGARY, AB

### 4.0 PLANNING CONSIDERATIONS

#### 4.1 DESIGN STRATEGY

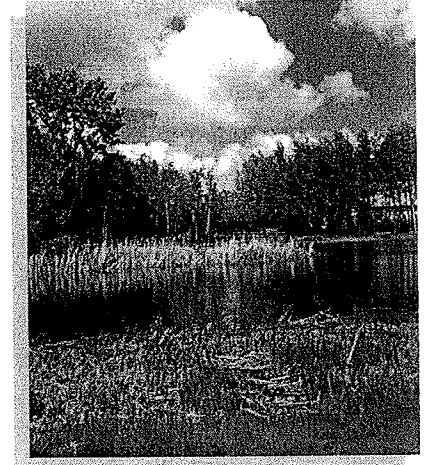
The Prince of Peace Master Site Development Plan is based on a desire to create a wholesome retirement community for the residents in the area.

It is recognized that multiple factors play a role in the achievement of this concept and the first of the acknowledgement being copious natural areas and wetlands. Of these areas the most productive of which will be conserved and developed around during the development of the land. The design will also include new and additional water natural features to augment these pre-existing elements.

A variety of housing types to accommodate aged residents will ensure that a continuum of care is achieved, addressing the needs of the most infirm in the context of Private Assisted Living (PAL) to the healthiest in the independent living and condominium environments. This comprehensive environment is calibrated to provide optimized percentages of all categories, facilitating a vibrant successful business plan.

Mixed use will create the opportunity for all of the support services needed for the residence. These would include but not be limited to hair care, podiatry, chiropractic, pharmacy, deli, and numerous other amenity opportunities, optimized for the village.

A variety of interactive and spiritual services are provided in the context of the church and the school. The presence of these entities will ensure opportunity for wholesome lifestyle for the full spectrum of residents at Prince of Peace.



#### 4.2 SCALE, MASSING AND DENSITY

In general terms it is good planning strategy to scale projects progressively from low-density, low-rise construction up to higher density, midrise construction. On the Prince of Peace site the land contiguous to the north consists of the Trans-Canada Highway. This provides for the opportunity of Gateway architecture consistent with the theme of Prince of Peace and of the scale appropriate for a gateway element. A scale of four stories represents an attractive massing for this Gateway Development.

The land immediately to the east and across Garden Road is a cemetery. It is anticipated that the north half of garden road will be closed once intersection at the Trans-Canada Highway has been discontinued. Since the only adjacent development to the east is the cemetery it has been deemed appropriate to maintain a higher scale and massing similar to that proposed for the TransCanada Highway along this boundary condition. The cemetery will act as a considerable buffer to any developable lands east of the cemetery in the future.

The southern half of the Prince of Peace site has been dedicated to low-rise duplex development which over the past months has been in the process of becoming a Bare-land condominium. This duplex development provides an appropriate buffer to the City of Calgary proposed Belvedere development south of the site.



ALVIN REINHARD FRITZ ARCHITECT INC.

5801 1<sup>st</sup> Avenue South Lethbridge, Alberta T1J 4P4 • p: 403.320.8100 • f: 403.327.3373 • e: general@alvinfritzarchitect.com • w: www.alvinfritzarchitect.com



## ENCHARIS COMMUNITY HOUSING & SERVICES

PRINCE OF PEACE - MASTER SITE DEVELOPMENT PLAN  
 5000 LUTHER ROSE BLVD, NORTHEAST CALGARY, AB

To the west of the site is presently agricultural land which is in Rocky View County and has been ear marked as appropriate for commercial development in the future. The eastern half of the site contains a substantial storm water retention pond which is part of the regional drainage basin. It has also been identified to be a part of the naturally occurring wetlands. Since policy dictates that any erosion of this land will require replacement in the order of 3 to 1 and since the highest and best commercial development is on the west edge of this land it is anticipated that the wetland will remain in its present configuration. The pond also bisects the land so as to create a triangulated portion of the site which is isolated from the balance of the site in the northeast corner of the property. Due to its isolated nature it is recommended that this land also become part of the municipal reserve associated with the drainage basin.

