



NORTHLAND
PROPERTIES

BUILDING 800

PROPOSED NEW MULTI - RESIDENTIAL HIGH DENSITY LOW RISE BUILDING



300 Sage Hill Boulevard NW, Calgary
Submitted for: Revised Development Permit Application



2026.03.10

PACIFIC COAST ARCHITECTURE INC.
PERMIT NO. 12557
ISSUED PURSUANT TO THE
ARCHITECTS ACT OF ALBERTA

2026.03.10

6	Revised	Oct. 30, 2025
5	Revised	Dec. 20, 2024
4	Revised	Sep. 05, 2024
3	Revised	Jun. 04, 2024
2	Revised	Dec. 01, 2023
1	Issued for Development Permit	Nov. 23, 2023
No.	Revision/Issue	Date:



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We Proudly Build

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Pacific Coast
Architecture Inc.

501 - 3292 Production Way
Burnaby, B.C.
Canada, V5A 4R4
office 604 468 7317
office 604 730 6634

PROPOSED NEW
MULTI-RESIDENTIAL HIGH
DENSITY LOW RISE BUILDING
300 SAGE HILL BOULEVARD, NW
CALGARY, ALBERTA
LOT 1, BLOCK 3, PLAN 3215 HG

COVER PAGE

Scale: N.T.S.
Date: Mar 2026
Drawn: ML
Checked: PK

DPN-0.0

BYLAW LAND USE CLASSIFICATION BY UNIT NUMBER		
MULTI-RESIDENTIAL MEDIUM PROFILE (M-2)		
800	4,156 m ²	44,677.00 ft ²
	4,156 m ²	44,677.00 ft ²

BUILDING 800				
800	MULTI-RESIDENTIAL MEDIUM PROFILE (M-2)	4,156 m ²	44,677.00 ft ²	

RESIDENTIAL ARCHITECTURE	
PACIFIC COAST ARCHITECTURE INC. 501 — 3292 PRODUCTION WAY BURNABY, B.C. V5A 4R4	CONTACT: PAUL KWASNICKY E-MAIL: PWK@PACIFICCOASTARCHITECTURE.COM TEL: 604.417.3563
DPN-0.0	DP COVER
DPN-1.1	SITE CONTEXT
DPN-1.2	OVERALL SITE PLAN
DPN-1.3	PARTIAL SITE PLAN - NORTH
DPN-1.4	SITE PLAN - TRUCK TURNING
DPN-1.5	SHADOW STUDY
DPN-1.6	PEDESTRIAN PATHWAY
DPN-1.7	SITE DETAILS
DPN-2.1	PARKADE FLOOR PLAN
DPN-2.2	LOWER GROUND FLOOR PLAN
DPN-2.3	GROUND FLOOR PLAN
DPN-2.4	SECOND FLOOR PLAN
DPN-2.5	THIRD & TYPICAL FLOOR PLAN
DPN-2.6	SIXTH FLOOR & LOWER ROOF PLAN
DPN-2.7	UPPER ROOF PLAN
DPN-3.1	EXTERIOR ELEVATIONS
DPN-3.2	EXTERIOR ELEVATIONS
DPN-4.1	BUILDING SECTIONS
DPN-4.2	BUILDING SECTIONS
DPN-4.3	SITE SECTIONS
DPN-5.1	SUITE LAYOUTS
DPN-5.2	SUITE LAYOUTS
DPN-5.3	SUITE LAYOUTS
DPN-5.4	SUITE LAYOUTS

SYSTEMIC ARCHITECTURE INC.
102 - 1422 KENSINGTON ROAD NW
CALGARY, ALBERTA, T2N 3P9

CONTACT: JAMIE CLARK
E-MAIL: JAMIE.CLARK@SYSTEMIC-AL.COM
TEL: 587.315.9001 EXT. 221

TRONNES GEOMATICS
6135 - 10TH STREET S.E.
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CONTACT: NATHAN PRINS
E-MAIL: NPRINS@TRONNES.CA
TEL: 403.569.5486

