

Description of the Tri Village Commons Project

The proposed development is located in the west sector of Spruce Grove. The site boundaries are defined by Jennifer Heil Way to the east, the TransAlta Tri Leisure Centre to the north, Fuhr Sports Park to the west, and the Legacy storm pond and some residential housing units to the south.

The proposed development site is approximately 5 acres in total area and all components on the site will be commercial. The site will include the following development components:

1. A Holiday Inn Express Hotel which will be a four-storey building containing between 106-110 rooms depending on the number of suites. The hotel will have meeting/banquet facilities for up to 150 people, a business centre, swimming pool, work-out gym and a great room breakfast area.
2. A single-story family restaurant of approximately 4,500 square feet immediately adjacent to the hotel and connected by a pedway.
3. A single-storey building of approximately 10,000 square feet which will be mainly retail stores and shops.
4. A single-story building of approximately 13,485 square feet which will be mainly small food and coffee shop related businesses.
5. A Sports Restaurant/Bar of approximately 6,500 square feet on a standalone pad at the north end of the site.
6. A three-storey professional arts building containing approximately 45,000 square feet which will be mainly for medical and therapeutic services, and sports-related and general office space.
7. The development site will be self-sufficient in parking with approximately 400 stalls.

The proposed project will be Pedestrian Friendly with walking sidewalks connecting all the buildings and will be landscaped with as many shade trees as possible. The development will utilize a village concept with many different tenants for people to shop and visit.

The proposed time line is to complete all site work and have the hotel foundations started before the end of 2011. The total build out will be completed in 3 years. The estimated cost of the full development is around \$30 million. Following are the proposed site plan and elevations for the development.