In general terms the massing of the buildings north of the existing duplex area will scale up towards the highway beginning with two-story mixed-use development immediately north of the duplexes. From there the development we'll continue to scale up to four & six-story development providing a buffer to the TransCanada Highway protecting the Prince of Peace Village from highway noise and activity. The Condominiums themselves will be designed to be buffered from the highway by exposing two floors of parkade to the TransCanada Highway. The building section on 4.4.1.3 demonstrates the design and how the buffering to the highway will be achieved. The facade will be designed to receive windows to provide a warm and inviting facade as part of the gateway concept.

### 4.3 FORM AND CHARACTER

The facilities presently constructed at the Prince of Peace site have an established form and character which is cohesive by virtue of the rooflines, the massing, the articulation provided through gables, and the building finishes. It is recommended that new development on the site be in keeping with these elements in order to contribute to this unified, village, theme that has permeated the site creating a sense of place and a landmark presence in northeast Calgary.

The following is a list of criteria for the form and character of the site:

#### 1. Articulated Massing

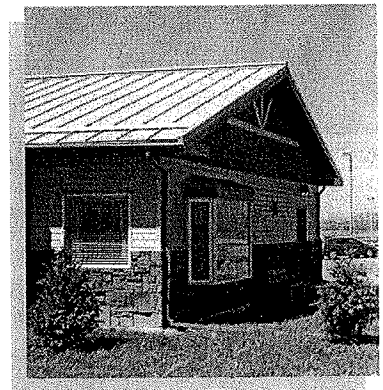
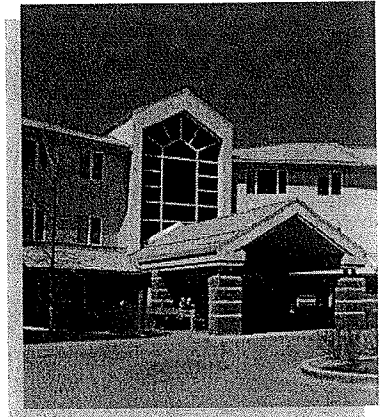
The massing of the building should be multifaceted and long unarticulated wall surfaces and planes should be avoided.

#### 2. Pitched Roofs

Roofline should be pitched to match the existing and where flat roof areas are proposed for roof gardens they should be transitioned with mansard style rooms allowing for dormers and gables to be applied.

#### 3. Cohesive Coloration

Cohesive building coloration and finishes consisting of buff mystery and stucco with sage roof finishes should be sustained in order to maintain continuity with the current cohesive village concept.



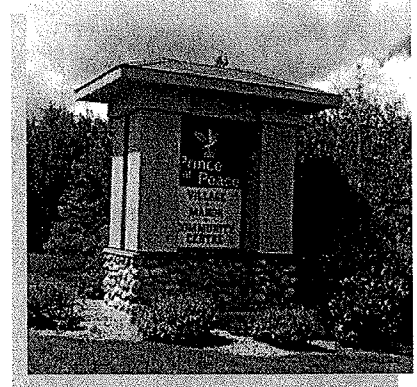
ALVIN REINHARD FRITZ ARCHITECT INC.

5801 1<sup>st</sup> Avenue South Lethbridge, Alberta T1J 4P4 • p: 403.320.8100 • f: 403.327.3373 • e: general@alvinfrizarchitect.com • w: www.alvinfrizarchitect.com

**ENCHARIS COMMUNITY HOUSING & SERVICES**  
PRINCE OF PEACE - MASTER SITE DEVELOPMENT PLAN  
265030 LUTHER ROSE BLVD., NORTHEAST CALGARY, AB

**4. Landscaping**

Extensive landscaping presently defines the Prince of Peace site. This landscaping should be maintained, augmented and embellished in order to extend the ambience created by the landscape environment. Where feasible the landscaping should be extended to the balcony and roof areas.

