



JOINT VENTURE INVESTMENT OPPORTUNITIES

INVEST IN ALBERTA'S TOURISM INDUSTRY



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Alberta is a place where entrepreneurial spirit thrives. The Alberta government is committed to free enterprise and has maximized our natural strengths by fostering a positive business climate that delivers dividends for investors.

Explore Alberta's joint venture tourism investment opportunities —

YOU'RE INVITED



As Alberta's advantages and diverse economy continue to increase our international profile, the demand for new and exciting tourism products and services is growing. Alberta's tourism industry makes a multi-billion dollar contribution to our economy each year and we are committed to fostering continued growth.

Alberta is a world-class tourist destination. Our spectacular surroundings, diverse economy, and commitment to the growth of tourism make Alberta an ideal place to invest. Let us help you capitalize on Alberta's wealth of opportunities today.

“Private sector forecasts suggest that Alberta will lead the nation in economic growth in 2013.”

(Source: Highlights of the Alberta Economy 2012, Alberta Enterprise and Advanced Education)



JOINT VENTURE INVESTMENT OPPORTUNITIES



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CANMORE, ALBERTA

STONE CREEK RESORTS

INVESTMENT OPPORTUNITY SUMMARY

This investment opportunity involves equity ownership in components of a \$1.5 billion CDN resort village that is being developed by Stone Creek Resorts Inc. The Village at Silvertip will include a collection of boutique lodges; a luxury hotel; a conference and learning centre; intimate, one-of-a-kind shops, galleries and restaurants; a destination spa and wellness centre; and as equally important, access to more than 200 extraordinary wilderness adventures in the region.

LOCATION

The Silvertip Resort is located in the popular community of Canmore, Alberta. The population of Canmore exceeds 17,000 and is truly a magnificent place to visit and live. Canmore provides activities for every season, including skiing, hiking, biking, climbing, mountain biking, fishing, and mountaineering. Canmore is located 90 km west from Calgary and its international airport. Silvertip is only 15 km from the world-renowned resort village of Banff in Banff National Park. The City of Calgary has a population of over one million people, and continues to be one of the most prosperous cities in Canada. It continues to be the centre of Alberta's energy industry, with the province of Alberta home to the world's second largest oil reserves.

STONECREEK
Naturally Inspired®



SILVERTIP
CANMORE ★ ALBERTA

CORPORATE PROFILE

In 1993, Guy Turcotte and three other individuals founded Stone Creek Properties Inc. (now called Stone Creek Resorts) with the purchase of the Silvertip property. Stone Creek Resorts is owned 100% by Guy Turcotte and was incorporated to develop and manage recreational resort properties. It currently has an interest in two golf-oriented resorts in the Canadian Rocky Mountains. The company has to date focused on the upper end of the recreational property market, complemented with golf courses and hospitality business components.

JOINT VENTURE OPPORTUNITY PROFILE

The Silvertip development consists of approximately 600 acres of land located in Canmore, Alberta. The development is a master-planned community that will consist of single-family lots, multi-family condominium sites, a resort village, and a world-class golf course. The Area Structure Plan and Land Use Bylaw for this development have already been approved.

To date, 350 real estate sales have been made at Silvertip - a combination of single-family lots, duplex lots, low-density multi-family sites and condominiums. The Silvertip Golf Course has been open since 1998.

The resort village will include hotels, condominium units, conference facilities, guest amenities as well as retail and commercial space. The village will be built in a European Alpine style mountain village theme and will be one of the highest quality resort developments in North America. The 60-acre village is currently in the design phase with phase one entailing the construction of a hotel, four condo hotels and a spa-fitness centre that is scheduled to begin in the next two years. Approximately 1,200 condo and hotel units have been approved in the Area Structure Plan for the village site. An extensive variety of high quality amenities including: food and beverage; specialty retail services; spa; recreation; cultural and entertainment offerings; as well as a conference centre are all part of the village master plan.

The Silvertip Golf Resort offers a spectacular Canadian Rocky Mountain golf experience, consisting of 18 holes, a driving range, and two practice putting greens. Developed in 1997, Silvertip began its first year of operation in 1998. Silvertip has been featured in virtually every Canadian golf publication and it was runner up in Golf Digest's "Best New Canadian Golf Course" in 1999.

