



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



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PRINCE OF PEACE – MASTER SITE DEVELOPMENT PLAN
285030 LUTHER ROSE BLVD., ROCKY VIEW COUNTY, AB

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APPENDIX A1 – PROPOSED SITE PLANS & TABLES

Land Use District Map

Proposed Phasing Site Plan

Pathway Plan

Aerial Subdivision Concept Plan

Subdivision Site Plan

Subdivision Site Statistics Plan

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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 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.



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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. Transportation aspects of the study are addressed in 10.0 Transportation Assessment prepared by Scheffer Andrew Ltd. Planners and Engineers. Bunt Transportation has been retained to update the TIA, the updated TIA will be provided as a separate document.



Site characteristics

Currently the site provides accommodation for a Lutheran church, a school for children Grades 1-9 and a 55+ adult village.

Most of the buildings on the site are single story except for the Prince of Peace Manor which is a three-story building. The layout of the buildings, boundary conditions, landscaping, pathways and roadways are typical of a rural setting. Most of the development within the site is towards the southern half of the property.

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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 residents.



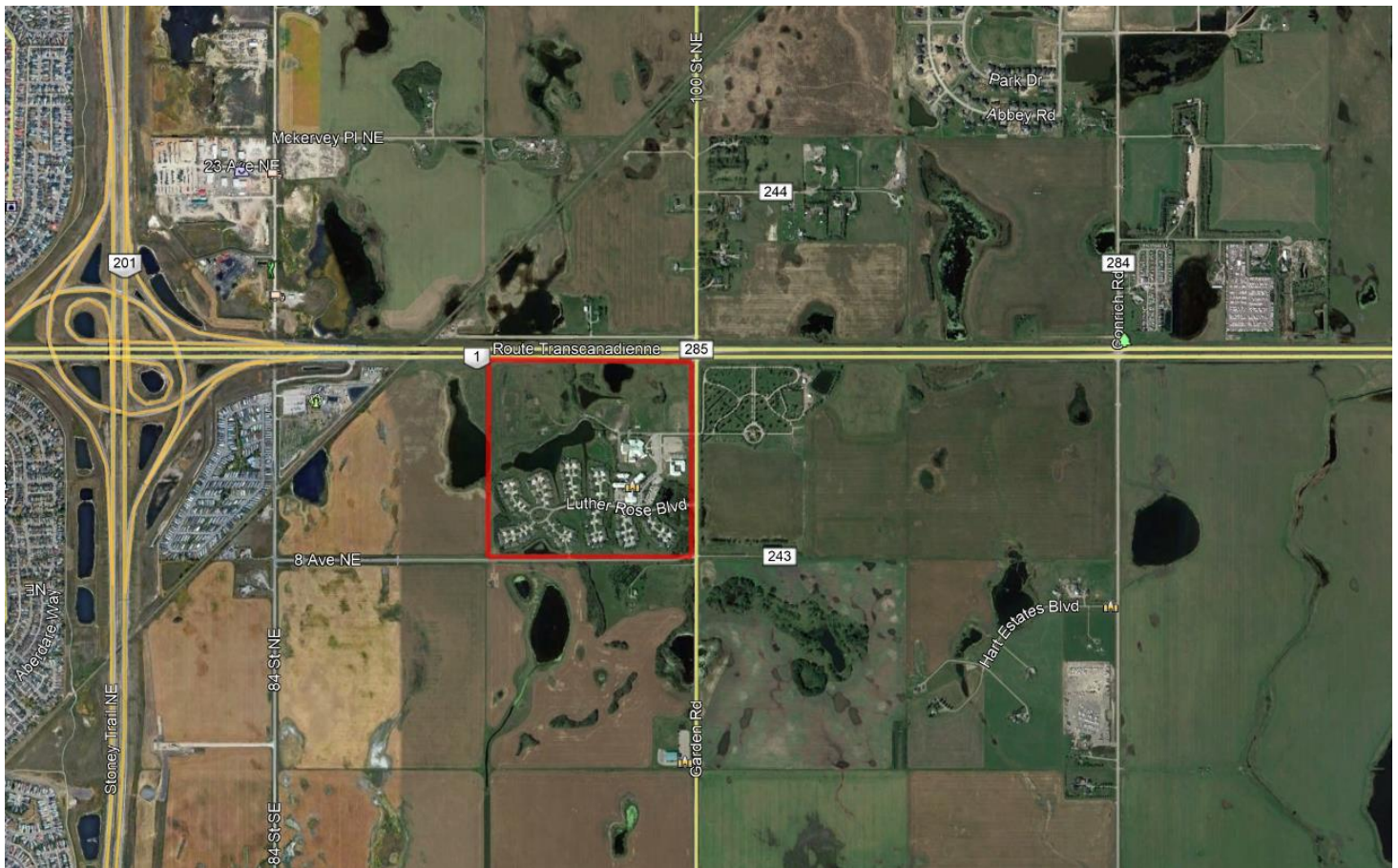
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2.1 LOCATION