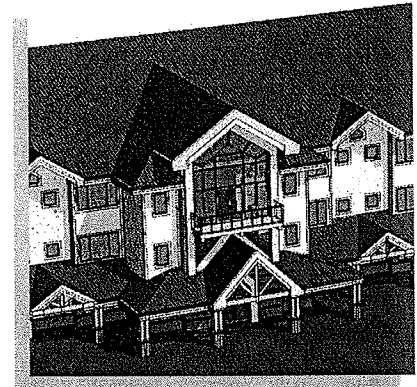


**4.4 ARCHITECTURAL COMPONENTS**

**4.4.1 Condominium Development**

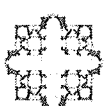
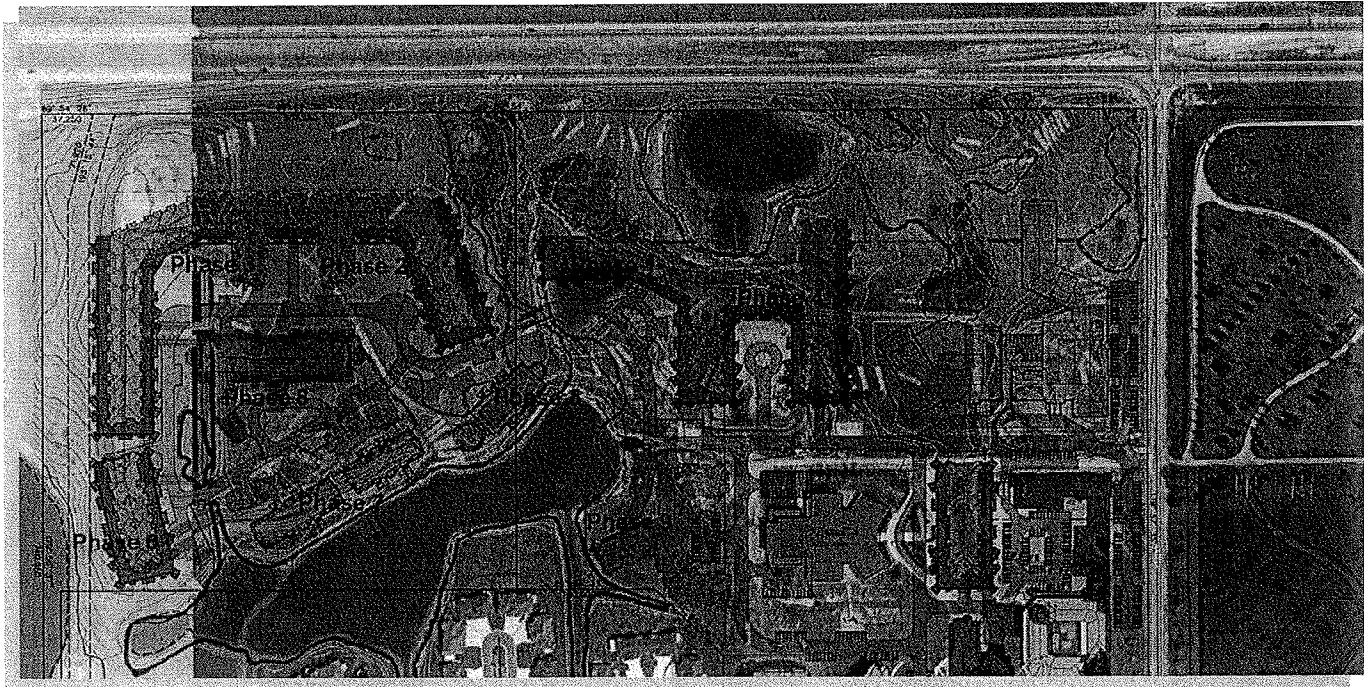
**4.4.1.1 Project Description**

The Canadians snowbird that travels to southern destination to enjoy a warmer climate during the winter months is a substantively growing population. The responsibility is associated with a large home and garden becoming progressively more onerous with age and statistically it has been demonstrated that the senior population has been moving into a multifamily apartment configuration to simplify the process. In light of this consideration substantial development providing for this building geometry is contemplated for the Prince of Peace site.



**4.4.1.2 Project Location**

The optimized location for condominium development on the site is along the exterior perimeter to the north, the east, and the west periphery of the developable area. This will allow the condominium development to provide a buffer to the TransCanada Highway for the balance of the site while still affording the amenity of long views to the mountains and short views to the Prince of Peace grounds.