ADDOZ ENGINEERING INC
81 EVANSRIDGE CIRCLE N.W.
CALGARY, ALBERTA, T3P 0H9

CONTACT: EMAD ALSADI
E-MAIL: EALSADI@ADDOZENG.CA
TEL: 587.703.5222

PRAIRIE GEO
28 -2333 18 AVENUE N.E.
CALGARY, ALBERTA, T2E 8T6

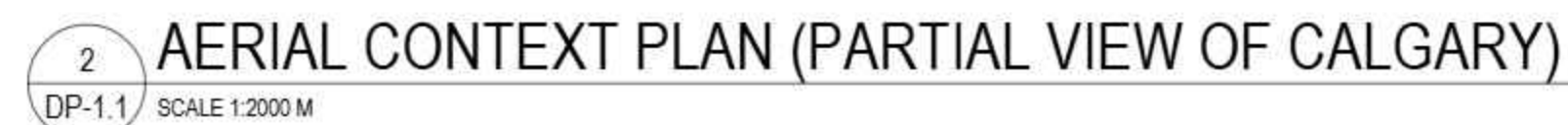
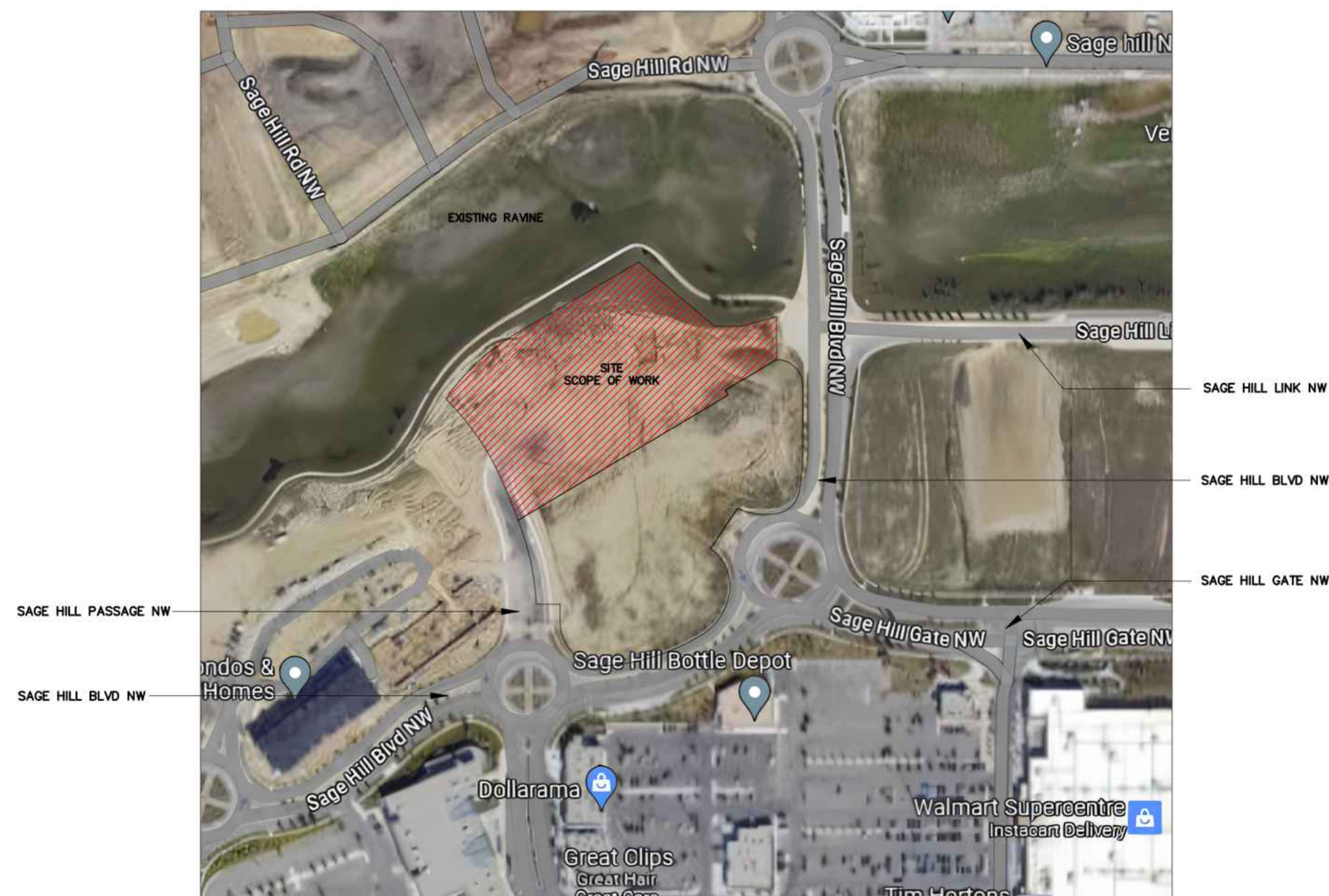
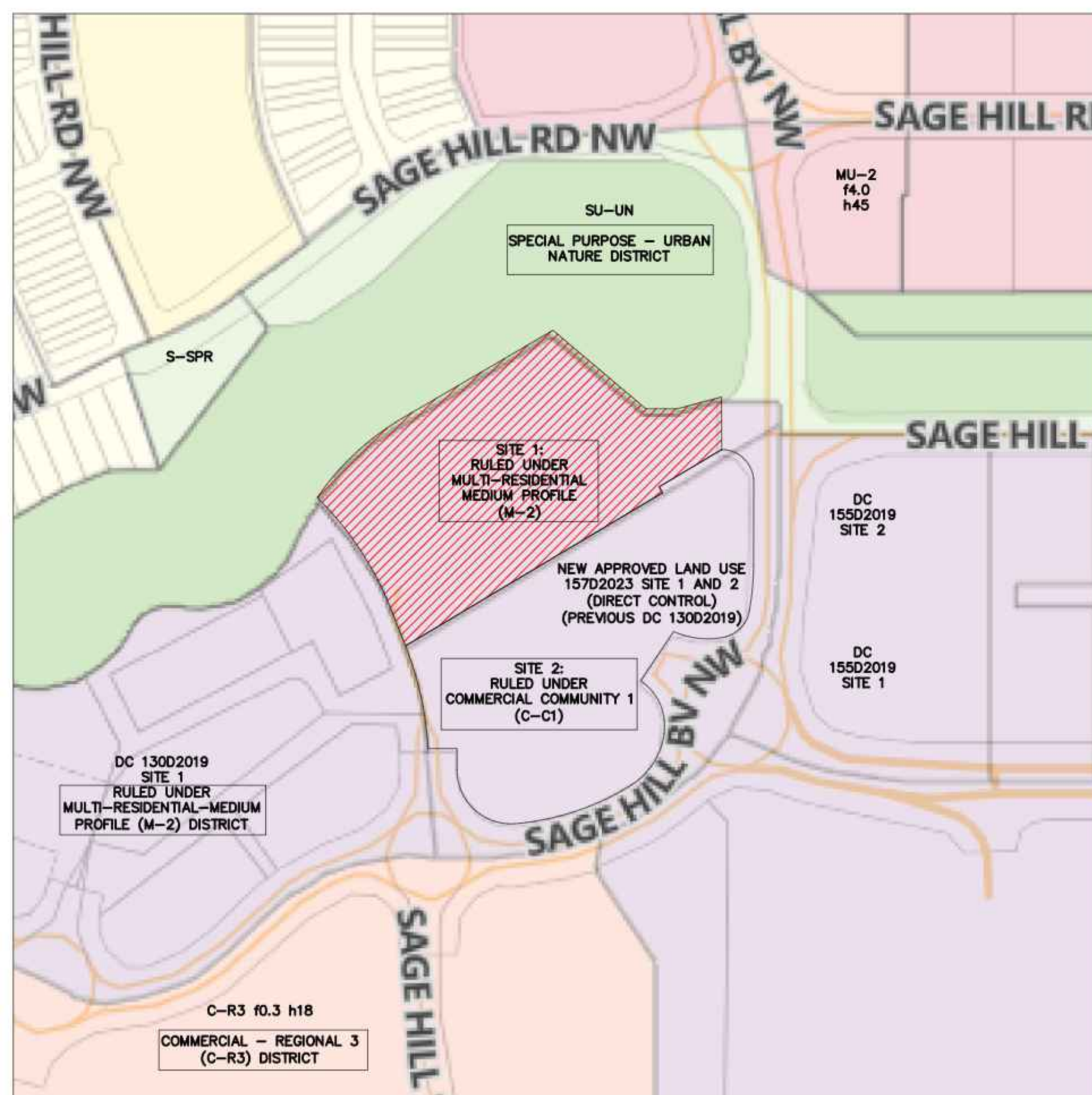
CONTACT: JASON NI
E-MAIL: JASON@PRAIRIEGEO.CA
TEL: 403.230.9777