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

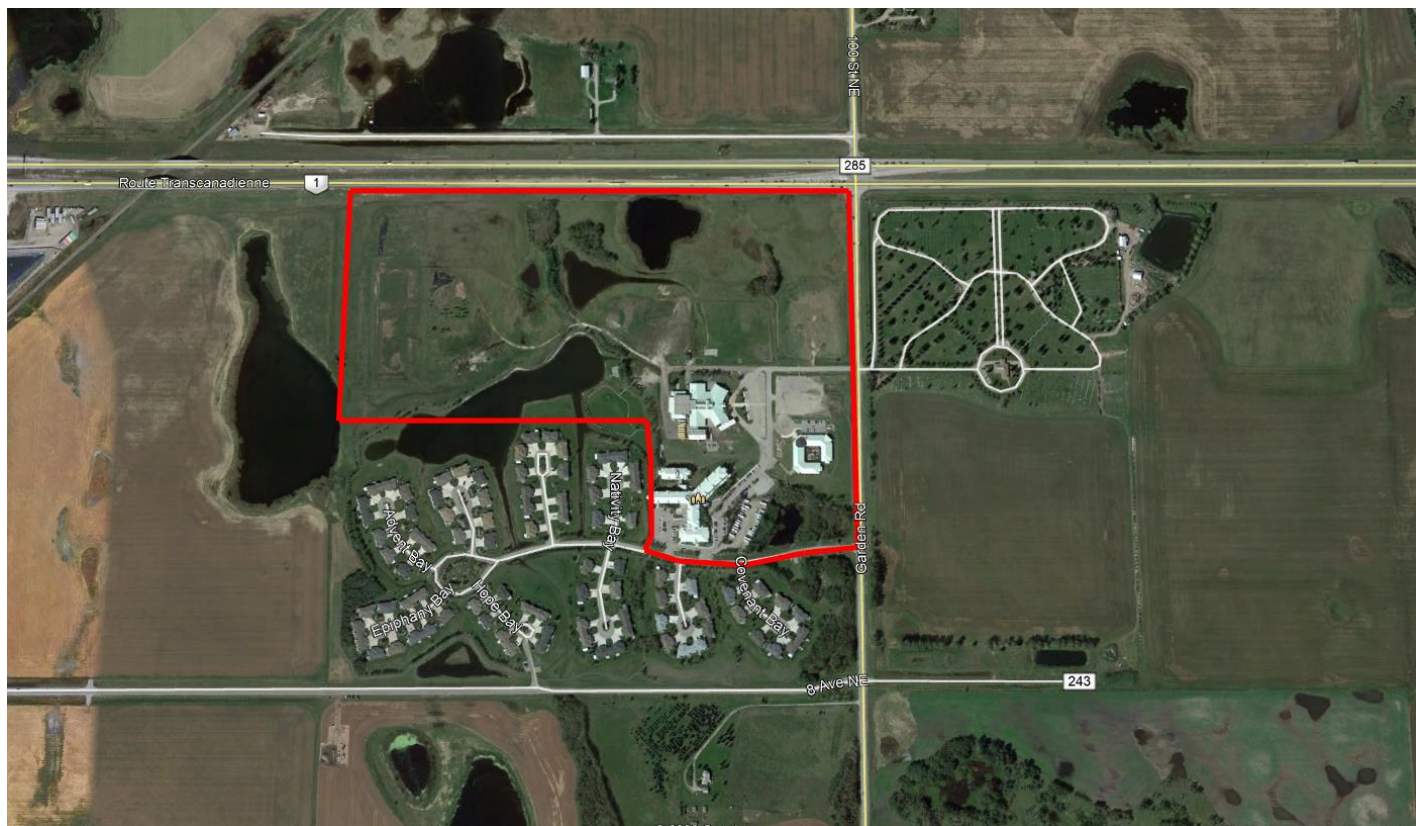
The site is bounded to the north by the #1 TransCanada Highway, to the east by Garden Road and to the South by a “bareland” condominium consisting of Duplex development and managed by a condominium Association and beyond that the Township Road 243A alignment. To the west is a quarter section of land 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 Master Site Development Plan and are owned by 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 describes 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 Area Structure Plan

