



## PLANNING AND DEVELOPMENT SERVICES

|                 |   |                     |                    |
|-----------------|---|---------------------|--------------------|
| <b>TO:</b>      | Council   | <b>DIVISION:</b>    | 5                  |
| <b>DATE:</b>    | September 1, 2020   | <b>APPLICATION:</b> | PL20200026         |
|                 |   | <b>FILE:</b>        | 04319004/9009/9202 |
| <b>SUBJECT:</b> | General Item – Amendment to the existing Prince of Peace Master Site Development Plan |                     |                    |

### POLICY DIRECTION:

The County Plan, Conrich Area Structure Plan, and Prince of Peace Master Site Development Plan.

### EXECUTIVE SUMMARY:

The purpose of this application is to amend the existing Prince of Peace Master Site Development Plan (MSDP), in order to facilitate the creation of interim ownership for three lots to separate title for the existing three buildings and remainder lands.

The current ownership arrangement is the result of a Court Order to address the disposition of the assets as the previous Developer/Owner was not able to complete the project. Future buyers could take over each asset (lot) separately and complete the Prince of Peace development in accordance with the adopted MSDP. The proposed amendments to the existing Prince of Peace MSDP involve transportation, water and wastewater servicing, and several minor amendments.

The application was circulated to 276 landowners in the area. Residents within the Prince of Peace village sent many emails with questions. As their questions have been answered and they were satisfied with the administration's responses, their emails are not included. In addition, letters from 5 residents in the village and Prince of Peace Village Condominium Corporation were received and included in Appendix D. The application was also circulated to a number of internal and external agencies; responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The proposal meets the applicable policies of the County Plan and Conrich Area Structure Plan, and meets the intent of the Prince of Peace Master Site Development Plan.
- All technical aspects will be addressed at the subdivision stage.

### ADMINISTRATION RECOMMENDATION:

Administration recommends Approval in accordance with Option #1.

|                                   |                |
|-----------------------------------|----------------|
| <b>DATE APPLICATION RECEIVED:</b> | March 5, 2020  |
| <b>DATE DEEMED COMPLETE:</b>      | August 6, 2020 |

|                  |   |
|------------------|---|
| <b>PROPOSAL:</b> | To amend the existing Prince of Peace Master Site Development Plan, in order to facilitate the creation of interim ownership for three lots to accommodate separate title for the existing three buildings and remainder lands. |
|------------------|---|

|                           |                               |
|---------------------------|-------------------------------|
| <b>LEGAL DESCRIPTION:</b> | A portion of NE-19-24-28-W04M |
|---------------------------|-------------------------------|

|                          |   |
|--------------------------|---|
| <b>GENERAL LOCATION:</b> | Located at the southwest junction of Highway 1 and Garden Road, and immediately north of Luther Rose Boulevard. |
|--------------------------|---|

**Administration Resources**  
Xin Deng, Planning and Development Services



|                                       |  |
|---------------------------------------|--|
| <b>APPLICANT:</b>                     | IBI Group  |
| <b>OWNERS:</b>                        | Sage Properties Corporation  |
| <b>EXISTING LAND USE DESIGNATION:</b> | Agricultural, General District (A-GEN)   |
| <b>PROPOSED LAND USE DESIGNATION:</b> | Special, Public Services District (S-PUB), Direct Control District (DC-79), and Direct Control District (DC-11)  |
| <b>GROSS AREA:</b>                    | ± 86.91 acres  |
| <b>SOILS (C.L.I. from A.R.C.):</b>    | <p><b>1 1</b> – The majority of the land contains soil with no significant limitation.</p> <p><b>3W,160,3T40</b> – The southern portion of the subject land contains soil with moderate limitations for cereal crop production due to excessive wetness/poor drainage, flooding and adverse topography.</p> <p><b>5N,W5</b> – A small portion of land in the north of the subject land contains soil with very severe limitations for cereal crop production due to high salinity and excessive wetness/poor drainage.</p> |

**HISTORY:**

|                    |  |
|--------------------|--|
| March 29, 2018     | Subdivision application (PL20218035) was received to subdivide the existing three buildings (Prince of Peace Lutheran School, Prince of Peace Manor and Prince of Peace Harbor) with individual land title. The Applicant was advised that the existing Prince of Peace Master Site Development Plan needs to be amended. The applicant withdrew the application.  |
| December 9, 2014   | Council approved application (2012-RV-174) to adopt the Prince of Peace Master Site Development Plan..   |
| December 4, 2007   | Council approved redesignation application (2007-RV-298) to amend Direct Control Bylaw 79 (DC-79) in order to allow for 35 additional assisted living residents within the Supported Living Facility (Prince of Peace Manor) and new ancillary uses.   |
| September 25, 2001 | Council approved redesignation application (2001-RV-086) to redesignate a portion of the subject land from Public Service District to Direct Control District (DC-11), in order to facilitate the subdivision of a ± 5 acre lot for the development of a community, Administration and Supported Living Facility within the Prince of Peace Village. (The development for senior assisting living is now called Prince of Peace Manor) |
| July 31, 2001      | Council approved the subdivision application (2001-RV-109) to create 14 additional dwelling units being the Prince of Peace Village. (The development is Prince of Peace Village today, containing 174 duplex units in total)  |
| August 5, 1997     | Council approved the subdivision application (1996-RV-165) to create 160 dwelling units within common areas to be registered as a bare land condominium plan, and a +55 acre parcel to accommodate the existing church/school site, with a +30 acre remainder to accommodate the sewage lagoon.  |
| August 15, 1995    | Council approved the redesignation application (1994-RV-217) to redesignate a portion the quarter section from Public and Quasi-Public District to Direct Control District (Bylaw C-4439-95), in order to facilitate the establishment of a senior's   |



residential site which include 160 housing units and medical, recreational, commercial and public use facilities.

September 7, 1993 Council approved the redesignated application (1993-RV-185) to redesignate the land from Agricultural Conservation (1) District to Public and Quasi-Public District to facilitate the development of a church, private school, recreation facilities and sewage lagoon. (The development is the Prince of Peace Lutheran School today).

### **BACKGROUND:**

The original Developer who prepared the Prince of Peace Master Site Development Plan went bankrupt. The current Owner, by Court Order, is dealing with the disposition of the assets, in order to return the money to investors soon.

Prince of Peace Lutheran School is a one-story building that is currently leased to Rocky View Schools. Prince of Peace Harbor is a one-storey building for a dementia care facility. Prince of Peace Manor is a three-storey building for a senior assisted living facility. These buildings were built on the subject land under one land title, as the original intent of the Prince of Peace MSDP was to create a condominium ownership for the entire development. Therefore, this application and the associated subdivision application would facilitate the creation of separate titles for each building. Future buyers could take over each asset separately and complete the rest of Prince of Peace development in the future.

The subject land is surrounded by a mixture of agricultural and residential parcels. Land to the east is the County's Garden of Peace Cemetery. The land immediately to the south is Prince of Peace Village which consists of 174 senior residential units. The areas located south of Prince of Peace Village are within the City of Calgary's Belvedere Area Structure Plan. The City of Calgary is located approximately 0.5 miles to the west.

### **PROPOSED AMENDMENTS:**

In order to facilitate the creation of three lots to separate title for three existing buildings (Prince of Peace Lutheran School, Prince of Peace Harbor, and Prince of Peace Manor), the Applicant proposes several amendments to the existing Prince of Peace MSDP.

#### Transportation

Amendment #1: The residents within the Prince of Peace Village have expressed concerns with traffic in the area, specifically with drivers cutting through the community on Luther Rose Boulevard. To address the concern, the Applicant proposes to upgrade the existing "L-shape" internal road to a paved road with a cul-de-sac bulb at the south end. This improvement would provide direct access to the proposed three lots, and direct traffic to return north, which will alleviate the traffic issue.

Prince of Peace Manor (Lot 3) has an existing south access off Luther Rose Boulevard. Once the "L-shape" internal road is upgraded, the Prince of Peace Manor would have a new access in the north. The Prince of Peace Village Condominium Board suggested that the existing south access off Luther Rose Boulevard be closed or used only as emergency. They believe this will further limit cut-through traffic. The Applicant indicated that the owner is working with the Condominium Board on it.

Amendment #2: The intent of the existing Prince of Peace MSDP is to create a condominium ownership for the entire development. In order to facilitate the disposal of assets, the Applicant proposes to change the ownership of three lots from condominium to fee simple, and change the ownership of "L-shape" internal road from a private road to a public road. The County would own and maintain the "L-shape" internal road. Administration has no concerns.



Amendment #3: The Applicant proposes to provide additional land for the Prince of Peace Lutheran School site, which would meet the parcel size requirement for any school in the future. Due to the increased parcel size for Lot 1, the existing road layout would be revised accordingly.

Amendment #4: Due to the changes on the road layout, two original buildings would be removed from the MSDP. This amendment would result in less buildings than the original MSDP. Administration has no concerns.

#### Water Supply

Amendment #5: The existing Prince of Peace MSDP does not contain information on water servicing. The Applicant proposes to clarify the requirement. The existing Prince of Peace development (including the School, Harbor, Manor and the Village) were used to connect with water distribution system and on-site private water treatment plant. However, the groundwater well for the plant has been severely depleted. Presently, the operator has to regularly truck in water to service the development. To address this issue, the development should be connected to the County piped water system, which requires construction of a transmission line from the existing County reservoir to the subject land. At this time, the Owner and other interested parties are working on a Cost Contribution Agreement with the County to bring the County water line from the CN Rail lands to Range Road 285 and down to the Prince of Peace site. All infrastructure, agreements and right-of-ways would be implemented through a condition of subdivision.

#### Wastewater Treatment

Amendment #6: The existing Prince of Peace MSDP does not include a requirement on wastewater servicing. Proposed amendments will clarify that the development should be connected to the County wastewater system. The existing Prince of Peace development is serviced through an internal wastewater collection system, which is tied to an existing lift station taking flows to the County East Wastewater Transmission Main and eventually discharging to the Langdon Wastewater Treatment Plant. It is noted that the existing development has been operating over their allocated wastewater flow. Administration is working with the Owner to determine if the existing lift station is operating at or over capacity and if any improvements are required. This matter would be addressed at the subdivision stage.

#### Other Minor Amendments

Some outdated, redundant and unrelated information in the original MSDP would be updated at this time.

### **POLICY ANALYSIS:**

#### County Plan

Section 9 Hamlet provides policies to guide development within the hamlets. Policy 9.6 requires that development in a hamlet to conform to the adopted area structure plan or conceptual scheme. The subject land falls within the Conrich Area Structure Plan, therefore, applicable policies within the Conrich Area Structure Plan were considered.

#### Conrich Area Structure Plan

Policy 8.12 of the Conrich Area Structure Plan states that residential development within the Prince of Peace area shall be in accordance with the Prince of Peace Master Site Development Plan and relevant policies of this plan. The proposal was evaluated in accordance with the Prince of Peace Master Site Development Plan.

#### Prince of Peace Master Site Development Plan

The Prince of Peace MSDP was adopted in 2014 to support senior housing and caring facilities on the subject land. The proposed amendments would only affect a small portion of the entire development, and





does not conflict with the original intent of the Prince of Peace MSDP. In addition, the proposed amendments would alleviate traffic issues and provide clear policies on water and wastewater servicing to guide future development.

**OPTIONS:**

- Option #1: THAT the Prince of Peace MSDP be approved with the amendments noted in Appendix B.  
Option #2: THAT application PL20200026 be refused.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

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Executive Director  
Community Development Services

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Chief Administrative Officer

XD/llt

**APPENDICES:**

- APPENDIX 'A': Application Referrals  
APPENDIX 'B': Proposed Amendments to the Prince of Peace Master Site Development Plan (redline version)  
APPENDIX 'C': Map Set  
APPENDIX 'D': Landowner Comments



## APPENDIX A: APPLICATION REFERRALS

| AGENCY  | COMMENTS   |
|---|--|
| <b>External Departments</b>                     |  |
| Alberta Transportation                          | <p>The department anticipates minimal impact on the highway from this proposal. Additionally, there is no direct access to the highway as well as sufficient local road access to the subdivision, satisfying Section 15 of the regulation. Therefore, Pursuant to Section 16 of the Regulation, the department grants approval for the subdivision authority to grant a variance of Section 14 of the regulation.</p> <p>Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation requires that any appeal of this subdivision be referred to the Municipal Government Board. Please note that the existing intersection of Highway 1 and Garden Road (Range Road 285) will close, or partially close in the future, once the intersection reaches operational capacity, or Highway 1 attains freeway status. This will result in circuitous access from the local road network.</p>  |
| ATCO Gas  | <p>ATCO Gas has no existing Utility Right of Way on the subject property, or the existing Utility of Right of Way is not sufficient for subdivision servicing. The Landowner is required to contact the ATCO Gas land agent listed below to execute a Utility Right of Way to the satisfaction of ATCO Gas.</p>  |
| <b>Internal Departments</b>                     |  |
| GIS Solution                                    | <p>Please ensure the applicant is submitting a road naming application to the GIS group.</p>   |
| Planning and Development Services - Engineering | <p><b>General:</b></p> <ul style="list-style-type: none"> <li>• The review of this file is based upon the application submitted.</li> <li>• The subject lands are located within the Conrich Area Structure Plan (ASP) for which the lands are located in the Institutional/Residential Development Area. The proposal is for a residential and commercial subdivision. It is recommended that the lands be appropriately serviced as per the policies of the Conrich ASP.</li> <li>• As a condition of future subdivision, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the <i>Municipal Government Act</i> respecting provision of the following:             <ul style="list-style-type: none"> <li>○ Construction of a paved Country Collector Road (400.6) complete with cul-de-sacs and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan.</li> <li>○ Installation of delineation lighting at Garden Road &amp; Site Access.</li> </ul> </li> </ul> |



| AGENCY | COMMENTS  |
|--------|---|
|        | <ul style="list-style-type: none"> <li>○ Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County.</li> <li>○ Construction of stormwater facilities in accordance with the recommendations of an approved stormwater management plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan.</li> <li>○ All necessary site grading.</li> <li>○ Implementation of the recommendations of the construction management plan.</li> <li>○ Implementation of the recommendations of ESC plan.</li> <li>○ Installation of power, natural gas, and telephone lines.</li> <li>○ Obtaining all necessary approvals from AEP.</li> <li>○ Any offsite improvements.</li> </ul> <ul style="list-style-type: none"> <li>● As a condition of future subdivision, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.</li> <li>● As a condition of future subdivision, the applicant will be required to submit an erosion and sediment control plan to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during construction.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>● As a condition of future subdivision, the applicant will be required to conduct an onsite geotechnical investigation, conducted by a qualified geotechnical professional, to determine the site's suitability to support the proposed development and for the pavement structure design for the internal road network.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>● As part of the previous MSDP application (2012-RV-174) the applicant submitted the Prince of Peace Campus Development Traffic Impact Assessment prepared by Scheffer Andrew Ltd. The TIA's focus was the intersection of Highway 1 and Range Road 285. The recommendation for phase one of the development was a dedicated left turn deceleration lane from NB RR 285 to WB Highway 1.</li> <li>● The applicant submitted a Transportation Impact Assessment Update prepared by Bunt and Associates dated July which determined:</li> </ul> |