LA WEST
467 - 31ST AVENUE NW,
CALGARY, AB, T2M 2P5

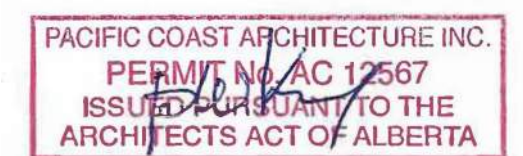
CONTACT: BARRY GONELLY
E-MAIL: barry@lawestintl.ca
CELL: 403.826-0779
TEL: 403.223-0921

EES ELECTRICAL ENGINEERING SERVICES
3359 - 3151 LAKESHORE RD
KELOWNA, BC V1W 3S9

CONTACT: BLAIR EVANS
E-MAIL: blairevans367@gmail.com
TEL: 604.417.3863



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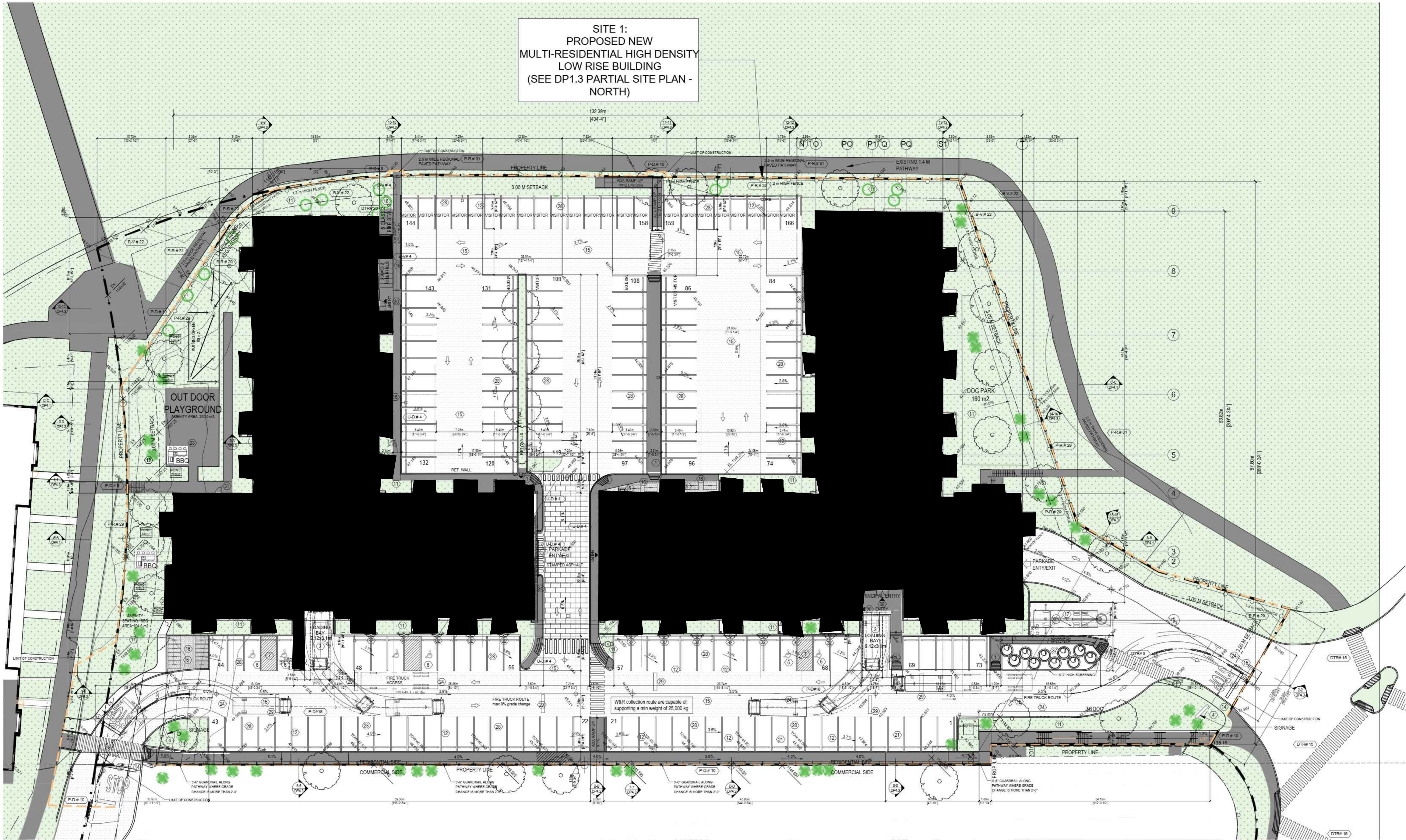
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Scale:	1:250
Date:	Mar 2026
Drawn:	ML
Checked:	PK