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.

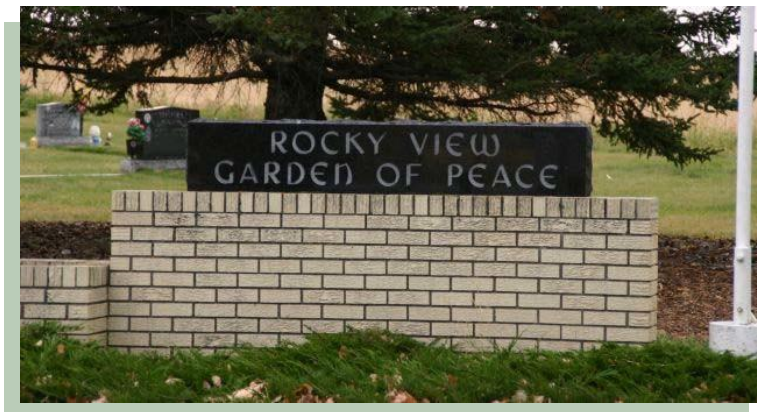
The subject lands are within the defined area of the Conrich Area Structure Plan, and the lands are designated as Institutional/Residential within the ASP's Land Use Strategy.

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 115th Street SE will interface with the TransCanada Highway is constructed. 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. boundary in accordance with the 2009 County Cemeteries Master Plan. The Master Plan contemplates a potential secondary access to the cemetery to line up with the existing intersection of Garden Road and Luther Rose Boulevard. A potential service access is also discussed, at the south end of the cemetery property.



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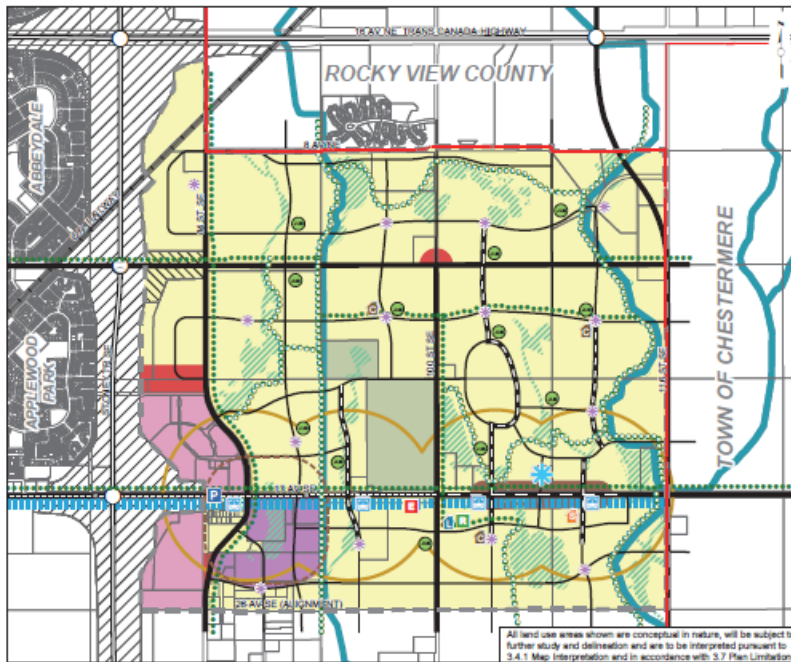
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2.3.1.4 Belvedere Area Structure Plan