Opened in November of 2005, the Timbers Clubhouse and Conference Centre is a two-storey structure with a total of 16,000 square feet. The facility includes a 60-person fine dining facility, 50 and 25-person meeting rooms, lounge, wine bar, pro shop, and administration offices.

In addition to the original clubhouse building itself, a first-class, four-building, 15,000 square foot clubhouse expansion project was completed in 2007. The expansion includes a 1,500 square foot casual dining facility (Stoney's Bar and Grill), a 3,200 square foot pavilion facility to host up to 250-person events, and five additional meeting rooms totaling 5,000 square feet for private functions. The updated clubhouse combined with the current expansion project have enabled Silvertip to host meetings, conferences, and weddings year round and provide five star golf event facilities.

A number of investment opportunities exist for components of the \$1.5 billion resort village development at Silvertip.

KEY PERSONNEL AND MANAGEMENT

Mr. Guy Turcotte
Chairman, President and CEO

Mr. Guy Turcotte is one of Calgary's most successful oil and gas entrepreneurs and is widely recognized both locally and internationally as:

- The Chairman, President, CEO and majority shareholder of Stone Creek Resorts Inc., a privately owned company. This company owns two major real estate developments, forming a part of a \$2 billion CDN development/destination resort company.

- The CEO and Founder of Western Oil Sands Inc., from July 1999 until April 15, 2005 and former Chairman of the Board. Western Oil Sands was a 20% participant in the \$5.7 billion CDN, 155,000 barrels per day Athabasca Oil Sands project which came on stream in late 2002. Western Oil Sands Inc. raised \$1.3 billion CDN of capital to finance its share of the Athabasca Oil Sands Project. Mr. Turcotte sold Western Oil Sands in the fall of 2007 for \$7 billion CDN.
- Chairman and Founder of Fort Chicago Energy Partners since September 1997 and CEO until December 2002. Mr. Turcotte founded and created Fort Chicago in 1997 and raised a total of \$380 million CDN through a public offering. Fort Chicago owns approximately a 50% equity interest in the \$5 billion CDN Alliance Pipeline project and the Aux Sable natural gas liquid extraction plant. The partnership's market capitalization is approximately \$1.5 billion CDN.
- President and CEO of Chauvco Resources Ltd. from February 1981 to December 1997. Mr. Turcotte founded and created Chauvco Resources with a \$2 million CDN public issue in 1981 and sold the company for \$1.3 billion CDN in 1997.

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CALGARY MUNICIPAL LAND CORPORATION

INVESTMENT OPPORTUNITY SUMMARY

With its proximity to the City of Calgary's downtown corporate offices, including the new Bow Tower just three blocks away, the East Village area of the City offers a variety of exceptional sites suitable for hotel and mixed use developments. This location also provides excellent access to the new RiverWalk promenade and pathway system while also being conveniently located close to a LRT transit station and visitor attractions such as Fort Calgary, Olympic Plaza, Stephen Avenue, The Calgary Zoo and the Glenbow Museum.

The East Village portion of The Rivers District encompasses a total of 104 acres of prime property in the eastern portion of downtown Calgary with 50 per cent of available land sold to-date. East Village will be a confluence of rivers and peoples, an intersection of history and possibility. Its waterfront is the living stage in the theatre of this urban village – an evolving, engaging setting for new connections between visitors, Calgarians, nature, and city experiences. Inspired by potential and fueled by a determined, youthful, creative energy, East Village challenges the status quo, offering powerful new ideas about belonging and community for both visitors to and residents of Calgary.



Joint Venture Opportunity





CALGARY, ALBERTA



LOCATION

The Rivers District covers most of the eastern portion of Calgary's central area. It includes some of Calgary's most popular attractions, such as the Calgary Exhibition and Stampede, and some of the most beautiful riverfront property in the city, while remaining in close proximity to the downtown commercial core. In addition, it includes areas that are envisioned to accommodate a significant share of the city's residential, institutional and commercial growth over the next 20 years.

It is projected that, at a minimum, approximately 11,000 new residential units (9.4 million square feet) will be developed along with another 4.5 million square feet of office and retail floor space. Two residential condominium towers are currently under construction for East Village: Embassy Bosa's 21-storey, 203-unit tower called FUSE, and FRAM + Slokker's 18-storey, 196-unit tower called FIRST. Construction for these projects began in September 2012 and February 2013 respectively, and the first residents are expected to move in by January 2014.