| AGENCY | COMMENTS   |
|--------|--|
|        | <ul style="list-style-type: none"> <li>○ Garden Road &amp; Highway 1 will require an additional eastbound and westbound through lane and a dual northbound left turn lane to operate acceptably under current traffic conditions</li> <li>○ Garden Road &amp; Site Access currently operates acceptably under the current traffic conditions and no signalization is required. Delineation lighting will be required under current traffic conditions.</li> <li>○ Garden Road &amp; Highway 1A will require an additional eastbound and westbound through lane to operate at an acceptable level under current traffic conditions.</li> <li>○ The internal road shall be constructed to a Country Collector Standard (400.6).</li> </ul> <ul style="list-style-type: none"> <li>• Engineering has determined that upgrades to the Garden Road &amp; Highway 1/Highway 1A identified in the TIA will not be required as part of this subdivision as it will not cause an increase in traffic and the operational issues at these intersections are due to the overall traffic in the region rather than the Prince of Peace development.</li> <li>• As a condition of future subdivision, the applicant will be responsible for entering into a Development Agreement with the County for the construction of a paved Country Collector Road (400.6) and delineation lighting at the site access to service the proposed development in accordance with the County Servicing Standards.</li> <li>• As part of a previous application, the applicant has provided payment of the TOL for a partial area of the subdivided land. For An area of 32 acres of the remainder parcel the, TOL remains unpaid.</li> <li>• TOL payment will not be required for the remainder parcel for of this subdivision.</li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>• The current Prince of Peace Development is connected via a lift station into the East Rocky View Wastewater System. Prince of Peace currently has a wastewater allocation of 63.96 m<sup>3</sup>/d and the average daily use in 2019 was 114 m<sup>3</sup>/d.</li> <li>• As part of the MSDP Application (2012-RV-174) the applicant submitted a Water Management Strategy for the Phased Development of the Prince of Peace Community prepared by Canadian Clean Water Technologies Inc. The report indicated in 2014 that the current lift station was at capacity and an upgrade would be required for any further development to occur.</li> <li>• The applicant submitted a Prince of Peace existing Water and Sanitary Sewer Infrastructure Assessment Report, which provided several recommendations to improve the existing internal waste water system. As a condition of future subdivision, the applicant shall complete all recommended repairs in the Infrastructure Assessment Report and provide written confirmation to the County that all repairs have been completed.</li> </ul> |



| AGENCY | COMMENTS  |
|--------|---|
|        | <ul style="list-style-type: none"> <li>As a condition of future subdivision, the applicant will be required to provide payment of the Wastewater Offsite Levy in accordance with Bylaw C-8009-2020 for the total wastewater consumption of the current development. The total levy to be collected will be calculated based on the final wastewater usage provided by the applicant.</li> <li>The estimated levy is based on the 2019 average daily use subtract the current wastewater allocation: <math>(114 \text{ m}^3/\text{day} - 64 \text{ m}^3/\text{day}) = 50 \text{ m}^3/\text{day}</math> X <math>\\$16,037.29 \text{ m}^3/\text{day} = \\$801,864.50</math></li> </ul> <p><b>Water Supply And Waterworks:</b></p> <ul style="list-style-type: none"> <li>The current Prince of Peace Development receives potable water via truck in water service.</li> <li>As part of the MSDP application (2012-RVC-174) the applicant submitted a Water Management Strategy for the Phased Development of the Prince of Peace Community prepared by Canadian Clean Water Technologies Inc. The report indicated that the applicant planned to connect to the existing Rocky View Water system. The applicant has also purchased 300m<sup>3</sup>/day of service capacity, which is sufficient to supply the proposed development.</li> <li>The applicant submitted a Prince of Peace existing Water and Sanitary Sewer Infrastructure Assessment Report which provided several recommendations to improve the existing internal water system. As a condition of future subdivision, the applicant shall complete all recommended repairs in the Infrastructure Assessment Report and provide written confirmation to the County that all repairs have been completed.</li> <li>Currently the applicant is working with RVC Staff to determine the alignment and cost contribution for the water line that will connect to the Prince of Peace Development.</li> <li>As a condition of future subdivision endorsement, the applicant will be required to enter into an agreement with the County for the connection of the Prince of Peace development to the Rocky View Water System.</li> <li>The applicant will not be required to provide payment of the Water Offsite Levy in accordance with Bylaw C-8009-2020 as they have already purchased 300m<sup>3</sup>/d of capacity, which should service all phases of the future development.</li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>The existing Prince of Peace Development manages stormwater through 3 stormwater facilities operating at zero discharge conditions.</li> <li>As a condition of future subdivision the applicant will be required to submit a limited scope stormwater management report that includes the following: <ul style="list-style-type: none"> <li>The capacity of the existing stormwater system.</li> <li>The increase in runoff due to the construction of the internal road network.</li> </ul> </li> </ul> |



| AGENCY | COMMENTS  |
|--------|---|
|        | <ul style="list-style-type: none"> <li>○ Any required upgrades to the existing stormwater system due to the internal road network.</li> <li>• Should any upgrades be required the applicant will be required to enter into a DA with the County for the Stormwater facility improvements.</li> <li>• At future DP or subdivision phases, the applicant will be required to provide an updated SWMR that includes detailed drawings of the upgraded stormwater facilities.</li> <li>• As a condition of future subdivision, the applicant will be required to provide payment of the Stormwater Offsite Levy in accordance with Bylaw C-8008-2020. The estimated levy payment owed at time of subdivision endorsement is \$103,661.6 (CSMI = \$5,992/ac x 17.3 ac [paid on subdivided lands] = \$103,661.6)</li> </ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>• As part of the MSDP application (2012-RVC-164) the applicant submitted a Biophysical Impact Assessment prepared by Westhoff Engineering Resources Inc. The assessment provided a summary of the potential environmental concerns associated with the proposed development based on published information and a field visit. The assessment took into consideration the significance of the onsite soils, vegetation, wildlife, historical resources, and wetlands and provided several recommendations for during and after construction to mitigate the impact of the development on the environment.</li> <li>• The applicant is responsible for following all of the recommendations in the BIA as well as any AEP approvals required because of the subdivision.</li> </ul> |

Circulation date: April 16, 2020 – May 7, 2020

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.



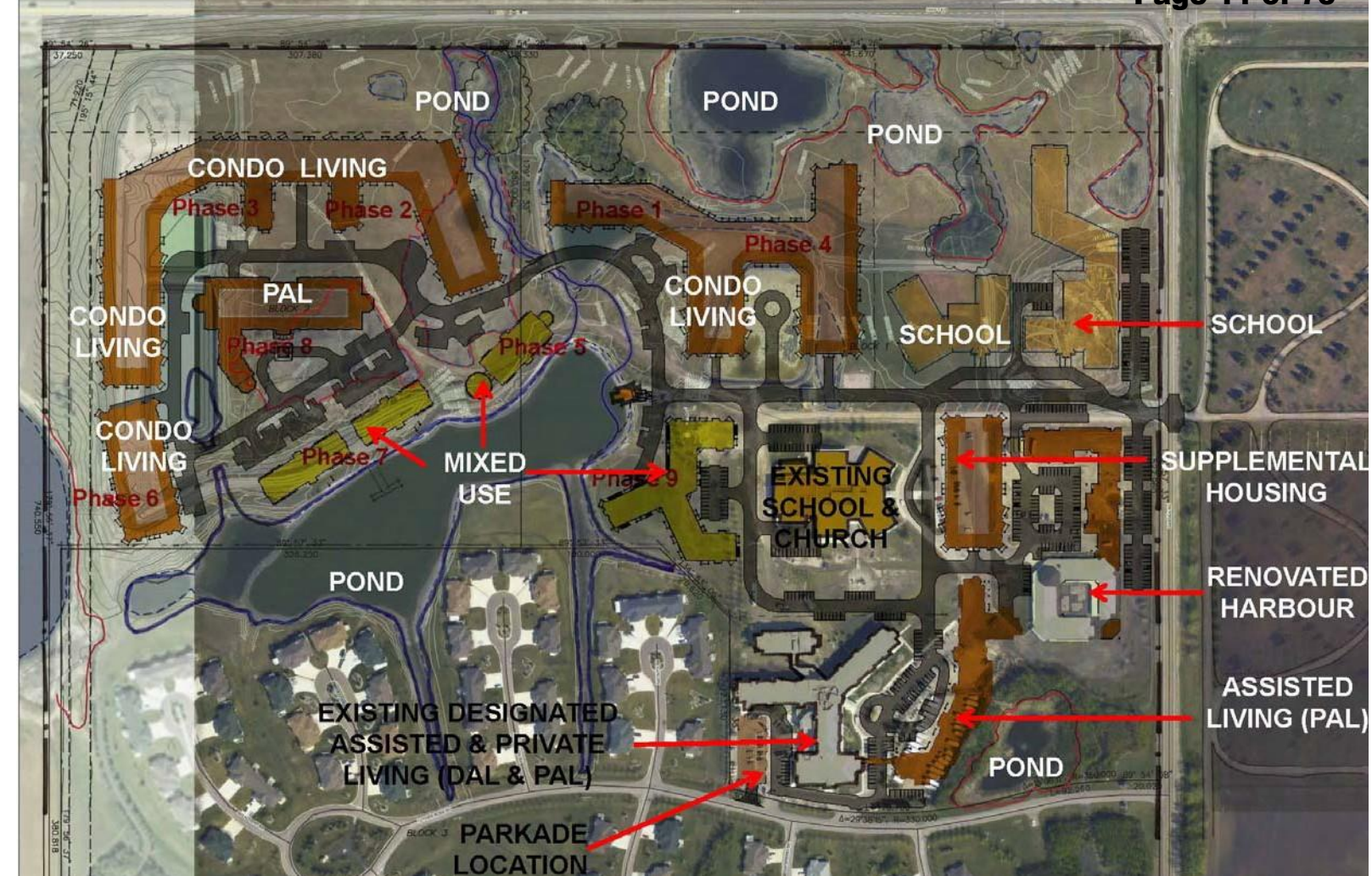


Photo to be replace with new aerial overlay

ENCHARIS COMMUNITY HOUSING & SERVICES SAGE PROPERTIES CORP.

PRINCE OF PEACE  
MASTER SITE DEVELOPMENT PLAN  
2014-07-23 (updated 2020-08-06)

logo-removed

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

403-320-8400 phone  
403-327-3373 fax  
general@alvinfritzarchitect.com  
www.alvinfritzarchitect.com

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|      | Consultant's Report <del>Attached-Submitted</del> as Separate File         |    |
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|      | Consultant's Report <del>Attached-Submitted</del> as Separate File         |    |
| 11.0 | TRANSPORTATION REPORT –<br>SCHEFFER ANDREW LTD... ..                       |    |
|      | Consultant's Report <del>Attached-Submitted</del> 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~~

Logo removed

## 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~~ for 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.





## 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 T~~ransportation 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.

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.

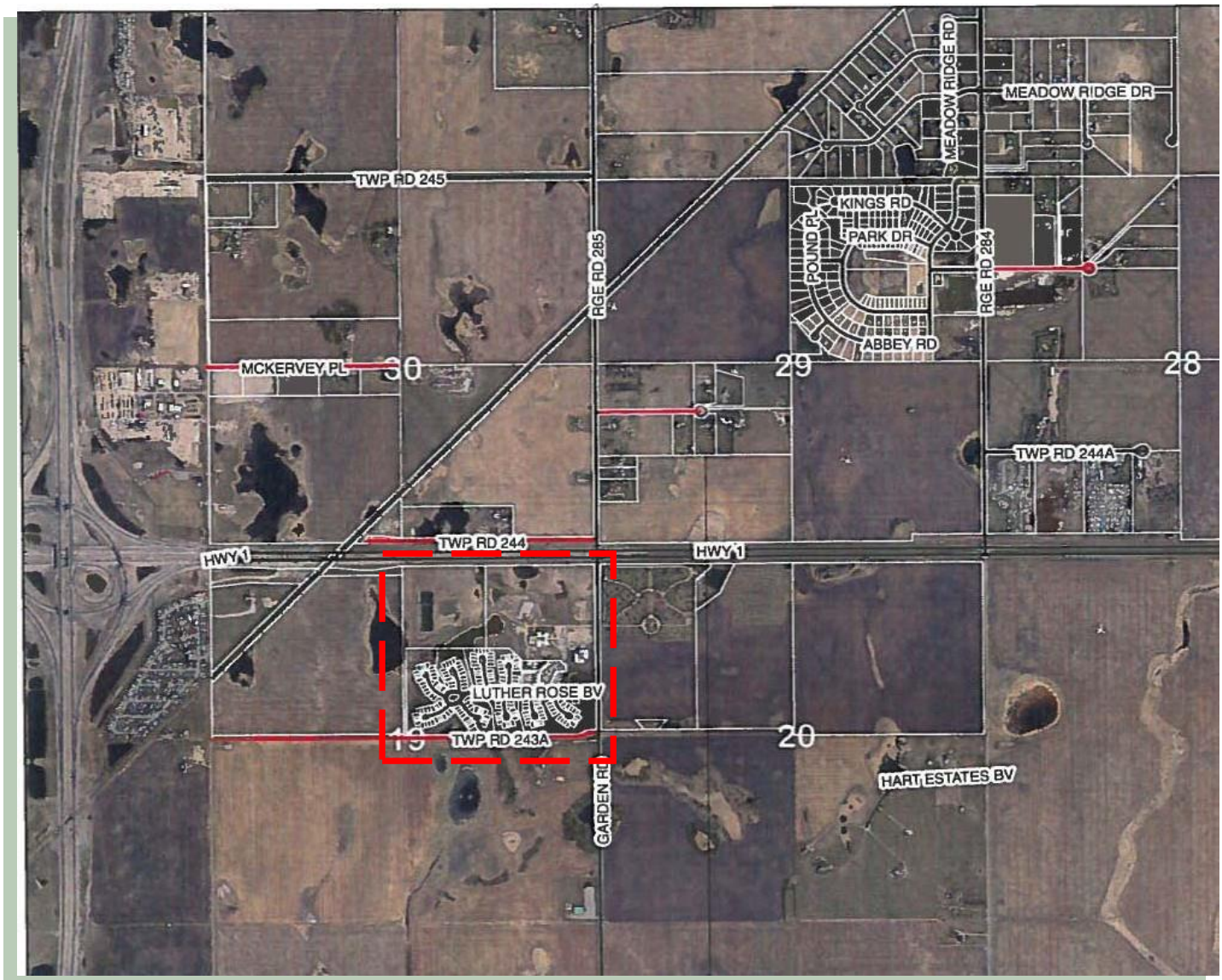




## 2.1 LOCATION

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**.