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 neighborhood with environmental open space, and the Shepard Regional Drainage System.

**Belvedere Area Structure Plan**

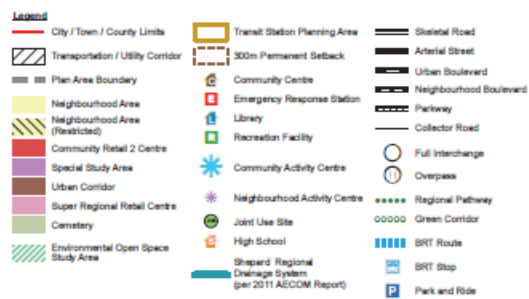
Shaping a More Compact Urban Form



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 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

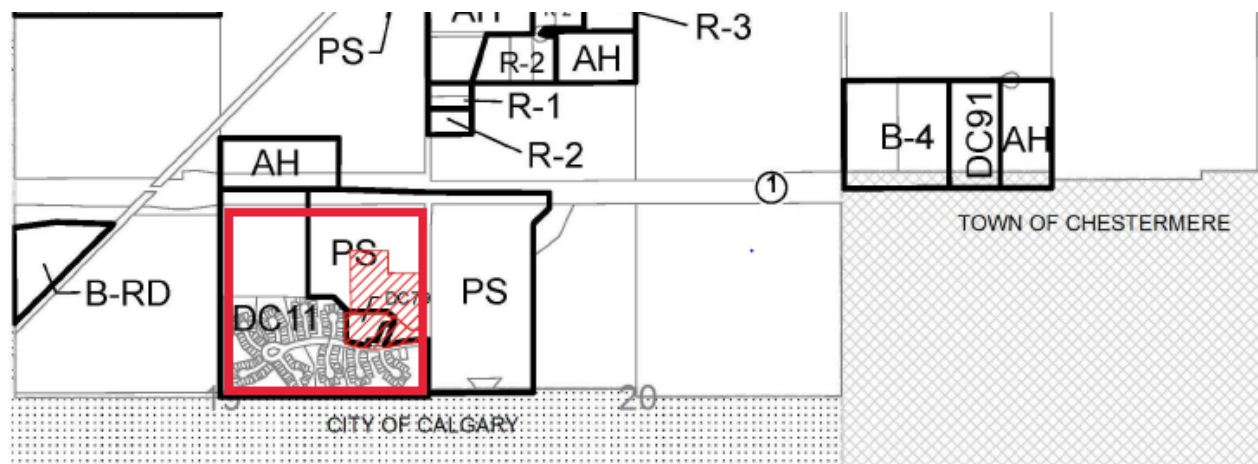
The area immediately west of the Prince of Peace site has been identified as a site for future commercial development and as such it is anticipated that the boundary conditions to the west should be designed to either accommodate a network interface allowing traffic connectivity to the west or to provide 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.


**2.3.2 Summary**

The MSDP has considered 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.