These projects represent a minimum total projected investment opportunity of approximately \$12 billion CDN over the next 20 years. The East Village portion of the Rivers District offers several brownfield redevelopment opportunities due to the large portion of land in this area currently owned by the Calgary Municipal Land Corporation ("CMLC").

The City of Calgary has a population of over one million people, and continues to be one of the most prosperous cities in Canada. It continues to be the centre of Alberta's energy industry, with the province of Alberta home to the world's second largest oil reserves.

EAST VILLAGE MASTER PLAN

East Village is located on a desirable stretch of riverfront with strategic road and connections to every light rail transit line in the City of Calgary. It is adjacent to business, civic and cultural centres, and overlooks one of the city's largest urban open spaces.

The master plan of East Village, unveiled on September 16, 2009, describes an urban village – a mixed use development of considerable density with seven character neighbourhoods and amenities including the award winning RiverWalk – a 4 kilometre pedestrian promenade designed to showcase the banks of the Bow and Elbow Rivers. The master plan incorporates a range of parcels which are equally capable of being delivered in small steps or as a single rolling development project undertaken through a mixed use development consortium.

The new East Village seeks to bind together the city core, its nature and people, by means of a new community – an urban village – with human scale development and a vibrant creative culture that borrows from the best examples of international city building and values city life, architecture and streetscape quality. It will also be a magnet for visitors, who will be attracted by its colourful, vibrant smallscale attractions and supporting accommodation and hospitality services.

The plan is designed to deliver best value – both in terms of regeneration benefits to satisfy the needs of future residents and visitors, and financial returns for development and investor partners rebuilding the area. It is envisaged that private sector organizations will come forward to develop the area in phases and will include development opportunities such as accommodation, attractions, commercial and retail services, and mixed use residential.

CORPORATE PROFILE

CMLC is a wholly-owned subsidiary of The City of Calgary created to implement and execute the Rivers District Community Revitalization Plan, a public infrastructure program that will facilitate the reclamation, redevelopment and revitalization of the Rivers District.

CLMC is committed to transforming the Rivers District into a desirable and diverse asset for the Calgary community. Its mandate is to play a leading role in the economic, environmental and social revitalization of this vital and historically significant area within Calgary's downtown core.

JOINT VENTURE OPPORTUNITY PROFILE

CMLC will consider partnerships with strong interested parties to take advantage of this development opportunity, with a focus on elements that support further growth of Calgary's tourism industry.

KEY PERSONNEL AND MANAGEMENT

Michael R. Brown President and CEO

Michael R. Brown joined CMLC as President and CEO and assumed responsibilities on September 21, 2011. Most recently, Michael has been a contributor to downtown Calgary's urban renewal as an associate vice president with Matthews Southwest, the organization responsible for building THE BOW, Encana's landmark 58-story downtown tower. Prior to that, Michael's experience includes the positions of vice president at Calgary Economic Development, as well as director of business development at Cushman and Wakefield, a privately held commercial real estate services firm. Michael's background, expertise and approach is an integral role for the next phase of East Village development.

CONTACT INFORMATION

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EDMONTON, ALBERTA

THE QUARTERS DOWNTOWN

INVESTMENT OPPORTUNITY SUMMARY

The Quarters Downtown is a prime investment opportunity in the heart of downtown Edmonton, Alberta's capital city. The City of Edmonton invites you to be part of this new vibrant urban village – a mixed-use development showcasing high quality architecture that integrates the best of downtown living on the edge of North America's largest stretch of urban parkland. Developments in this community will use industry-leading technologies to reduce environmental footprints while providing excellent design and innovative lifestyle options.

The Quarters Downtown offers sound investment opportunities in a resource-rich province that has consistently proven to be a strong economic performer. Private sector organizations are already coming forward to develop the area, ready to capitalize on the City of Edmonton's \$56 million investment in infrastructure and public amenities. Ongoing development opportunities for The Quarters Downtown range from hotels and boutique-style inns to mixed-use residential properties and the commercial and retail services to serve a growing market.