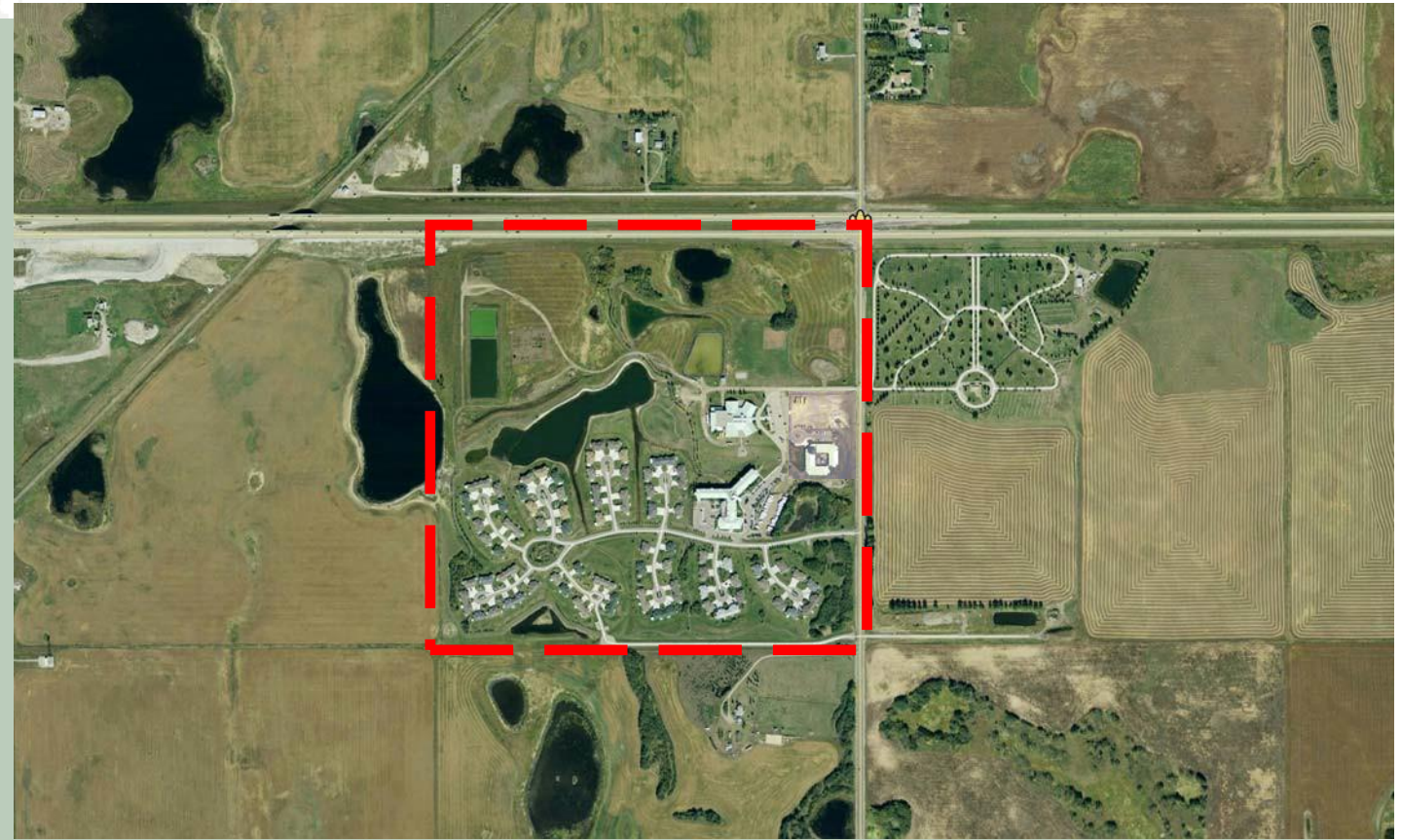
The site is bounded to the north by the #1 TransCanada Highway, to the east by Garden Road and to the South by a "bareland" condominium consisting of Duplex development and managed by a condominium Association and beyond that the Township Road 243A alignment. To the west is a quarter section of land 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.





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**2.2 OWNERSHIP**

The 22.29 ha (55.08 acres), presently undeveloped are the primary focus of the ~~Conceptual Scheme Plan~~ Master Site Development Plan and are owned by ~~Encharis Community Housing & Services~~ Sage Properties Corp. There is also 14.78 ha (36.53 acres) of developed lands which are also owned by Sage Properties Corp, bringing the total amount of land to 37.07 ha (91.61 acres). Legally described as Plan 9712096, Block 1; Plan 9712096, Block 2 and Plan 0311251, Block 4, Lot 1.



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**2.3 EXISTING AND ADJACENT USES****2.3.1 Planning Considerations and Urban Infrastructure****2.3.1.1 Conrich Development Area Structure Plan**

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.

The Conrich Area Structure Plan was adopted in December 2015. The Plan provides a comprehensive planning and technical framework for a development area identified as a Full Service Hamlet and Regional Business Centre. The Plan seeks to ensure the integration of residential and business uses in a manner that provides for appropriate transition of land uses, compatibility, and mitigates the impacts of development.

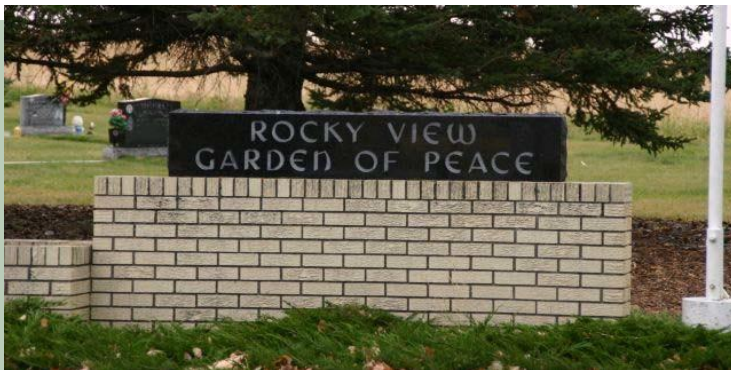
The subject lands are within the defined area of the Conrich Area Structure Plan, and the lands are designated as Institutional/Residential within the ASP's Land Use Strategy.

**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 community 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.





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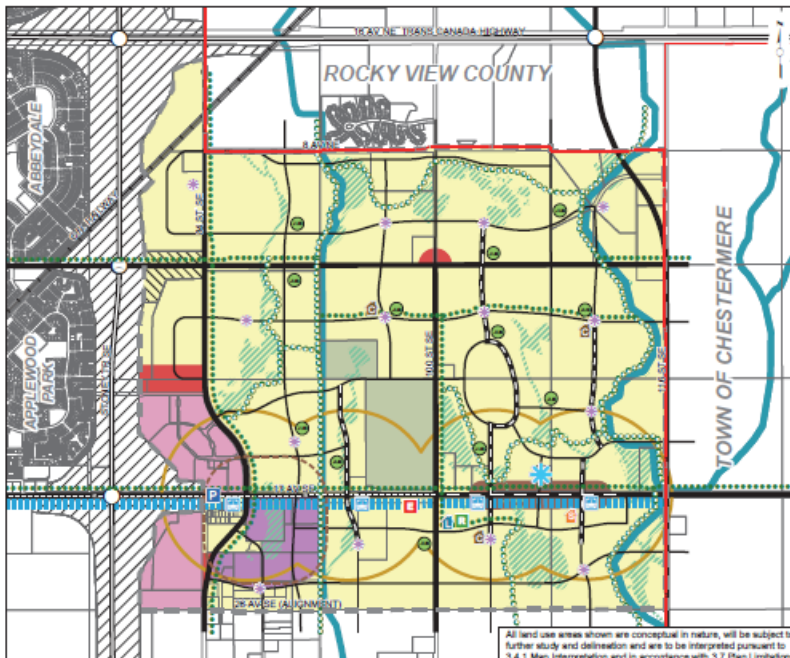
**2.3.1.4 Belvedere Area Structure Plan**

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.

The Belvedere Area Structure Plan borders the Prince of Peace development, immediately to the south in the City of Calgary. The Area Structure Plan was approved by Calgary City Council in 2013. Lands adjacent to Prince of Peace are designated to become a low density residential neighbourhood with environmental open space, and the Shepard Regional Drainage System.

**Belvedere Area Structure Plan**

Shaping a More Compact Urban Form

**Map 5****Land Use Concept**

0 200 400 600 800 1,000  
Metres



Approved: 2P2013  
Amended: 16P2020

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

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**2.3.1.5 Adjacent Features**

The Prince of Peace ~~site~~-community 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.

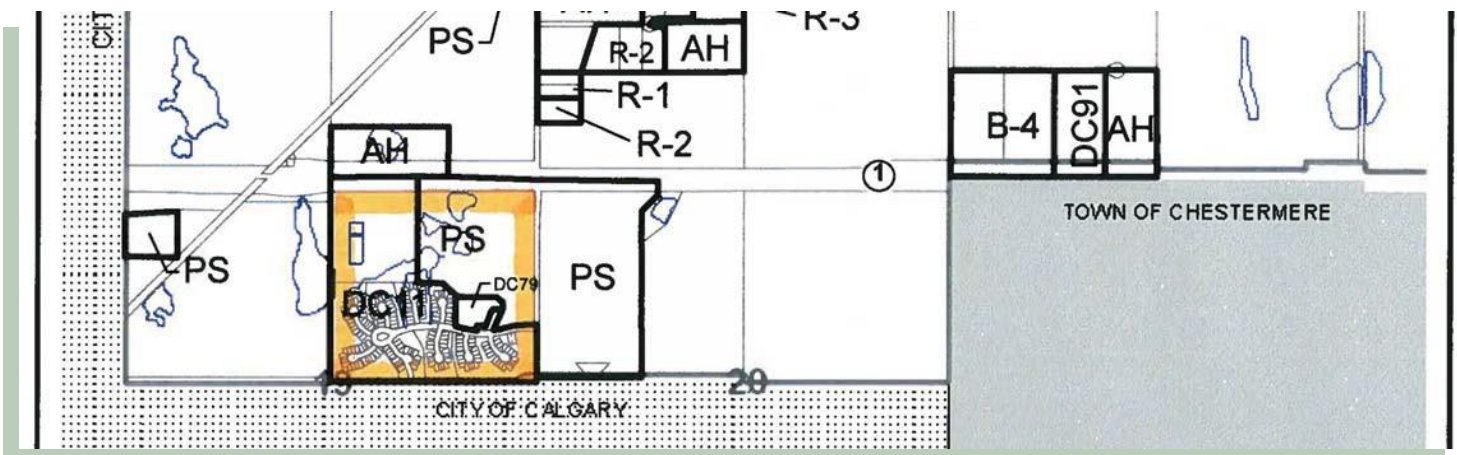
~~There is a small triangle of land immediately north of the pond which would be appropriate as a Municipal Reserve allowing for a defined edge condition to the Prince of Peace site.~~

**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:





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**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.

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**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,

- 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



- 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

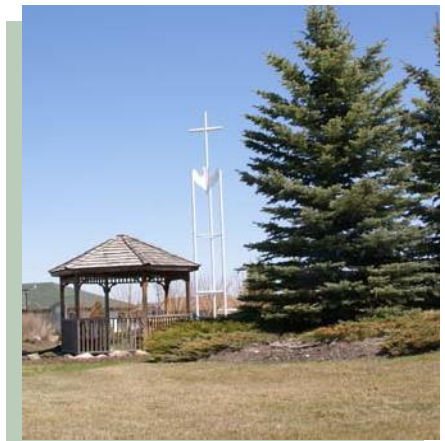
~~In 1994 Prince of Peace purchased a quarter section of land where a year later a Church/School Facility was erected. The concept of building a Seniors Community was developed after construction of the Church/School building was complete which led to the founding of EnCharis Community Housing and Services 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.~~

The Prince of Peace development commenced in the 1994, with the purchase of a quarter section of land, where a church/school facility was built. Subsequent development has occurred to include the following:

- Church/school facility
- 174 semi-detached bungalow units within a bareland condominium;
- 159 room seniors designated assisted living facility
- 32-unit dementia care facility (The Harbour)



## 3.0 DEVELOPMENT 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:~~

~~Due to the size of the subject site and the planned future development, the existing Land Use Districts will be amended at the time of development on a phased basis. The existing diagram shown on page 20 of the existing MSDP shows the proposal to consolidate the entire site and amend the Land Use Bylaw. Specific land use bylaw development criteria will be proposed to coincide with future development proposals both surrounding the core facilities, and within future phases of the development.~~

~~As the development is to be serviced through a distribution system owned and operated by Rocky View County, specific costs related to water servicing shall be allocated to each phase either through the assessment of a cost recovery levy, or a local improvement tax that divides the servicing cost (plus interest) over a period of time.~~

~~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~~

### 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.~~

The area currently designated as Direct Control 79 (DC79) may be expanded subject to future development plans of the property owner. The future revisions to the DC79 will reflect the form and character and site plan that may be proposed at a future date.

### 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.~~

The balance of the site will consist of a Direct Control District that will reflect the development vision of the future owner/developer. The Master Site Development Plan, as amended, will inform and provide guidance and design parameters for this updated 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.



### 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.



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**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.