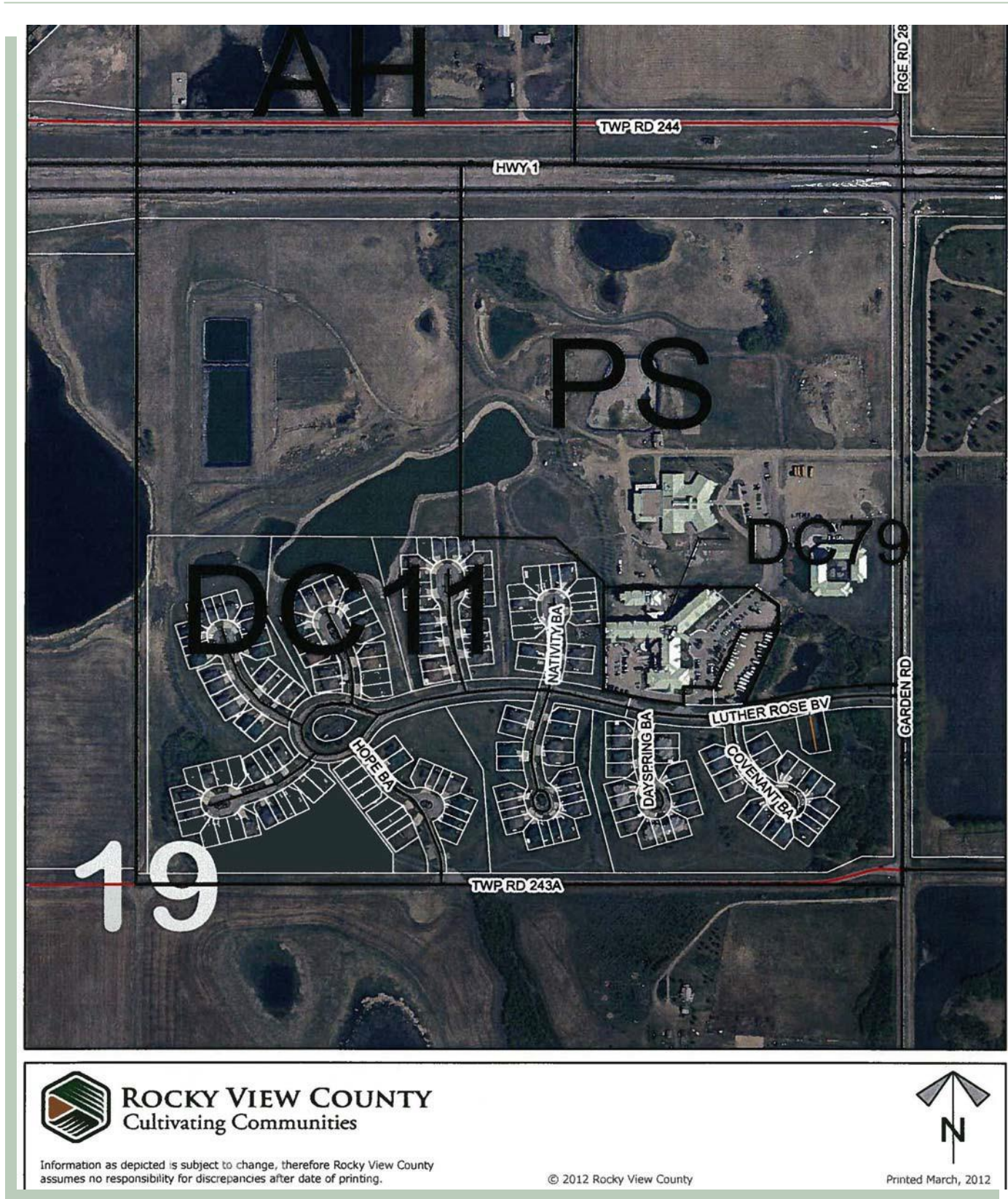
2.4 EXISTING LAND USES

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:



 Subject Property

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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 if 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,

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- 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

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- 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 story 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

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)



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3.0 DEVELOPMENT CONCEPT

3.1 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 be amended at the time of development on a phased basis. 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 program, or a local improvement tax that divides the servicing cost (plus interest) over a period of time.

3.1.1.1 Direct Control District 79 (DC 79)

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

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 – Harbour

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

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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 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 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 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 are 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.