LOCATION

On the eastern edge of downtown Edmonton, The Quarters Downtown is emerging as an urban community where businesses and people live, work and play. This community is a dynamic part of the downtown urban core. Investment projects will be located near corporate business and financial districts, a world-class arts district, the light rail transit network, and a convention centre as well as local restaurants, shops and services in Chinatown and Little Italy.

The project encompasses 18 city blocks and, when fully realized, will be home to upwards of 20,000 people supported by local commercial and retail services in a pedestrian-focused neighbourhood.

A first-class public space in the centre of the neighbourhood — The Armature — will include a large, green park hosting both planned and impromptu events throughout the year. The Armature will be a “Green Street”, meaning a retail/mixed-use environment that forms a conduit and gateway to the beautiful Louise McKinney Riverfront Park to the south and the exciting Arts District and downtown core to the west. This lively urban street will meet commercial and residential needs with residences above boutique shops and restaurants.

The Armature will host public art, outdoor cafés, and street festivals year-round while providing opportunities to showcase sustainable design such as green roofs and rain gardens. It will be a city park, stage, gallery, sports field, corporate plaza and community events space.

The Quarters Downtown is planned to accommodate a diverse built form in four “Quarters” along with the Armature. Smaller-scale residential developments will be built in the McCauley Quarter, while the Five Corners Quarter will host iconic developments where buildings can take advantage of spectacular river valley views. The south boundary of The Quarters Downtown is an urban balcony overlooking the panoramic vistas of the beautiful North Saskatchewan River and Louise McKinney Riverfront Park with access to 150 kilometres of relatively untouched green space with trails available for walking, jogging, biking and cross-country skiing.

The Arts District is home to Edmonton’s premiere cultural venues including the Citadel Theatre, the Winspear Centre for Music and Performing Arts, the world-class Art Gallery of Alberta and, in the near future, the new Royal Alberta Museum. The Civic Quarter, adjacent to the dynamic Arts District, will provide hotel and dining venues for performers and visitors alike, as well as the thousands of workers in the nearby commercial core. The Heritage Quarter along Jasper Avenue contains significant Edwardian-era buildings including The Hardware Grill, recognized as one of Canada’s top restaurants.

Conveniently located adjacent to the Heritage Quarter is one of Canada’s premiere meeting, entertainment and convention venues, the Shaw Conference Centre. The Shaw Conference Centre hosts approximately 650 events and attracts over half a million attendees per year. The Shaw Conference Centre’s annual economic impact on Greater Edmonton is \$49 million. With this major venue within easy walking distance, development in The Quarters Downtown is well positioned to service convention and trade show exhibitors and visitors.

MARKET ANALYSIS

With more than \$172 billion worth of capital projects invested in Northern Alberta, Edmonton has a proven record for steady growth and investor return. The favourable tax environment and access to a diversified, skilled workforce are additional factors for success.

Direct visitor expenditures from all tourists (resident and non-resident) in the Edmonton and Area Tourism Destination Region (TDR) was approximately \$1.41 billion in 2010. Albertans accounted for approximately half of these expenditures. Other Canadians and international visitors accounted for 28% and 21% respectively. Residents of Alberta accounted for 75% (3.73 million) of all person-visits (4.98 million) to the Edmonton and Area TDR in 2010. Other Canadians and international visitors accounted for 16% and 9% respectively. Of the direct visitor expenditures, \$628 million was spent on accommodation, food and beverages, and \$291 million on retail related items.

Downtown Edmonton is poised to experience up to nearly five billion dollars worth of real estate development and capital investment between now and the end of 2017.

The City will consider working with strong interested parties to take advantage of this development opportunity, with a focus on elements that support further growth of Edmonton's tourism industry.

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**WE'RE HERE
TO HELP**

The Government of Alberta is always ready to help investors identify viable tourism investment opportunities. Our knowledgeable and experienced staff provides a wide range of free services that help entrepreneurs make sound business decisions. Our services include:



Assessment and matching of investment interests and financial resources with appropriate tourism business investment opportunities.



Organized **site visits** to review investment opportunities.



Introductions to **industry contacts**.



Tourism **market research and product information**.



Links to the Federal Government's **Business Immigration Program**.

We have international offices in Beijing, Shanghai, Tokyo, Hong Kong, Taipei, Seoul, Mexico City, London, Washington and Munich. You can access our business expertise through these offices, by visiting us online at www.tpr.alberta.ca or by contacting us directly.