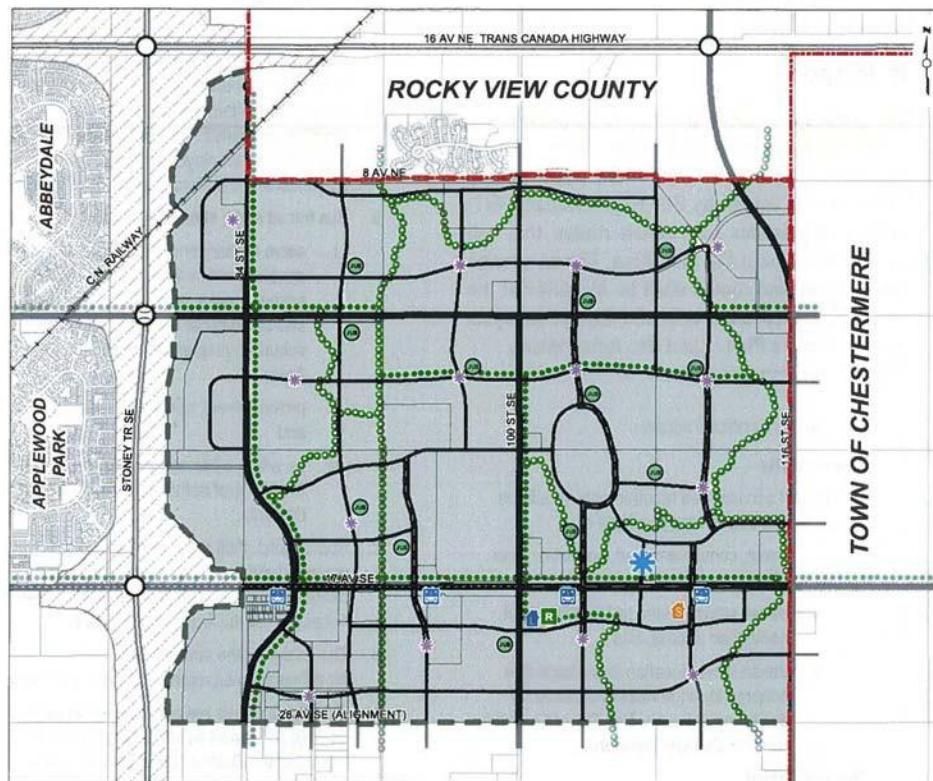


## ENCHARIS COMMUNITY HOUSING &amp; SERVICES

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## Belvedere Area Structure Plan

Connecting Communities



Map 8

## Pathways and Green Corridors

## Legend

- City / Town / County Limits
- Transportation / Utility Corridor
- Plan Area
- Green Corridor
- Regional Pathway

- Skeletal Road
- Arterial Street
- Urban Boulevard
- Neighbourhood Boulevard
- Parkway
- Collector Road
- Full Interchange
- Overpass

- Recreation Facility
- BRT Stop
- Neighbourhood Activity Centre
- Community Activity Centre
- Joint Use Site
- High School
- Library

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Metres

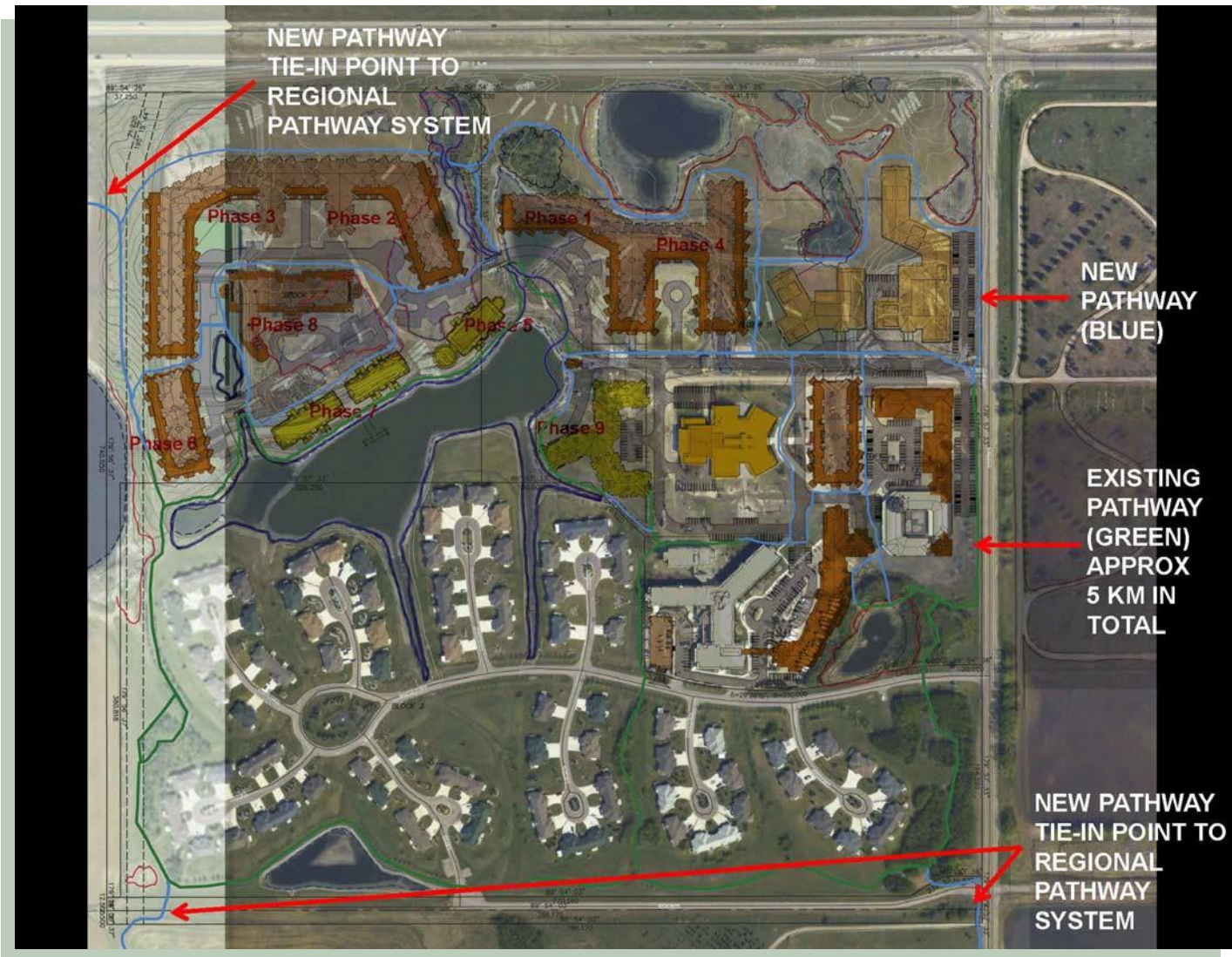
Approved:  
Amended:

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



### 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 Stoney Trail and points north of the Trans-Canada Highway.



THIS MAP TO BE REMOVED

### 3.3 TRANSPORTATION SUMMARY AND SERVICING

#### 3.3.1 Transportation

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.~~

~~The existing MSDP was supported by a Transportation Impact Assessment, prepared by Scheffer Andrew. As only some of the contemplated development has occurred since the approval, the TIA's recommendations do not need to be revisited until a more comprehensive development plan is proposed by a future developer.~~

~~The proposed subdivision will create a public road to access the school, harbour, and assisted living facility. Creation of a public roadway into the development is necessary for the disposition of the three lots to be created by the related subdivision application.~~

~~It is expected that traffic accessing the existing facilities will use this road and will no longer use Luther Rose Boulevard, thus eliminating any perceived conflicts with existing residential units. The proposed public road will also provide access to the lands to be developed in the future.~~

#### 3.3.2 Water Servicing

~~As an interim measure, water is currently delivered to the development and conveyed to the institutional buildings and the residential villas through an internal piped water distribution system. The long-term plan for water servicing is for all the Prince of Peace properties (institutional and residential) to be serviced from a public water distribution system operated by Rocky View County. The water line would connect to existing infrastructure on the property for existing buildings to be serviced. Details of the size of water line to be brought to the subject lands will be determined through discussions with Rocky View County and the current property owner.~~

#### 3.3.3 Wastewater Servicing

~~Sanitary servicing currently exists for the existing institutional and residential buildings. The existing MSDP includes a sanitary design report prepared by Canadian Clean Water Technologies and a Servicing Design Brief prepared by Scheffer Andrew.~~

~~Existing buildings within Prince of Peace are serviced via a piped system which flow to a private lift station located to the west of the School. The lift station pumps the wastewater to the East Rocky View Wastewater Treatment System through an existing 200 mm forcemain within the Garden Road right-of-way.~~

### 3.3.4 Stormwater Management

A Storm Water Management system has been implemented within the existing institutional and residential buildings within the MSDP Area. The existing MSDP included a storm water management design report prepared by Westhoff Engineering Resources, and a Servicing Design Brief prepared by Scheffer Andrew.

The overall stormwater management concept for the expansion of the village consists of the use of the existing evaporation pond located near the center of the subject lands. As the pond is required to be expanded to support further development of the site, further expansion does not appear to be warranted at this time given that the proposal is to subdivide an area on the site that has been previously developed.

An updated stormwater management plan would be required while new development occurs on the remainder of the land in the north section of the property.

### 3.3.5 Shallow Utilities

Shallow utilities are discussed within the existing Servicing Design Brief prepared by Scheffer Andrew. The design brief notes that shallow utility servicing to the Prince of Peace development will be provided by the extension of existing facilities by Enmax, Telus, and ATCO Gas.

## 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~~ could be in the form of a condominium- style development. The added density ~~will~~ would 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.





### 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~~ could 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 ~~could~~ 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~~ could provide for a, by this time, much-needed amenity to the Prince of Peace Village Community, 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~~ could 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~~ could 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 Community.

### 3.4.7 Phase 8

Phase 8 ~~will~~ could 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~~ could 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 possible~~ phasing ~~plan~~ option has been attached for cross reference. See Appendix A2

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**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.

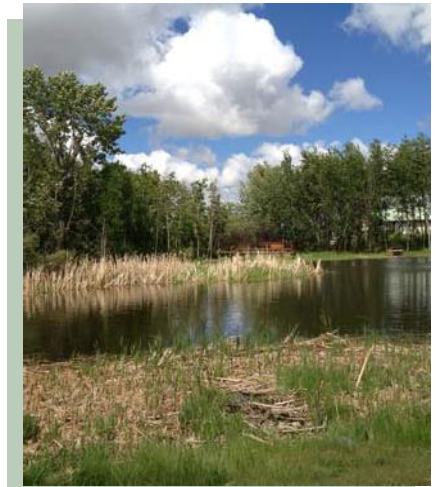
A variety of interactive and spiritual services are provided in the context of the church and the school. The presence of these entities will ensure opportunity for wholesome lifestyle for the full spectrum of residents at Prince of Peace.

**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.~~





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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 could~~ continue to scale up to four & six-story development providing a buffer to the TransCanada Highway protecting the Prince of Peace ~~Village community~~ from highway noise and activity. The Condominiums themselves ~~will-could~~ 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 a possible~~ design and how the buffering to the highway ~~will could~~ 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.



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**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.

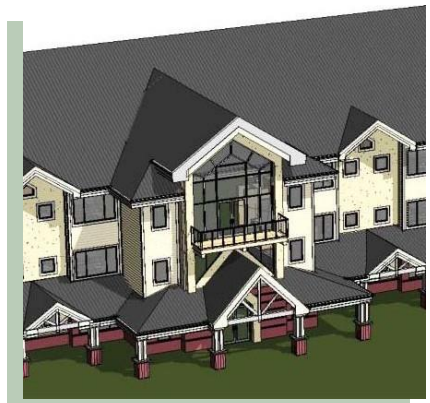
**4.4 ARCHITECTURAL COMPONENTS****4.4.1 Condominium Development****4.4.1.1 Project Description**

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.

The MSDP acknowledges a demand for supplemental housing, where spouses or designated caregivers can live near infirmed patients. This supplemental housing component is provided for in the MSDP, but an exact location will be determined by a future owner/developer, as the current proposed location will conflict with the public roadway. It is anticipated that with the development of the supplemental housing component will be occupied by the spouse/caregiver of a patient assigned to The Harbour by Alberta Health Services.

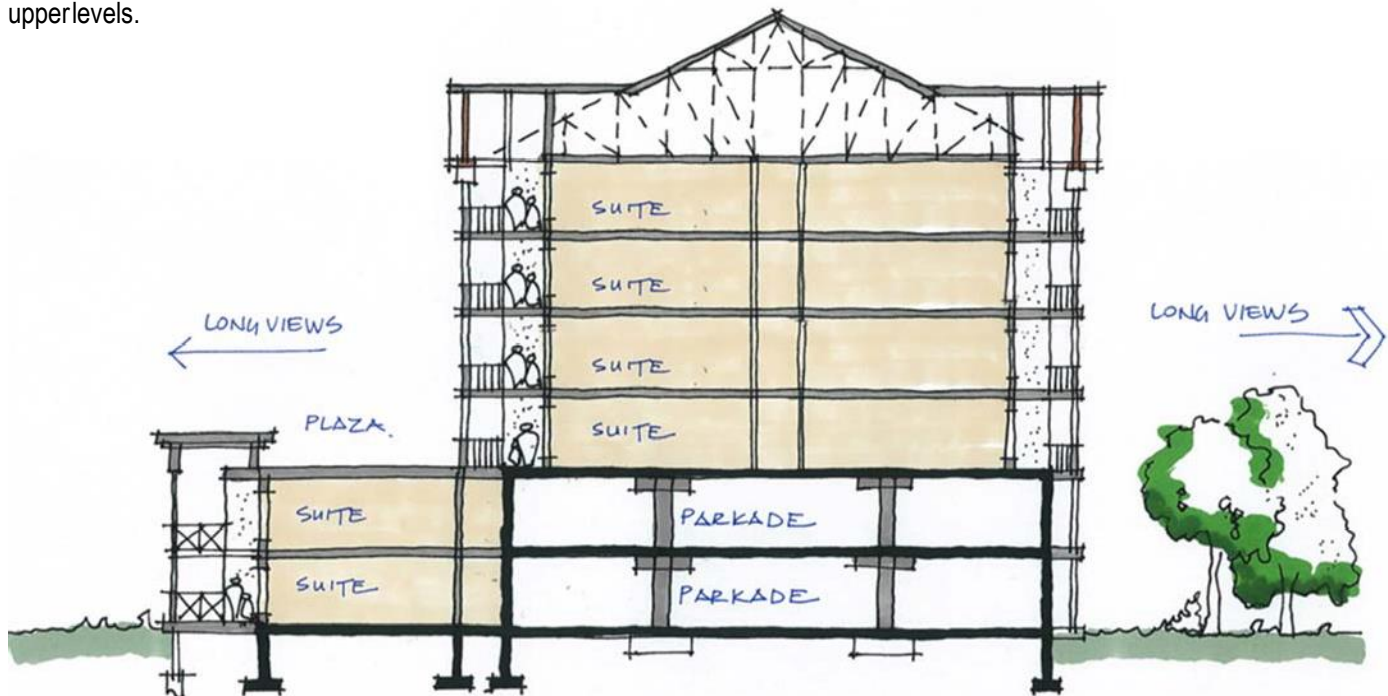


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**4.4.1.3 Proposed Geometry**

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~~ could provide a natural buffer against the Highway protecting the suites which ~~phase face~~ 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.



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**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 Harbour Manor site****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.

A parcel of land, is being provided that would include the existing Harbour Manor facility and an area north of the existing building that could be used for a similar facility and building type. The subdivision of this parcel and the public road associated with the subdivision will provide for public access to the existing school and this parcel with direct access to Garden Road. The Public Road will accommodate the underground utilities.

**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.



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**4.4.3 School Development or Private Assisted Living Development (PAL)****4.4.3.1 Project Description**

At present, the Rocky View School District is leasing the existing school within the proposed subdivided parcels immediately south of this location. A school was originally proposed for this site and if there is no further need for a second school within this development the site could be utilized for a Private Assisted Living Development, without exceeding the overall approved density as state in this MSDP. As portion of the PAL direct west of this school will be removed to accommodate play fields within the subdivided existing school parcel. in the northeast corner of the site. These schools will accommodate K-6 and a high school as determined in collaboration with the District. The Public-Service zoning will accommodate the school facilities.