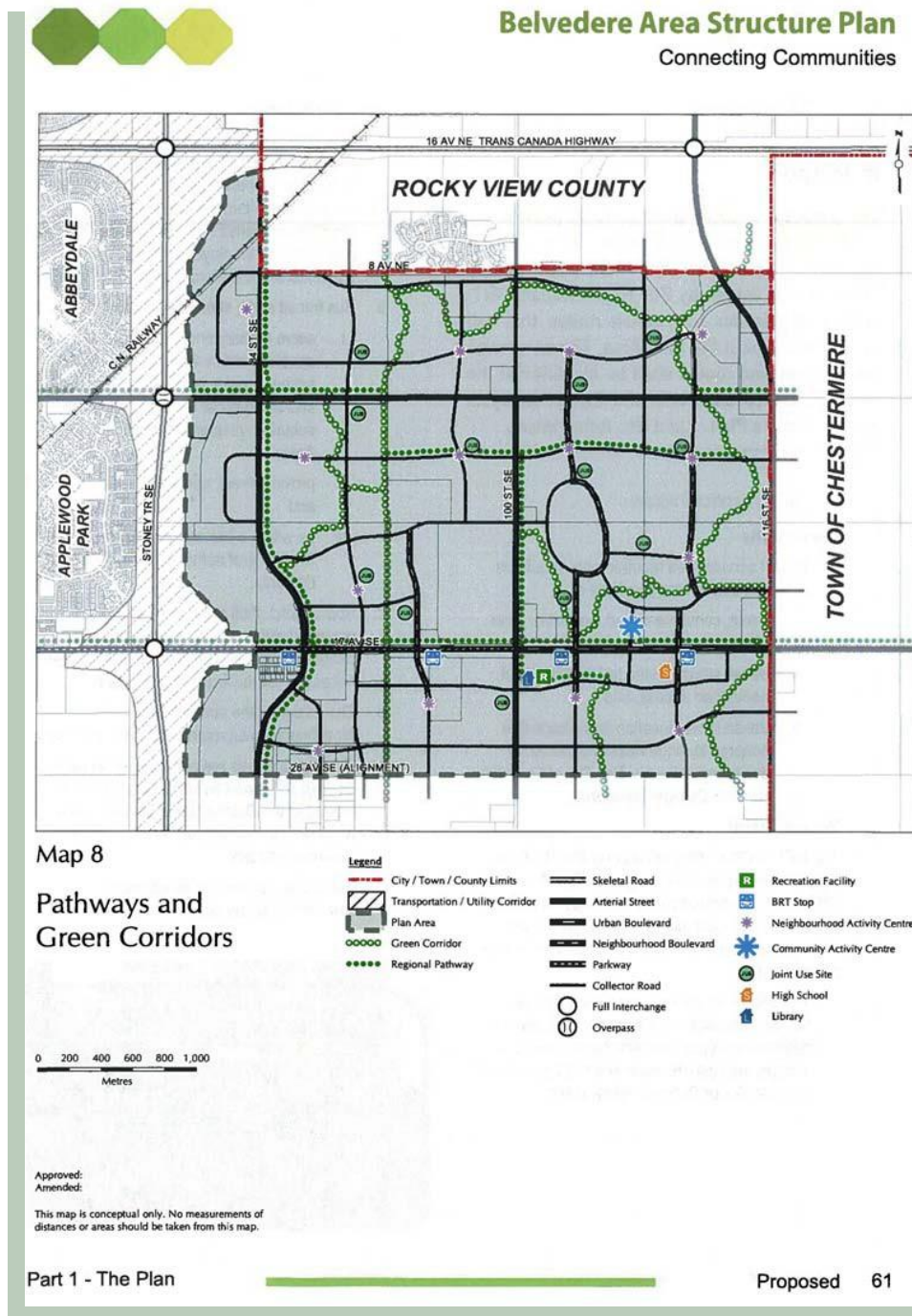


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3.2.3 Regional Pathway Connectivity

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.



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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.



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3.3 TRANSPORTATION 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 (17th 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.