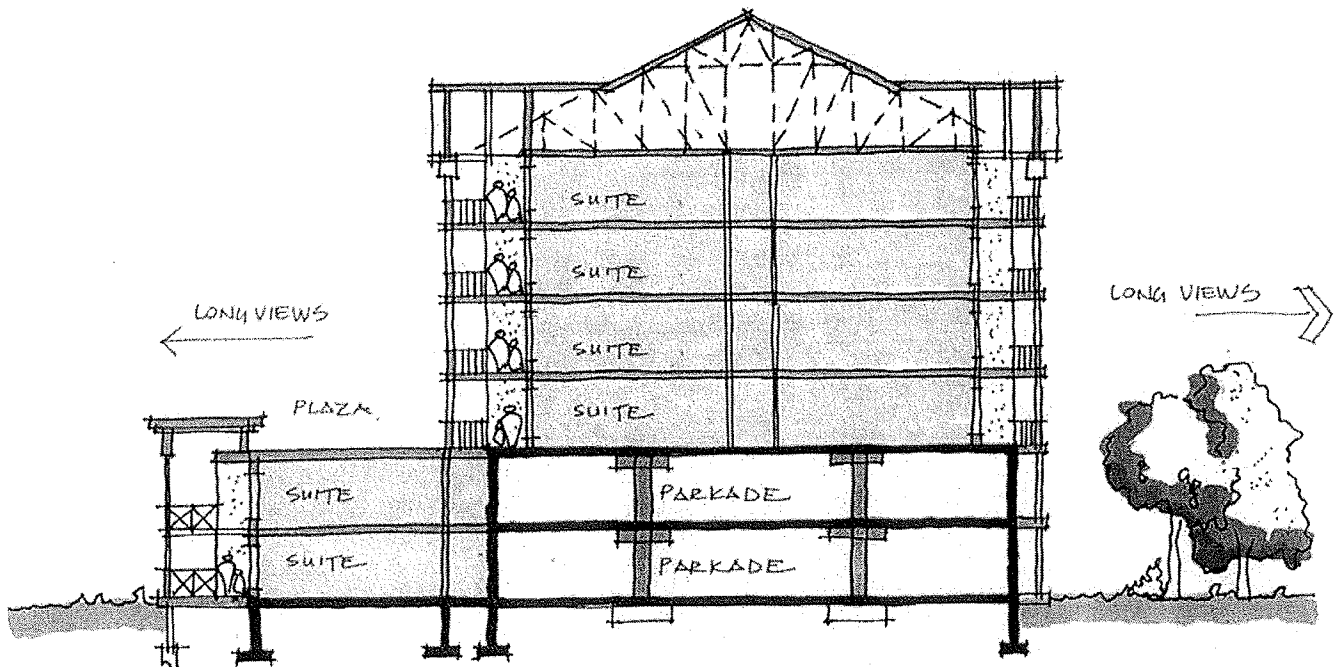


### ENCHARIS COMMUNITY HOUSING & SERVICES

PRINCE OF PEACE - MASTER SITE DEVELOPMENT PLAN  
285036 LUTHER ROSE BLVD. NORTHEAST CALGARY, AB

#### 4.4.1.3 Proposed Geometry

Existing water table has dictated that development should not occur below grade. Hydrostatic pressures would force any lower level development out of the ground and at minimum would eventually contribute to leakage as groundwater is forced through building envelope at the lower level. In light of this consideration the parking has been kept above grade and to the outside periphery nearest the TransCanada Highway. The building section demonstrates how this parking would provide a natural buffer against the Highway protecting the suites which phase into the site from highway noise and activity. A slab over the roof of the parkade would allow for a substantive promenade for the residents of the condominium and the subsequent stepping of the building would accommodate larger balconies for each of the respective suites at the upper levels.



From the TransCanada Highway there would be continuous views into the substantial wetlands and open landscaped areas. The location of the buildings allow for views into the development while also providing a transition from a relatively open environment into an enclosed walkable residential community. Building fenestration and articulation are to be used within the parkade structure so that this will complement the design of the residential units located above.

The intention is to develop buildings of varying styles, textures, scale and materials to create a visually stimulating environment within the existing landscape. Combined with the design and placement of additional landscaping, berms, trails and occasional trail features the building backdrop will provide a character and appearance that is appropriate and compatible with the surrounding area.