**4.4.3.2 Project Location**

In order to have the school environment accessible to the Rocky View County a subdivision that included a public road right of way was deemed necessary. possible, it was deemed to maintain the school environment in the northeast quadrant of the site. His This will ensure that the school and bus impacts the site and the residents in the development to a minimum and will contribute to a safe and protected environment for the senior population while still allowing for the desired interaction without crossing traffic paths.

**4.4.3.3 Proposed Geometry**

The building geometry is similar in approach the existing school facility so that classrooms will could be on either side of double loaded corridors to maximize the amount of daylight entering classrooms. To some extent the geometry of the new addition has been will be influenced by the proposed layout of the remainder of the site, influences related to the existing wetlands and water-bodies located in and around the site, together with the anticipated major circulation routes within the immediate area.

**4.4.3.4 Proposed Form and Character**

It is envisioned the architectural design and features of the school shall be appropriate to the existing architectural styles in order to create a cohesive architectural environment in relation to building form, materials and scale.

**4.4.4 Private Assisted Living (PAL)****4.4.4.1 Project Description**

Within the Prince of Peace site a wide range of residential care has provided for various ages with varying degrees of medical requirements, as well as a mix of lifestyle preferences based on the aging population. It is the intent of Prince of Peace to provide and continue to foster an atmosphere of community belonging even to the later days into seniors' lives. Therefore, space has been allocated to accommodate for a Private Assisted Living (PAL) Facility to aid with future demand within the community when time deems it appropriate.

The proposed PAL Facility would be located on a site with an area of approximately 14,326 square meters/1.43 hectares (3.54 acres) with a proposed building area of 213,862 square feet (19,868 square meters).





**4.4.4.2 Project Location**

The location of the PAL is adjacent to residential condominiums for seniors, and adjacent to the village center commercial area providing access to support facilities and the adjacent lake providing visual interest and variety.

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**4.4.4.3 Proposed Geometry**

It is proposed that the building ~~will could~~ be ~~up to~~ a six-storey building, providing approximately 210 PAL suites. The PAL will be designed with a home-like environment with adjoining suites so that family members can stay and provide close companionship to their relatives.

Spaces for visiting palliative care physicians, counseling services, and bereavement services to support the hospice program ~~will-could~~ also be provided.

**4.4.4.4 Proposed Form and Character**

The architectural theme relating to the building would be continued from the themes in the immediate environment. The scale and proportions of the building would be residential in nature in order to be complimentary to the local area.

**4.4.5 Mixed Use Development****4.4.5.1 Project Description**

The mixed use development is intended to provide an opportunity for small scale commercial endeavors that are specifically intended to augment the seniors and comprehensive housing environment. The small scale amenity can provide the much needed amenities that provide for quality of life. Located above the main level commercial development a variety of uses will be accommodated including opportunities for professionals who can contribute to the quality of life for the community. In addition upper level residential opportunities will be accommodated at this level.

**4.4.5.2 Project Location**

Centrally located and immediately north of the main water feature on the site, the Mixed-Use development provides an excellent buffer between the village development and the Multi-Family Condominium development fronting the Trans-Canada Highway and the intervening Hospice. It is designed to take advantage of the on-site amenities, allowing for ready access to the waterfront promenade at the main floor and being centrally located, optimally serves the residential development on all sides.



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**4.4.5.3 Proposed Geometry**

The proposed building geometry draws on existing buildings at the Prince of Peace site heading to a cohesive overall aesthetic. The upper reaches of the roof are defined with a mansard allowing for a flat roof environment which will serve also as a roof garden amenity. The main floor will be accessible from grade at multiple locations accommodating small business and support services. The upper levels will accommodate professional practice and some residential components.

**4.4.5.4 Proposed Form and Character**

The proposed form and character is demonstrated in the attached rendering. The intent is to create an appropriately scaled mixed-use development that will be accessible at the main level and interface via terraces and plazas that will accommodate an effective transition from the landscape environment to the building. The upper areas of the Mixed-Use development is designed to augment the village concept characterized by gables and dormers providing a residential scale.





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## 4.5 POPULATION &amp; DENSITY

The following table below indicates the estimated population for the new development. Occupant loads for the Condominiums, Supportive Housing and Mixed-Use developments have been based on suite numbers, suite size and suite mix. PAL, Designated Assisted Living and the proposed Harbour expansion have been based on suite numbers.

The number of occupants for the Mixed-Use portions are based on gross floor area (at main floor) allowing for one staff member per 100 square meters. As mentioned in the notes below the table the estimates are maximums based on the full capacity of all buildings.

Based on the Overall Total Site Area: 86.91 acres (35.17 ha)  
 Estimated New Additional Population: 3045 \*Refer to Appendix A2  
 Approximate Unit density based on total site area: 55.24 units / Ha (22 upa)  
 Approximate Total Site Population Density (3507) 40 persons / Ha (16 ppa)

EnCharis Master Planning

## Schedule of Accommodation (Preliminary)

Existing Site Area = 86.91 AC (Parcel A - 55.08 &amp; Parcel B - 31.83)

| Existing Schedule of Accommodation |                 |                                   |                 |
|------------------------------------|-----------------|-----------------------------------|-----------------|
| Unit Type                          | Number of Units | Avg. Number Of Residents Per Unit | Total Residents |
| Duplex/Fourplex                    | 174             | 1.4                               | 250             |
| Assisted Living (incl. kitchen)    | 159             | 1.1                               | 180             |
| School/Church                      | N/A             | N/A                               | 300*            |
| Harbour                            | 32              | 1                                 | 32              |
| <b>Total</b>                       | <b>365</b>      | <b>-</b>                          | <b>462</b>      |

\* Church and school members, not residents

Note: Existing population of 462 total residents as indicated on the table above (based on 365 existing units) is for reference only and a larger copy can be found in Appendix A2

| Building Type                         | Phase | Parcel Area Acres (Assumed) | Developable Area - Acres (Assumed) | *Non-Developable Area - Acres (Assumed) | Building Gross Floor Area - SF | FAR         | Stories | Suites      | Bays      | Suite Breakout |            |               |            | Mix per floor           |
|---------------------------------------|-------|-----------------------------|------------------------------------|---|--------------------------------|-------------|---------|-------------|-----------|----------------|------------|---------------|------------|-------------------------|
|                                       |       |                             |                                    |   |                                |             |         |             |           | 1 Bed varies)  | (% varies) | 2 Bed varies) | (% varies) |                         |
| Condominium Suites                    | 1 & 4 | 14.88                       | 11.41                              | 3.47                                    | 617,034                        | 0.95        | 6       | 346         |           | 50%            | 173        | 50%           | 173        | 6 Floors Residential    |
| Condominium Suites                    | 2 & 3 | 17.14                       | 10.9                               | 6.24                                    | 834,255                        | 1.12        | 6       | 502         |           | 40%            | 201        | 60%           | 301        | 6 Floors Residential    |
| Condominium Suites                    | 6     | 2.82                        | 1.83                               | 0.99                                    | 137,542                        | 1.12        | 6       | 78          |           | 33%            | 26         | 67%           | 52         | 6 Floors Residential    |
| Condominium Suites                    | 0     |                             | 0                                  | 0                                       | 0                              | 0           | 0       | 0           |           |                |            |               |            | Floors Residential      |
| Condominium Suites                    | 0     |                             | 0                                  | 0                                       | 0                              | 0           | 0       | 0           |           |                |            |               |            | Floors Residential      |
| <b>Sub Total</b>                      |       | <b>34.84</b>                | <b>24.14</b>                       | <b>10.7</b>                             | <b>1,588,831</b>               | <b>3.19</b> |         | <b>926</b>  |           |                |            |               |            |                         |
| Mixed Use - Suites above              | 5     | 2.74                        | 1.62                               | 1.12                                    | 51,237                         | 0.43        | 3       | 16          | 8         | 25%            | 4          | 75%           | 12         | 2 Res' and 1 Commercial |
| Mixed Use - Suites above              | 7a    | 3.06                        | 1.37                               | 1.69                                    | 25,312                         | 0.19        | 2       | 8           | 8         | 25%            | 2          | 75%           | 6          | 1 Res' and 1 Commercial |
| Mixed Use - Suites above              | 7b    | 2.92                        | 1.43                               | 1.49                                    | 29,408                         | 0.23        | 2       | 12          | 8         | 33%            | 4          | 67%           | 8          | 1 Res' and 1 Commercial |
| Mixed Use - Suites above              | 9     | 4.62                        | 3.03                               | 1.59                                    | 123,461                        | 0.61        | 3       | 64          | 21        | 46%            | 30         | 54%           | 34         | 2 Res' and 1 Commercial |
| <b>Sub Total</b>                      |       | <b>13.34</b>                | <b>7.45</b>                        | <b>5.89</b>                             | <b>229,418</b>                 | <b>1.46</b> |         | <b>100</b>  | <b>45</b> |                |            |               |            |                         |
| Supplemental Accommodation            |       | 1.79                        | 1.79                               | 0                                       | 135,997                        | 1.74        | 4       | 60          |           | 44%            | 27         | 56%           | 33         | 4 Floors Residential    |
| Designated Assisted Living            |       | 7.08                        | 6.62                               | 0.46                                    | 164,039                        | 1.04        | 4       | 178         |           |                |            |               |            | 4 Floors Residential    |
| Harbour Addition                      |       | 7.89                        | 5.33                               | 2.56                                    | 83,651                         | 0.39        | 2 & 3   | 104         |           |                |            |               |            | 2 & 3 Floor Residential |
| <b>Sub Total</b>                      |       | <b>16.76</b>                | <b>13.74</b>                       | <b>3.02</b>                             | <b>383,687</b>                 | <b>3.17</b> |         | <b>342</b>  |           |                |            |               |            |                         |
| New Chapel                            |       | 1.43                        | 0.54                               | 0.89                                    | 939                            | 0.02        | 1       |             |           |                |            |               |            |                         |
| New 6 Storey DAL                      | 8     | 3.54                        | 2.99                               | 0.55                                    | 213,862                        | 1.39        | 6       | 210         |           | 100%           | 210        |               |            | 6 Floors Residential    |
| New Elementary School                 |       | 5.73                        | 2.88                               | 2.85                                    | 36,371                         | 0.15        | 1       |             |           |                |            |               |            |                         |
| New High School                       |       | 6.28                        | 4.64                               | 1.64                                    | 60,439                         | 0.22        | 1       |             |           |                |            |               |            |                         |
| Existing Church                       |       | 4.99                        | 4.99                               | 0                                       | 47,501                         | 0.22        | 1       |             |           |                |            |               |            |                         |
| <b>Sub Total</b>                      |       | <b>21.97</b>                | <b>16.04</b>                       | <b>5.93</b>                             | <b>359,112</b>                 | <b>1.99</b> |         | <b>210</b>  |           |                |            |               |            |                         |
| <b>Grand Total</b>                    |       | <b>86.91</b>                | <b>61.37</b>                       | <b>25.54</b>                            | <b>2,561,048</b>               | <b>9.81</b> |         | <b>1578</b> | <b>45</b> |                |            |               |            |                         |
| Total Care Suites for Entire Site     |       |                             |                                    |   |                                |             |         | 492         |           |                |            |               |            |                         |
| Total Suites for Entire Site          |       |                             |                                    |   |                                |             |         | 1086        |           |                |            |               |            |                         |
| Total Commercial Bays for Entire Site |       |                             |                                    |   |                                |             |         | 45          |           |                |            |               |            |                         |

Grand Total of Proposed New Suites only for Development 1578

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## 5.0 PROJECT UNDERSTANDING & APPROACH

### 5.1 PHILOSOPHIC APPROACH TO SENIORS ACCOMMODATION

At Prince of Peace the welfare and wellbeing of the residents is paramount and there is a clear mandate to provide Eldercare to the highest possible standard. Numerous factors impact on resident health ~~and ARFAi is working closely with Prince of Peace to the intent~~ **is to** ensure that the geometry of the proposed buildings effectively accommodate these needs and that the future geometry will augment and facilitate these requirements.

The building design is based on ~~recent experience with Alberta Health and~~ the cluster concept which allows residents with cognitive challenges to enjoy a more intimate and holistic environment without having to be exposed to a large-scale institutional setting. An individual can, for example, enjoy meals with a limited number of residents instead of a dining room that can seat 200. In spite of this attention to the needs of the frail and elderly, the staffing model, which allows for a free flow of staff through back-of-house circulation, can ensure the viability of this level of care for many years to come.

One of the most exciting contributions to eldercare is the emerging philosophy of the Eden Alternative. The Eden Alternative engages the resident in their living environment and allows them to interact and be a part of their own caregiving which is greatly superior to conventional eldercare which will often see the resident only as a patient rather than an active participant with a free will to impact their living experience. The impact on the respective space is that it is now designed as a living environment without long institutional hallways and this space can now instead augment the living environment and contribute to activity space. Prince of Peace has committed to the Eden Alternative and the design is specific to the concept.

This commitment to the well-being of seniors carries also into all aspects of Universal Design and the design of the site which will result in a seniors environment that will best address the needs of the residents at Prince of Peace.

### 5.2 BIOPHILIA

#### 5.2.1 The Love of Living Systems

The term "biophilia" which literally means "love of life or living systems" was coined by Erich Fromm to describe a psychological orientation of being attracted to all that is alive and vital. Humans subconsciously seek connections with the rest of nature. We are attracted and have positive feelings towards natural habitat and objects in their natural surroundings. Studies at both Harvard and Yale have provided empirical evidence that when humans have access to nature their systems perform better. Patients in hospitals with courtyard environments can statistically be shown to heal faster than patients who have no ability to be outdoors. The same is true for students, with all else being equal; those with access to the outdoors will achieve higher grades. From this we can know with confidence that seniors who have access to the outdoors will age more graciously than those who do not.





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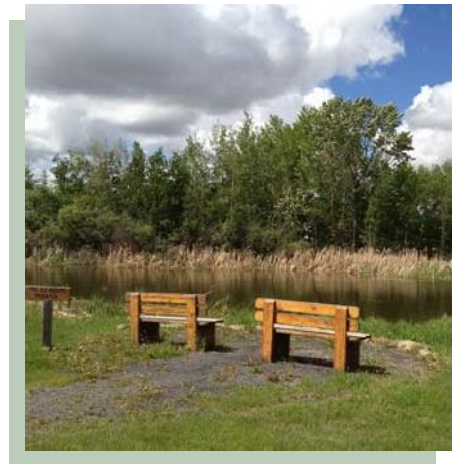
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**5.2.2 Prince of Peace – Natural Environment**

The grounds at Prince of Peace have been developed to maximize access to the outdoors. Extensive walking trails cross the site linking natural wetlands harboring a variety of bird and mammal species. It is the intention of this design to augment and embellish the natural environment preserving and maintaining the healthy habitat that exists in providing additional new areas for these animals to coexist with the residents of the site.