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, a limited scope TIA update has been commissioned, Bunt Transportation will submit the updated scoped TIA under a separate cover. Any additional transportation requirements can be revisited once 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 force main within the Garden Road right-of-way.

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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, the next development could be in the form of a condominium- style development. The added density 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. 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



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allow this development to contribute to this gateway concept.

3.4.2 Phases 2 & 3

Phases 2 and 3 perform like 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 could be added through varied suite sizes ranging from the mid 600's to 1400 ft.² and greater. Also, like 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 accommodate 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 could provide for, by this time, much-needed amenity to the Prince of Peace 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 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 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 Community.

3.4.7 Phase 8

Phase 8 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 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 possible phasing 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.

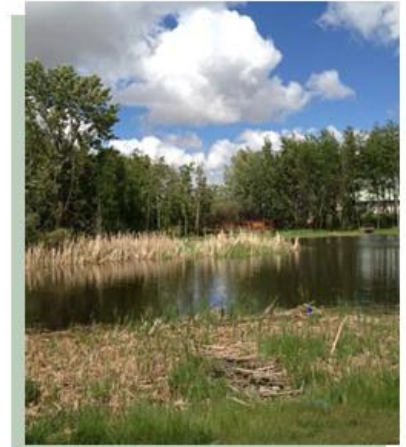
Mixed use will create the opportunity for all the support services needed for the residence. These would include but not be limited to hair care, podiatry, chiropractic, pharmacy, deli, and numerous other amenity opportunities, optimized for the village.

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.

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



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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.

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.



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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 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.