DPN1.1

DPN1.1

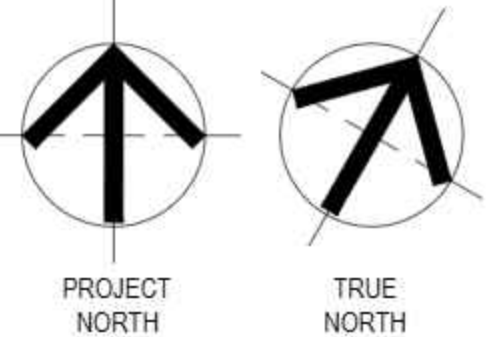
[illegible]



1 PARTIAL SITE PLAN - NORTH
DP.1.3 SCALE 1:250 M

Note:
Protective fencing shall be installed prior to the commencement of any development activity or stripping and grading operations. This fencing is to be inspected and approved by the Parks Development Inspector (403-804-9397).

Legend:
Limit of Construction



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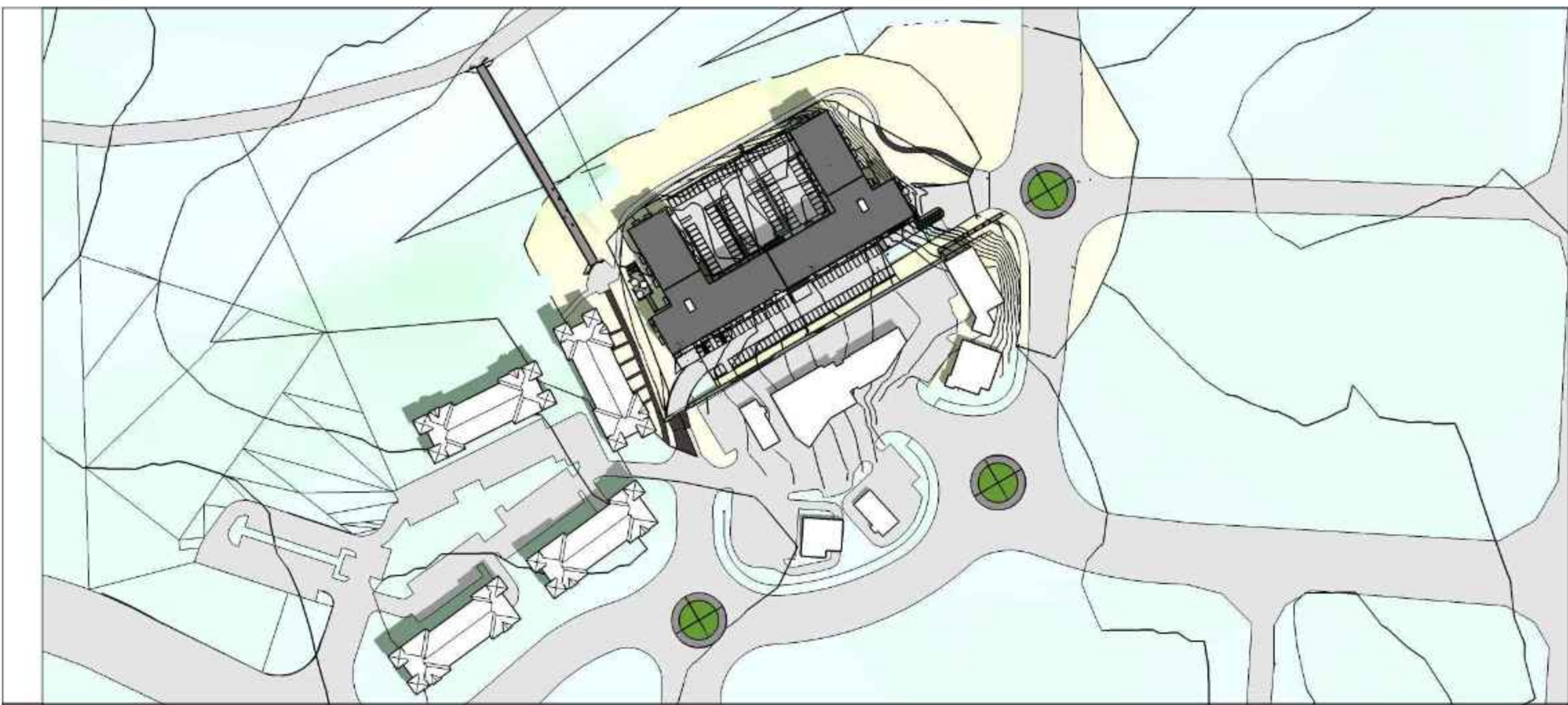
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PARTIAL SITE PLAN - NORTH