ALVIN REINHARD FRITZ ARCHITECT INC.

5801 1st Avenue South Lethbridge, Alberta T1J 4P4 • p: 403.320.8100 • f: 403.327.3373 • e: general@alvinfritzarchitect.com • w: www.alvinfritzarchitect.com

## ENCHARIS COMMUNITY HOUSING & SERVICES

PRINCE OF PEACE – MAIN SITE DEVELOPMENT PLAN  
255030 LUTHER ROSE BLVD., NORTHEAST CALDARY, AB

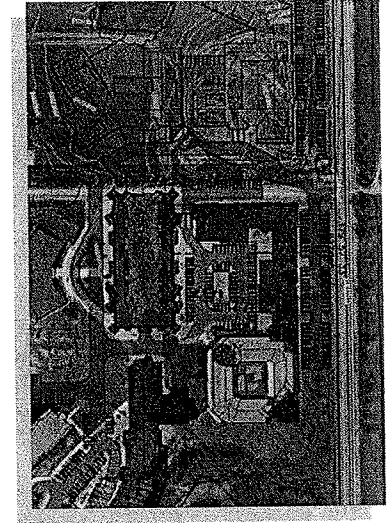
### 4.4.1.4 Proposed Form and Character

The proposed form and character for the condominium development is similar to that which exists on the Prince of Peace site. The finishes and coloration of the building will tie in architecturally to those buildings which have already been constructed however they will be reinterpreted in a contemporary configuration. This building will effectively augment and blend with the signature aesthetics already presently defined at Prince of Peace.

### 4.4.2 Supplemental Housing Development

#### 4.4.2.1 Project Description

Alberta Health provides aging seniors with health concerns several opportunities for accommodation in a given region. The aged are allowed to select from two or three institutions or organizations within a 50 kilometer radius. This creates a substantial demand on housing for the associated spouse or caregiver which can often be an aged offspring of the patient or another relative. In order to respond to the need for this housing, Prince of Peace has identified the Supplemental Housing component which will have moderately sized suites which will accommodate the spouse or relative of a senior who requires a high level of care. The Supplemental Housing will have an interior corridor connecting it to the Harbour allowing these independent relatives to have quick internal access to their loved one in the care environment. It is anticipated that as Alberta Health assigns residents to the Harbour that their spouse or caregiver will choose to live in the Supplemental Housing project.



#### 4.4.2.2 Project Location

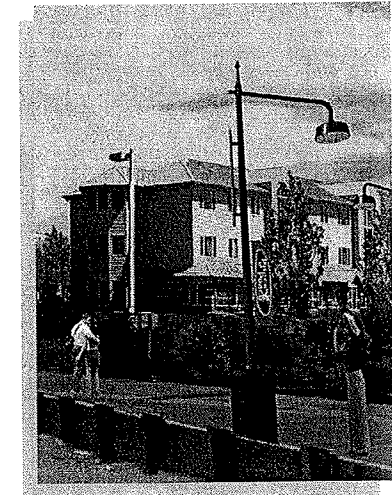
In order to provide this connection which will accommodate this relationship an immediately contiguous site is required. This adjacency is provided immediately West of the Harbour fronting the existing school and the main access into the Prince of Peace site.

#### 4.4.2.3 Proposed Geometry

The Supplemental Housing is subject to the same site constraints as the balance of the Prince of Peace project. The high water table has dictated that the parking, which will be attributed to this housing, is located above grade. This creates a wide footprint at the base and once the project is about the level of parking allows it to step back to a narrower with creating the opportunity for a large terrace environment.

#### 4.4.2.4 Proposed Form and Character

The proposed form and character for the supplemental housing is similar to that which exists on the Prince of Peace site. The finishes and coloration of the building will tie in architecturally to those buildings which have already been constructed however they will be reinterpreted in a contemporary configuration. This building will effectively augment and blend with the signature aesthetics would presently define the Prince of Peace, who can contribute to the quality of life for the community. In addition upper level residential opportunities will be accommodated at this level.



ALVIN REINHARD FRITZ ARCHITECT INC.