**5.2.3 Proposed Benefits**

The benefits of the natural environment are already evident at Prince of Peace. The health of our present residents exceeds that of other accommodations. It is anticipated that some seniors who make their way into the Prince of Peace environment may actually have improved health as they are exposed to the serene natural surroundings in the context of the site.

**5.3 SUSTAINABILITY**

Sustainability plays a vital role in any contemporary development and it has been identified as a primary criterion for the Prince of Peace. A characteristic that has set Prince of Peace apart is its conscientious commitment to integrity and morality and the desire to exercise effective stewardship over the natural environment. The following are opportunities that will be realized in the design of the facilities and buildings on this site.

**5.3.1 Geothermal Exchange System**

A geothermal exchange system utilizes the thermal mass capacity of the earth to store energy for future consumption. The temperature of the upper 6 m of the surface maintains a nearly constant temperature between 10 and 16°. This temperature is augmented by heat that is rejected during the cooling season and is later harvested during the heating season. The ground source thermal mass is accessed by boreholes 220 feet deep which house 3/4 inch diameter pipes containing a solution of water and 25% glycol. The lines are then sized up to 1-1/2 inches and ultimately 2 inch (inside dimension) lines which feed into the building. The system will be designed to accommodate two modes:

1. An ability to reject heat into the ground and
2. An ability to access and absorb heat that is stored in the ground.

~~ARFAi has recently designed a successful Geothermal Exchange System at Heritage Heights located Medicine Hat. The geometry of the building users similar to that which is proposed at Prince of Peace as is the geography and climate. In light of this consideration it is anticipated that the implementation of the Geothermal Exchange System will also be successful at the Prince of Peace site. In order to ensure that the system functions effectively the first season of operation will be the cooling season so that the ground source can be supercharged prior to a subsequent drawdown in the ensuing winter. The heat that is rejected into the thermal mass of the ground will be harvested in this next cold season. The system will be implemented with deep ground loops.~~

~~Energy modeling will be undertaken at regular intervals throughout all of the heating season as it commences and as demand on the system occurs. This modeling will ensure that the system is operating at peak performance and that the ground source thermal mass is taxed at optimized rates.~~

~~REMOVE PICTURE~~



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285030 LUTHER ROSE BLVD., NORTHEAST CALGARY, AB

**5.3.2 Photovoltaic System**

A Photovoltaic System (PV system) uses solar panels to convert sunlight into electricity. The solar photovoltaic panels collect the energy from the sun and an inverter subsequently takes the DC power that is collected and converts it to AC power. The system proposed for Prince of Peace is the micro inverter system which allows each panel to operate independently of the rest of the photovoltaic panels. Historically if solar shading occurred on a number of panels the system would decrease in efficiency however through the micro inverter system if solar shading occurs; the balance of the panels receiving sunlight continue to generate electricity efficiently. It is anticipated that the power produced by the system will be consumed by the building directly although it will have the potential, and will can be wired to, contribute back to the grid. It is expected that the power produced by the photovoltaic array will continue to be the first utilized in perpetuity as it is on-site produced and as such will be the first engaged. Photovoltaic systems have been proven to be economically viable through lifecycle costing analysis.

Coupled with the geothermal exchange system a photovoltaic system becomes dramatically more efficient. The photovoltaic system will assist in creating 25% COP on the geo-exchange having exponential results.

**5.3.3 Graywater Recycling**

ARFAi has been playing a leadership role in graywater recycling in Alberta. In a recent project in Medicine Hat the plumbing was triple piped to allow for the graywater from vanities and showers to be utilized for the flushing toilets. This results in a savings of one third of the water consumption within the facility. It also results in a reduction of one third of the sewer since his graywater is normally shed directly to the sanitary sewer lines of the municipality. A similar concept of graywater recycling is planned for the development on the Prince of Peace site.

REMOVE PICTURE

**5.3.4 Storm Water Management**

The City of Calgary demands that the storm water during construction be managed to LEED standards. On the Prince of Peace site the same rigorous specifications for erosion and sedimentation control will be implemented. In order to ensure that minimal storm water needs to be managed on the site some of the road and parking environments will be finished in concrete grid pavers allowing storm water to percolate into the ground rather than contributing to runoff which needs to be managed in storm drains. In addition many of the water bodies designed to provide for storm water management will allow for the rainwater to be retained on-site and in turn irrigated to create the required free board for the next rainwater event.

**5.3.5 Electrical Wind Generation**

Current technology exists for aesthetically pleasing small scale wind generators which can effectively be incorporated into the site at Prince of Peace. These technologies will be explored to see if they can effectively augment the photovoltaics planned for the development.



**ENCHARIS COMMUNITY HOUSING & SERVICES SAGE PROPERTIES CORP.**

PRINCE OF PEACE - CONCEPTUAL SCHEME PLAN

285030 LUTHER ROSE BLVD., NORTHEAST CALGARY, AB

**5.3.6 LEED – Leadership in Energy and Environmental Design**

Leadership in Energy and Environmental Design (LEED) is a system for rating the design, construction and operation of high performance of green building, homes and neighborhoods. It was developed by the (USGBC) U.S. Green Building Council which was spearheaded by Robert Watson Founding Chairman LEED Steering Committee. LEED is intended to provide building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions. LEED certification will be pursued for development on the Prince of Peace site.

~~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~~



## TABLES

Proposed Land Use District Site Plan

Detailed Proposed Phasing Site Plan

~~Schedule of Accommodations—Existing & Proposed~~

Detailed Proposed Pathway Site Plan

Proposed Aerial Site Development

~~Proposed Project Building Detail Sheets~~

~~Land Title Certificates~~  
~~Registered Documentation~~

~~Colliers Existing Report~~

~~Colliers International Financial Appraisal~~

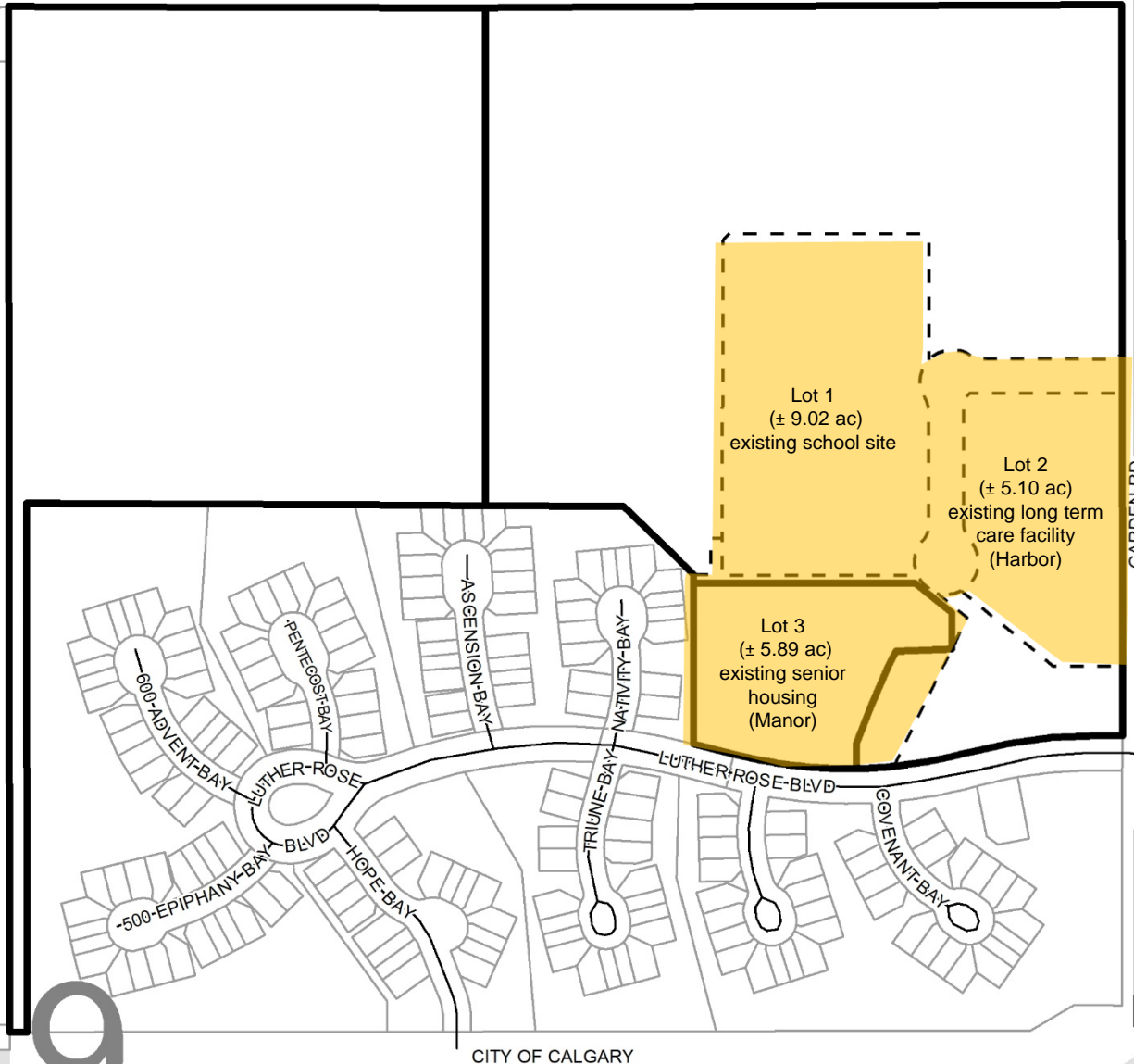
~~TO BE REMOVED~~





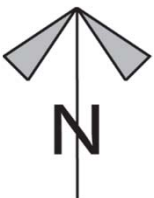
**MSDP Amendment Proposal** - To amend the existing Prince of Peace Master Site Development Plan, in order to create three lots to separate title for the existing three buildings and remainder lands.

TWP RD 244  
(Highway 1)