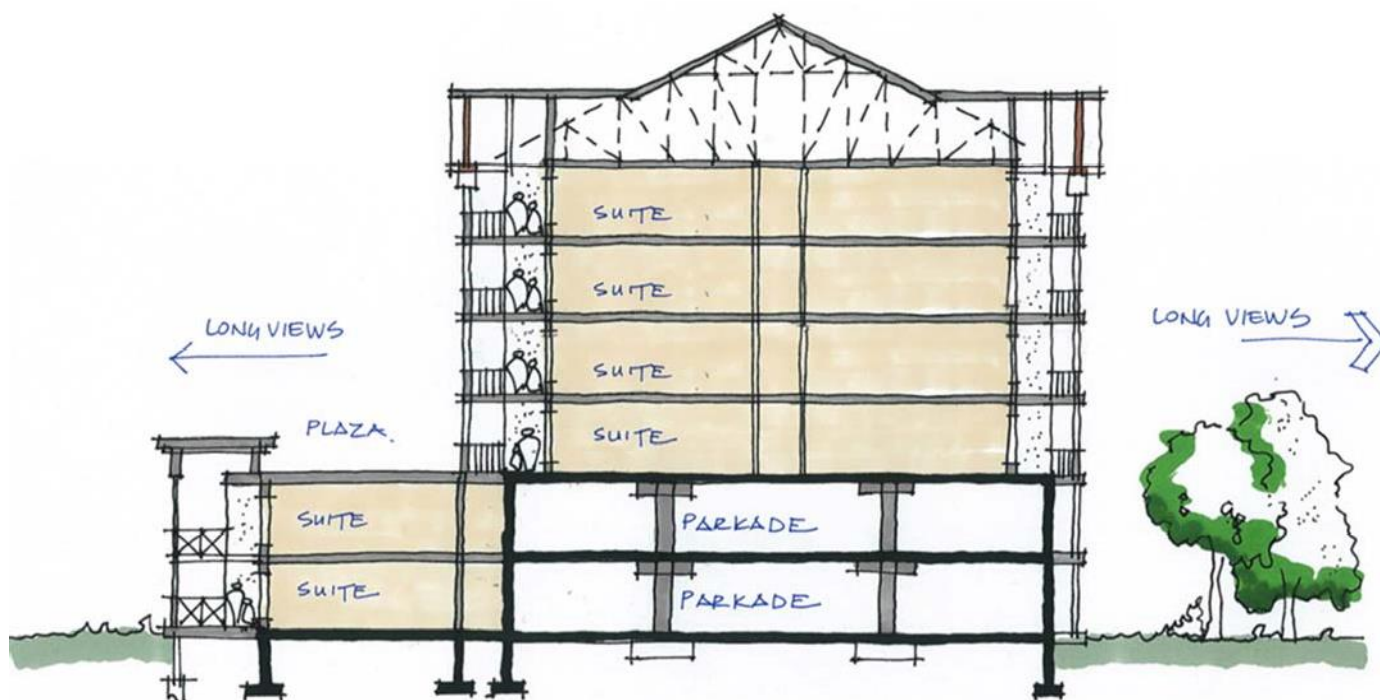


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4.4.1.3 Proposed Geometry

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. Considering the parking has been kept above grade and to the outside periphery nearest the TransCanada Highway. The building section demonstrates how this parking could provide a natural buffer against the Highway protecting the suites which 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 allows 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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4.4.2 Harbour Manor Site

4.4.2.1 Project Description

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 roadway will accommodate the underground utilities.

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. 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. This will ensure that the school and bus impact 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 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 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.



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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.

4.4.4.3 Proposed Geometry

It is proposed that the building could be up to a six-story 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 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.



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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.

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.



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4.4.5.4 Proposed Form and Character

The proposed form and character are 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 & 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.

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
Total	365	-	462

*Church and school members, not residents

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)

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

Schedule of Accommodation (Preliminary)

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

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	0						Floors Residential
Condominium Suites	0	0	0	0	0	0	0	0						Floors Residential
Sub Total		34.84	24.14	10.7	1,588,831	3.19		926						
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
Sub Total		13.34	7.45	5.89	229,418	1.46		100	45					
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	164039	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
Sub Total		16.76	13.74	3.02	383,687	3.17		342						
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							
Sub Total		21.97	16.04	5.93	359112	1.99		210						
Grand Total		86.91	61.37	25.54	2,561,048	9.81		1578	45					
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 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 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. Despite 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 senior's 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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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.

5.3.2 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



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PRINCE OF PEACE - CONCEPTUAL SCHEME PLAN

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APPENDIX A1 – PROPOSED SITE PLANS AND TABLES

Land Use District Map

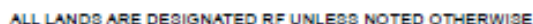
Proposed Phasing Site Plan

Pathway Plan

Aerial Subdivision Concept Plan

Subdivision Site Plan

Subdivision Site Statistics Plan



VISUAL REFERENCE
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CONTACT THE
COUNTY PLANNING
DEPARTMENT FOR
OFFICIAL
CONFIRMATION

RECREATION DESTINATION BUSINESS DISTRICT	B-RD
LEISURE AND RECREATION BUSINESS DISTRICT	B-IR
AGRICULTURAL SERVICES BUSINESS DISTRICT	B-AS
POINT COMMERCIAL DISTRICT	C-PT
VILLAGE CENTRE COMMERCIAL DISTRICT	C-VC
LOCAL COMMERCIAL DISTRICT	C-LC
REGIONAL COMMERCIAL DISTRICT	C-RC
INDUSTRIAL ACTIVITY DISTRICT	I-IA
STORAGE AND SALES INDUSTRIAL DISTRICT	I-SA
NATURAL RESOURCE INDUSTRIAL DISTRICT	NR-I
HAMLET RESIDENTIAL SINGLE FAMILY DISTRICT	HR-1
HAMLET RESIDENTIAL (2) DISTRICT	HR-2
HAMLET COMMERCIAL DISTRICT	HC
HAMLET INDUSTRIAL DISTRICT	HI
PUBLIC SERVICES DISTRICT	PS
AIRPORT DISTRICT	AP
DIRECT CONTROL DISTRICT	DC



Part FIVE of the BYLAW No. C-4841-97

Date: Nov 06 , 2019

Proposed Phasing Site Plan



Pathway Plan



Aerial Subdivision Concept Plan



Subdivision Site Plan