## DEVELOPMENT PROPOSAL

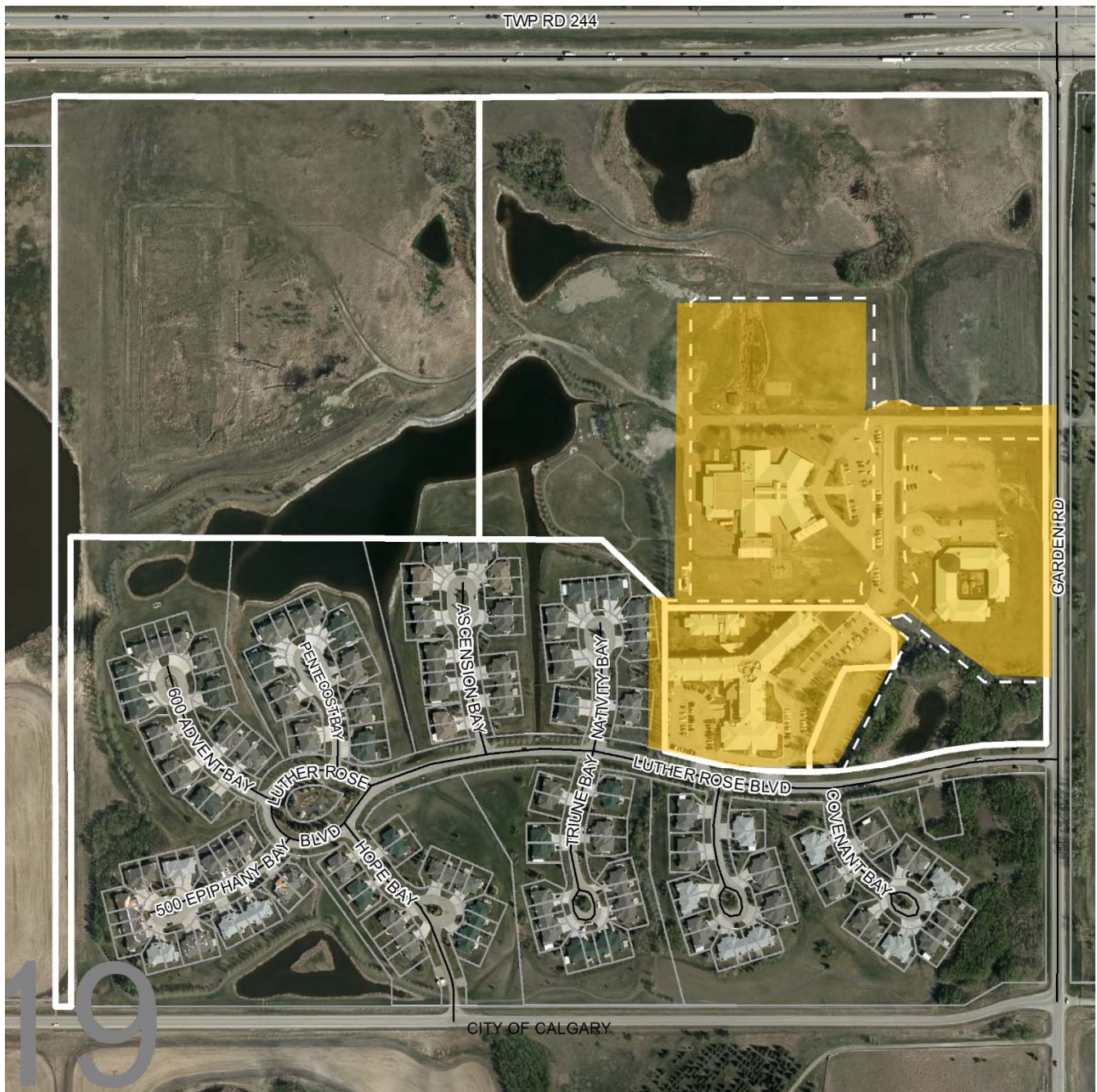
A portion of NE-19-24-28-W04M



Date: June 26, 2020

Application: PL20200026

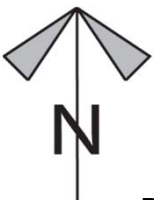
File: 04319004/9009/9202



Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

**AIR PHOTO**

*Spring 2018*



A portion of NE-19-24-28-W04M

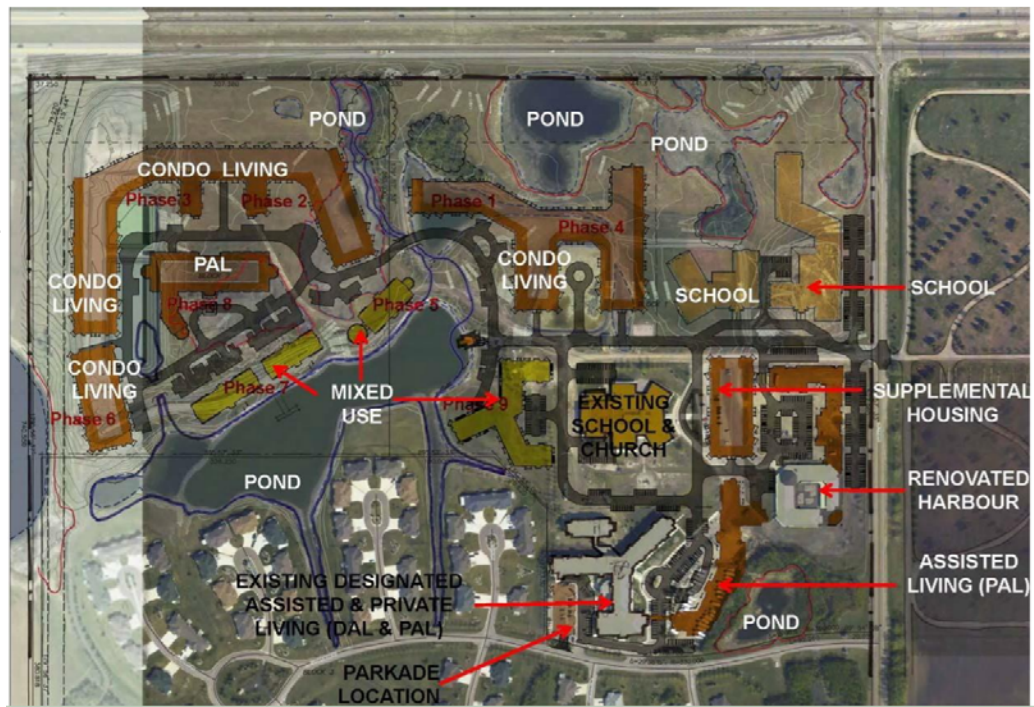
Date: June 26, 2020

Application: PL20200026

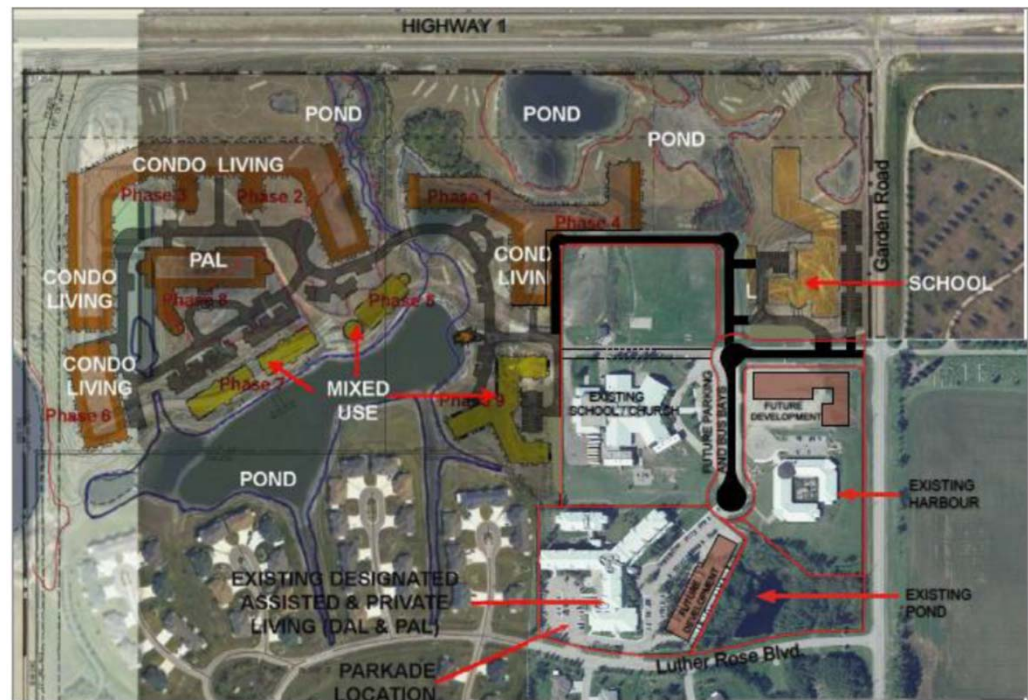
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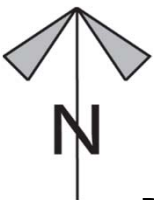
Existing Prince of Peace MSDP



Proposed Amendments to Prince of Peace MSDP



## PROPOSED AMENDMENTS



A portion of NE-19-24-28-W04M

Date: June 26, 2020

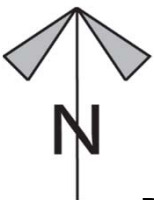
Application: PL20200026

File: 04319004/9009/9202





## SITE PHOTOS



A portion of NE-19-24-28-W04M

Date: June 26, 2020

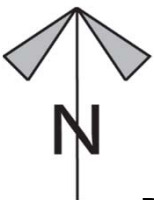
Application: PL20200026

File: 04319004/9009/9202





## SITE PHOTOS

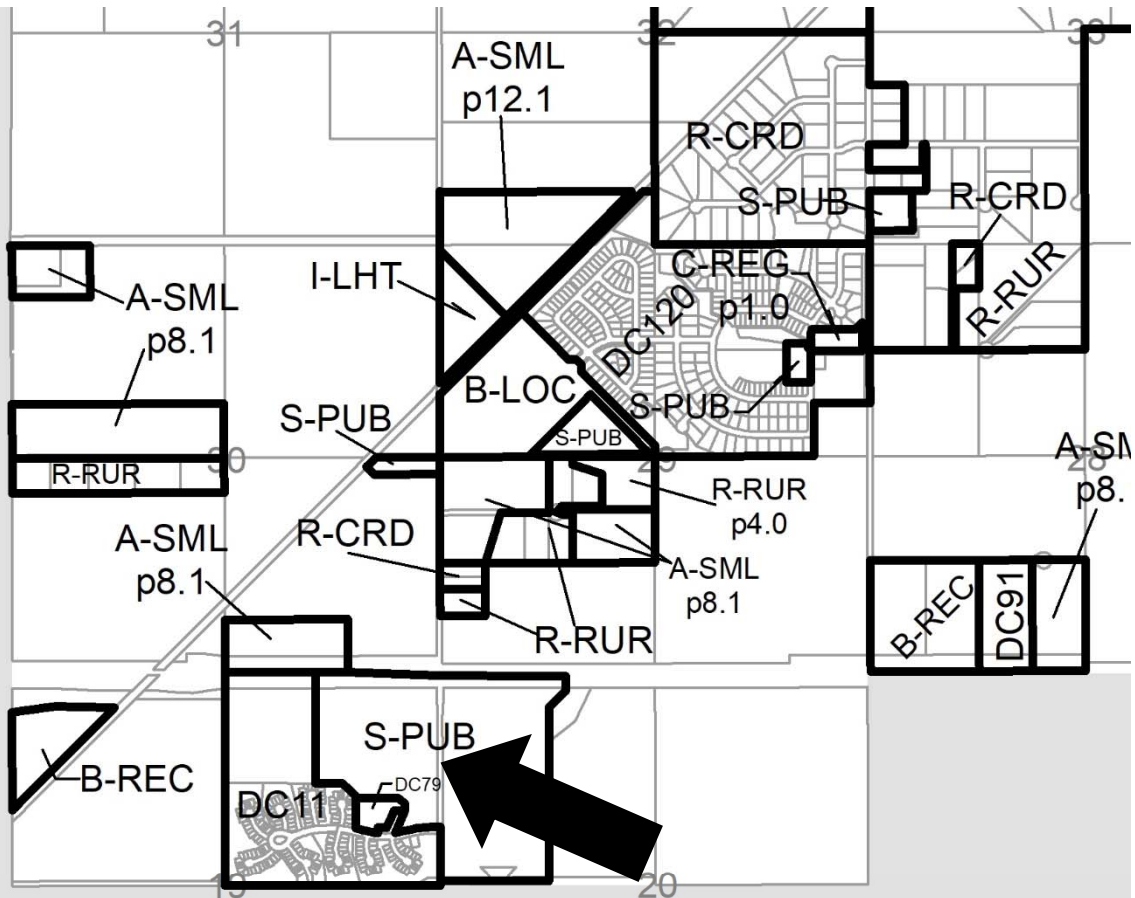


A portion of NE-19-24-28-W04M

Date: June 26, 2020

Application: PL20200026

File: 04319004/9009/9202



CITY OF CALGARY

CITY OF CHESTERMERE

|                          |                                       |
|--------------------------|---------------------------------------|
| Ranch and Farm           | B-1 Highway Business                  |
| RF2 Ranch and Farm Two   | B-2 General Business                  |
| RF3 Ranch and Farm Three | B-3 Limited Business                  |
| AH Agricultural Holding  | B-4 Recreation Business               |
| F Farmstead              | B-5 Agricultural Business             |
| R-1 Residential One      | B-6 Local Business                    |
| R-2 Residential Two      | NRI Natural Resource Industrial       |
| R-3 Residential Three    | HR-1 Hamlet Residential Single Family |
| DC Direct Control        | HR-2 Hamlet Residential (2)           |
| PS Public Service        | HC Hamlet Commercial                  |
|                          | AP Airport                            |

## LAND USE MAP

A portion of NE-19-24-28-W04M

Date: June 26, 2020

Application: PL20200026

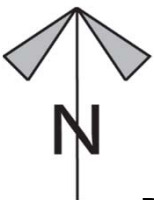
File: 04319004/9009/9202





Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

**TOPOGRAPHY**  
*Contour Interval 2 M*

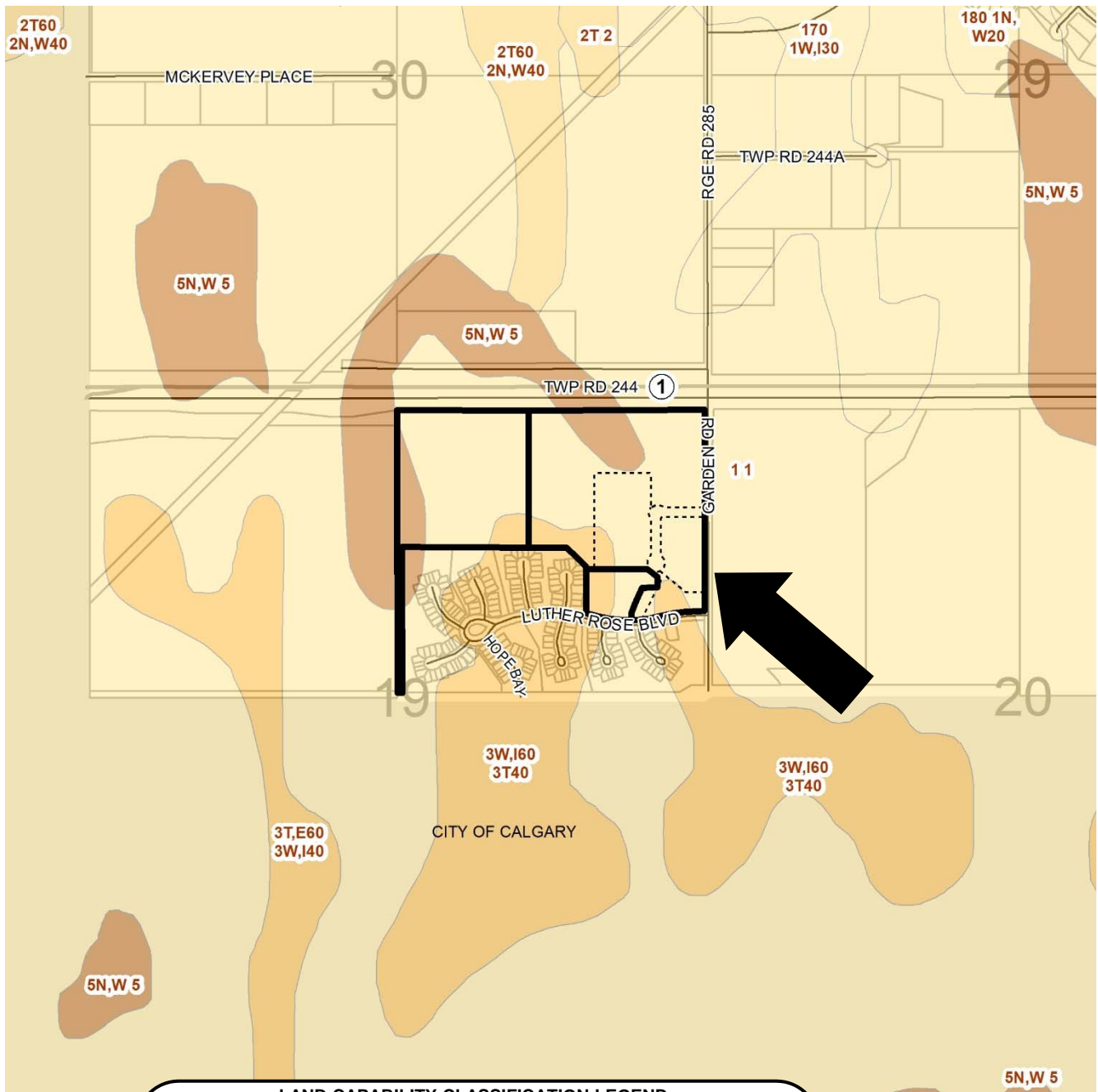


A portion of NE-19-24-28-W04M

Date: June 26, 2020

Application: PL20200026

File: 04319004/9009/9202



**LAND CAPABILITY CLASSIFICATION LEGEND**  
*Limitations refer to cereal, oilseeds and tame hay crops*

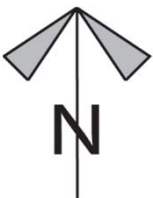
**CLI Class**

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

**Limitations**

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

**SOIL MAP**



A portion of NE-19-24-28-W04M

Date: June 26, 2020

Application: PL20200026

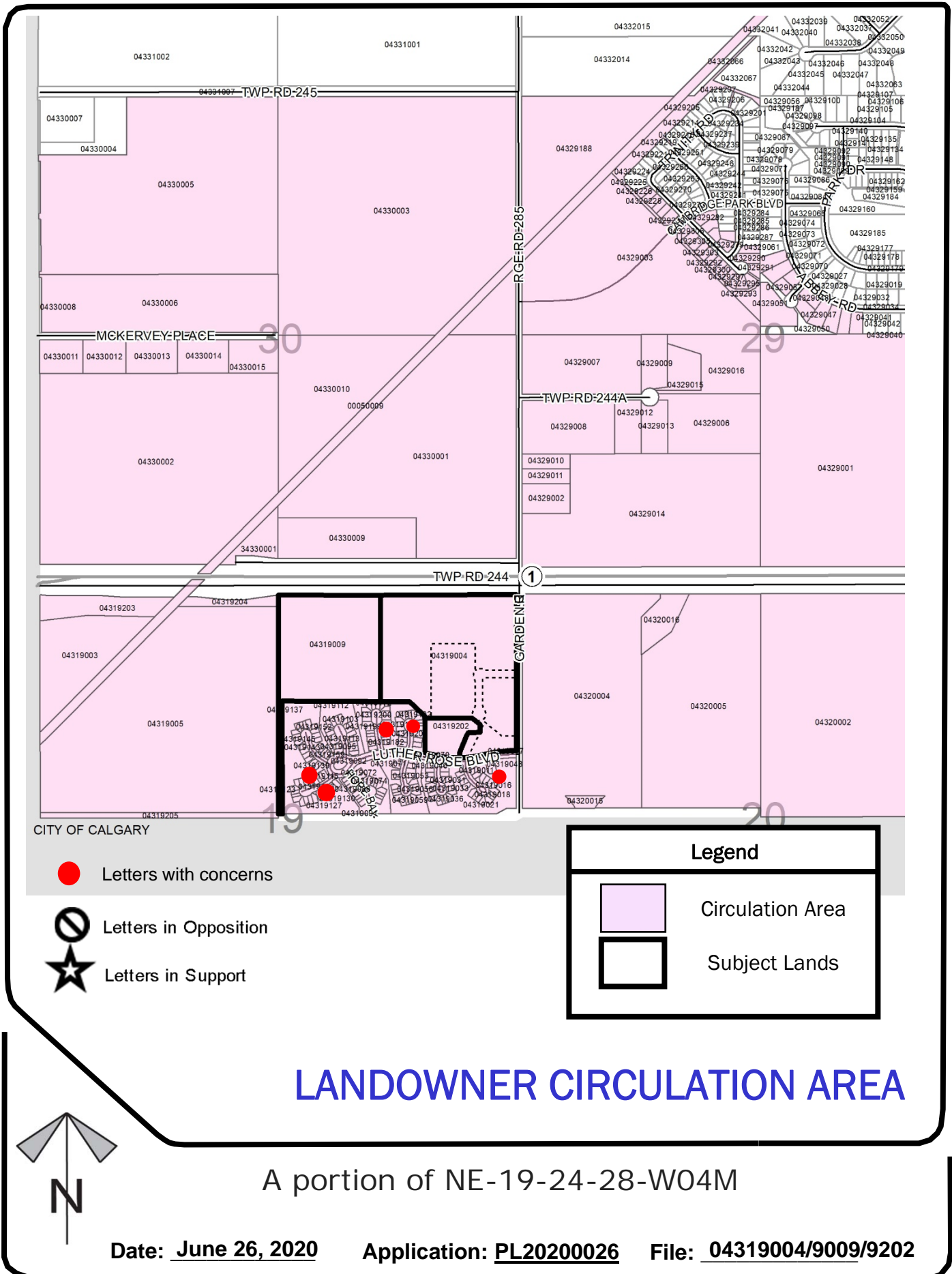
File: 04319004/9009/9202





# HISTORIC SUBDIVISION MAP

**File: 04319004/9009/9202**



July 28, 2013

Planning & Development Department  
Rocky View County  
911 - 32nd Ave. NE  
Calgary, Alberta  
T2E 6X6

RE: File Number: 04319004/009/2012-RV-174  
Master Site Development Plan (Prince of Peace Development)

To whom it may concern, *Xin Deng*

After experiencing flooding this year in June at the Prince of Peace Village, where we have lived for the past four years, we are requesting a review for EnCharis Community Housing and Services' planned development and expansion north of The Village. We are located in low lying land with many sloughs in the surrounding areas. There is no water drainage. There is danger of flooding and the development of more buildings, roads and parking lots would make the situation worse with potentially disastrous consequences. With the unpredictable weather in Calgary, increased rain and recent flooding in Southern Alberta, there needs be carefully thought into how these lands are developed.

For two weeks in June of this year, Prince of Peace Village had to pump water from Serenity Lake (north of the Village) which was overflowing into the streets and properties of Prince of Peace Village. The water was being pumped into a field west of The Village until that field was full and it was then pumped to a field south of The Village. The Prince of Peace Lutheran School's gymnasium was flooded and the fire department pumped the water from there back into Serenity Lake for many days and nights. The gymnasium was also being sand-bagged to prevent more flooding.

In addition to the flooding issue, there is one access road planned for the large development north of The Village and north of our home. This one access road is planned to be only a few metres from our house and our backyard. This would be extremely disruptive and would affect our standard of living greatly. The plan clearly shows that this road could be placed in other areas where it would be less disruptive to the residents of this village, retired residents who wish to enjoy the quiet neighborhood, the reason for moving to this village.

For these very important reasons and legitimate concerns, we kindly request a thorough review of the "Prince of Peace Development" plans.

Jan & Helena Novotny  
911 Nativity Bay  
Calgary, Alberta  
T1X 1R1

*Helena Novotny*  
*Jan Novotny*

## Subdivision

~~September 29, 2013~~~~Mr. Ben Mercer  
Rocky View County  
Planning & Development  
911 - 32 Ave. NE  
Calgary, AB T2E 6X6~~

RE: File Number 04330001  
Application 2013-RV-089 (Subdivision)  
Division 5

Dear Mr. ~~Mercer~~, *Xin Deng*

We are very concerned about this potential subdivision adjacent to our property for many reasons. The first and main reason for this concern is the lack of storm water drainage in this area. We have experienced severe flooding this June at our residence in Prince of Peace Village. The roads and pathways in the village were flooded for the entire month of June, as well as the gymnasium at the adjacent school. For three weeks, the village had to pump water from Serenity Lake into neighboring farm land. The next reason is that the property next to the proposed subdivision (file 04330009) was flooded and had to be pumped 24 hours a day for two months to finally drain it. Flooding of that property, which is next to Highway #1, was the reason why the village was also so severely flooded. There is no storm water drainage. More buildings and roads will create more problems. To pump water from one land to another is not a solution. Conrich road is a good example of what subdivisions can do.

Just south of us, we see the new construction of a shopping centre where the City of Calgary ensures that the first thing they do is create underground drainage of stormwater and provide drinking water and disposal of sewage which is the proper way of creating a safe environment for everyone. I would be very concerned about any new development in this area until there is proper infrastructure in place to support it, which includes infrastructure be put in place to support the existing developments.

Thank you for your time and consideration of these comments.

Kindest regards,

Jan & Helena Novotny  
911 Nativity Bay  
Calgary, AB T1X 1R1

*Jan + Helena Novotny*



May 5, 2020

Planning Services Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB  
T4A 0X2

To: Mister Xin Deng

Re: Sage Master Site Development Plan

File Number: 04319009/9004/9202

Application Numbers: PL20200026 (MSDP Amendment) and PL20200027 Subdivision

Division: 5

As an owner of a condominium in Prince of Peace Village, I am very concerned about the above applications and possible impact of traffic on Luther Rose Boulevard if these applications are approved for future development, and the plan for access to the triangular property between Lot 2 and Lot 3.

Luther Rose Boulevard is and always has been owned by Prince of Peace Village, and must continue to be used by Prince of Peace residents ONLY. If the above developments are approved, Sage or the new owners must be required to build their own roadway access to the construction sites; no construction vehicles to be allowed access to Luther Rose Blvd. Also any future developments must have their own permanent access road for use by the public – NO access via Luther Rose Blvd.

Sincerely,

Eileen Dagenais  
805 Ascension Bay  
Prince of Peace Village

*Eileen Dagenais  
805 - Ascension Bay  
Prince of Peace Village*

May 5, 2020

Planning Services Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB  
T4A 0X2



To: Mister Xin Deng

Re: Sage Master Site Development Plan

File Number: 04319009/9004/9202

Application Numbers: PL20200026 (MSDP Amendment) and PL20200027 Subdivision

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Sincerely,

Nino and Marianne Campitelli  
535 Epiphany Bay  
Prince of Peace Village

**Xin Deng**

---

**From:** Ronald Pieters [REDACTED]  
**Sent:** April 23, 2020 2:22 PM  
**To:** Xin Deng  
**Subject:** [EXTERNAL] - Rocky View County/Sage Master Site Plan Letter

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Do not open links or attachments unless sender and content are known.

Dear Mister Xin Deng,

My Name is Ronald Pieters and I live in the Prince of Peace Village at 123 Covenant Bay, my main concern is that in the plans for the Chestermere – Calgary Corridor it was indicated that the Garden Road would be closed off and all traffic of our Village and later from the new developments must go via the Garden Road to the extended Memorial Drive and from there to the 16<sup>th</sup> Ave NE.

If that happens, we need traffic lights at Luther Rose Boulevard to get in and out of the Village.

Also, I must remind you that there is no public transportation anywhere close to this area, unless you walk over 8<sup>th</sup> Ave NE to 84<sup>th</sup> Street NE to catch the 440, which serves Chateau Estates/Franklin. At a certain age and with possible disabilities when you are not allowed to drive anymore, everyone in this situation relies then on neighbours or family to bring them some where.

Thanks for your effort in this matter,  
Ronald Pieters.

Sent from [Mail](#) for Windows 10

May 7, 2020

Jacob and Leona Janzen  
507 Epiphany Bay  
Calgary, Ab.  
T1X 1G6

Planning Services Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, Ab  
T4A 0X2

**Re: File Number 04319009/9004/9202**  
**Application Number PL20200026 and PL20200027**

**Attn: Xin Deng**

While not opposed to the subject applications in principle, we do have concerns regarding Application PL20200027.

**Subdivision PL20200027**

**A separate access road to access the proposed Lots 1 & 2 and the expanded Lot 3 must be a requirement for the subdivision approval.** In 2003 a subdivision of 4.7 acres (a portion of Lot 3) was created to accommodate the construction of the Prince of Peace Manor. At that time the MD of Rocky View required an access from the new parcel to a municipal road and the easement 031143480 was placed on the adjacent property to access 100 St and Luther Rose Blvd. to meet that requirement.

At that time all the lands comprising the Prince of Peace Village (Condominium Plan No. 9812469) and the lands for which subdivisions have now been applied for were in direct ownership of the Lutheran Church of Canada Alberta British Colombia District and were subsequently transferred to Encharis, a newly formed arm of the church. It is apparent to have been assumed the ownership of the entire community would remain as such with no consideration given to possible changes in ownership as the village was a Life Lease community owned and operated by them. However, in 2009 the holders of the Life Leases were given the opportunity to take Freehold Titles (ownership) with somewhat more than 50% availing themselves of the offer. Transfers were completed in 2010 and the number increased as Leasehold properties changed hands and others chose to take title.. Subsequently when Encharis (virtually the LCC Alberta BC District) declared "Insolvency" the remaining holders of



Life Leases were required to assume title to their homes. This has resulted in a 100% ownership of the village now being in the name of individuals. This has changed the dynamics of the original village community whereby it became an entirely separate entity with no affiliation to the original owners and now the new owners, Sage Properties. This has become troublesome in the last 2/3 years as they are the supplier of water and sewer services.

With this application the new owners of the property are proposing an expansion of Lot 3 from 4.7 acres to 5.91 acres to accommodate the possible construction of another senior facility or an expansion of the existing manor. Such an expansion will create a significant increase in traffic on Luther Rose Blvd. which is on Prince of Peace Village property and is owned and maintained by the Village owners. When a new County Access road to the expanded Lot 3 is constructed, the Village should no longer be required by way of an easement to supply and maintain an access in perpetuity to that parcel. **Therefore, easement 031143480 should be removed as a condition of the subdivision.**

The Prince of Peace Village is occupied entirely by seniors of which many are elderly women living alone. The security of the village is becoming a worrisome issue for many residents and in the not too distant future the residents may want to create a gated community. This would be difficult if not impossible to achieve if this access easement is not removed. If the Luther Rose Blvd. access was gated the emergency accessibility would have to be maintained. It is my understanding a proposal was put forward to Sage Properties that if the existing access easement was removed an agreement could be put in place for the owners of Lot 3 to continue to use Luther Rose Blvd. for an emergency access.

It should be also be noted that over the years subdivision approvals have been granted access to municipal roads by way of pan handles, municipal road leases, easements, etc. and many times years later when situations change these access agreements cause problems. The easement Sage currently holds on Luther Rose Blvd. is certainly one of those troublesome agreements.

Thank you, Jacob and Leona Janzen



Condominium Corporation No: 9812469  
285030 Luther Rose Blvd., Calgary, AB T1X 1M9

Via email to [xdeng@rockyview.ca](mailto:xdeng@rockyview.ca)

Xin Deng  
**Rocky View County**  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

May 7, 2020

**Re: File Number 04319009/9004/9202**  
**Application Numbers PL20200026 (MSDP Amendment) and**  
**PL20200027 (Subdivision)**

Dear Ms. Deng,

Please accept this letter from the Board of Condominium Corporation No. 9812469 (the "Prince of Peace Village"), which owns property adjacent to the subject property. For these Applications, the Board also represents our condominium unit owners.

We write to support the Applications, and to request specific adjustments.

#### **Landlocked Manor Lot – Easement**

Luther Rose Boulevard is a private road. It was created to serve our property. In 2003, the original Manor Lot was created by subdivision. Because it was landlocked, the County imposed a condition requiring an easement agreement giving the Manor Lot access over part of Luther Rose Boulevard.

#### **Problematic Traffic**

Unfortunately, in waves through the day, fast-driving parents from the School on the subject property cut through the Manor Lot. This traffic, plus the Manor Lot's large vehicle traffic, endangers our elderly pedestrians. The weight of the large vehicles also causes excess wear and tear to the pavement on Luther Rose Boulevard.

We seek the County's help in bringing these unwelcome uses to an end.

**New Manor Lot**

Our goal is to now separate our property and the subject property as much as possible. The Tentative Plan replaces the Manor Lot with a larger New Manor Lot. It will have access to a new internal public road. As the New Manor Lot will no longer be landlocked, access to Luther Rose Boulevard is not needed. We ask the Subdivision Authority to:

1. Close the accesses from the New Manor Lot to Luther Rose Boulevard.
2. In the alternative, close one access, and restrict the other to emergency vehicles.

**New Public Road – Interface to Garden Road**

To ensure parents, delivery drivers and new traffic from future development are not tempted to use Luther Rose Boulevard, we ask the Subdivision Authority to mandate *very convenient interface* between the new public road and Garden Road. Please require a separate left turning lane, and pay particular attention to stacking and signal timing.

**Cost**

We have borne all costs for Luther Rose Boulevard to date. This is not sustainable. Should the Subdivision Authority require any access from the New Manor Lot to Luther Rose Boulevard, we ask for a subdivision condition requiring registration of a new easement agreement providing for:

1. Contributions from the New Manor Lot to the repair, maintenance and insurance of Luther Rose Boulevard.
2. Restrictions on the use of Luther Rose Boulevard to reduce damage to the pavement (e.g.: seasonal restrictions, restrictions on vehicle type and weight).

**Pond Lot**

The Tentative Plan shows a standalone Pond Lot at the south-east corner of the subject property. It should access only the new public road.

**Closing**

Thank-you for considering our submissions and requests. Kindly keep us apprised of hearings on these Applications so that we may attend to make submissions in person.

Yours truly,

Allan Brausse