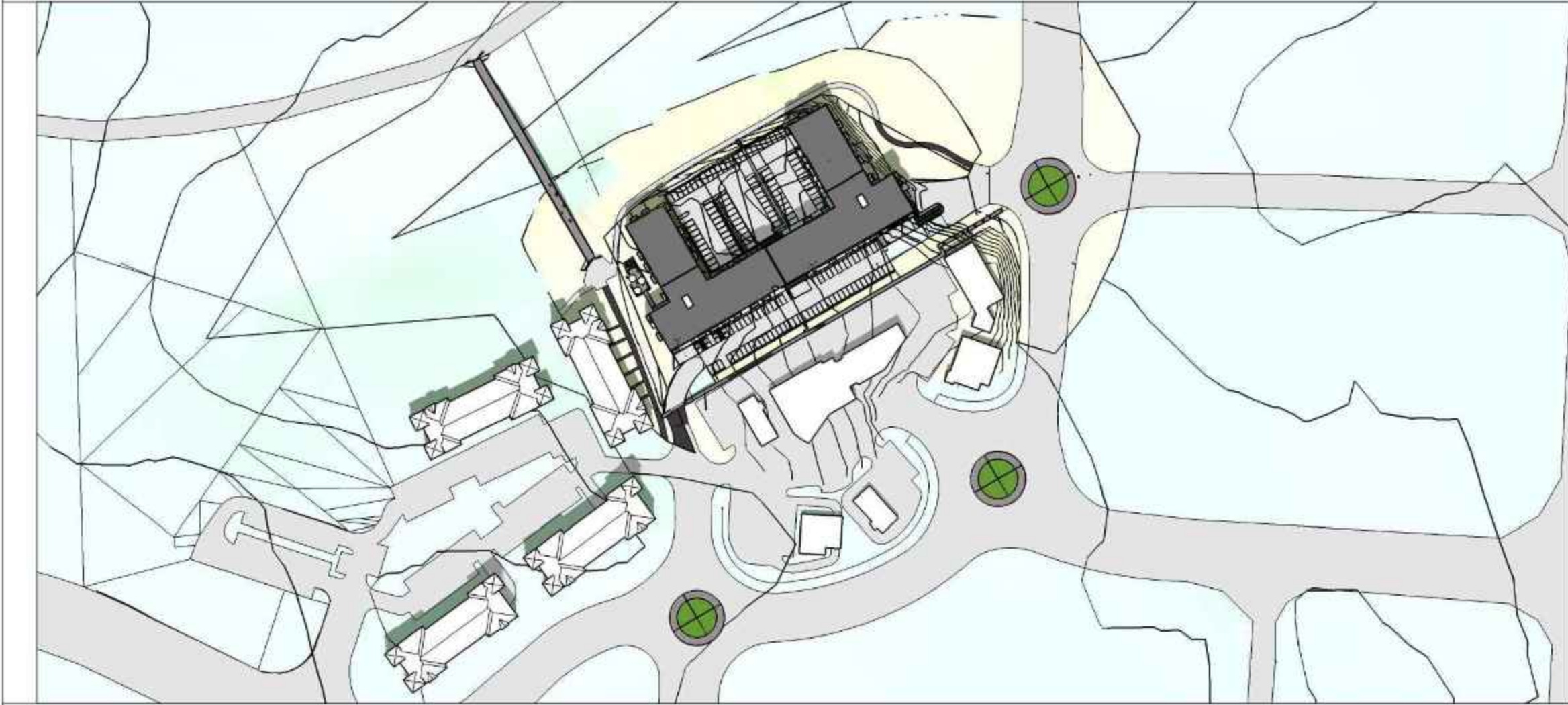
Scale: 1:250
Date: Mar 2026
Drawn: ML
Checked: PK
DPN1.3



SHADOWS JUNE 21 ST 10 AM



SHADOWS SEPTEMBER 21 ST 10 AM



SHADOWS JUNE 21ST 12 PM



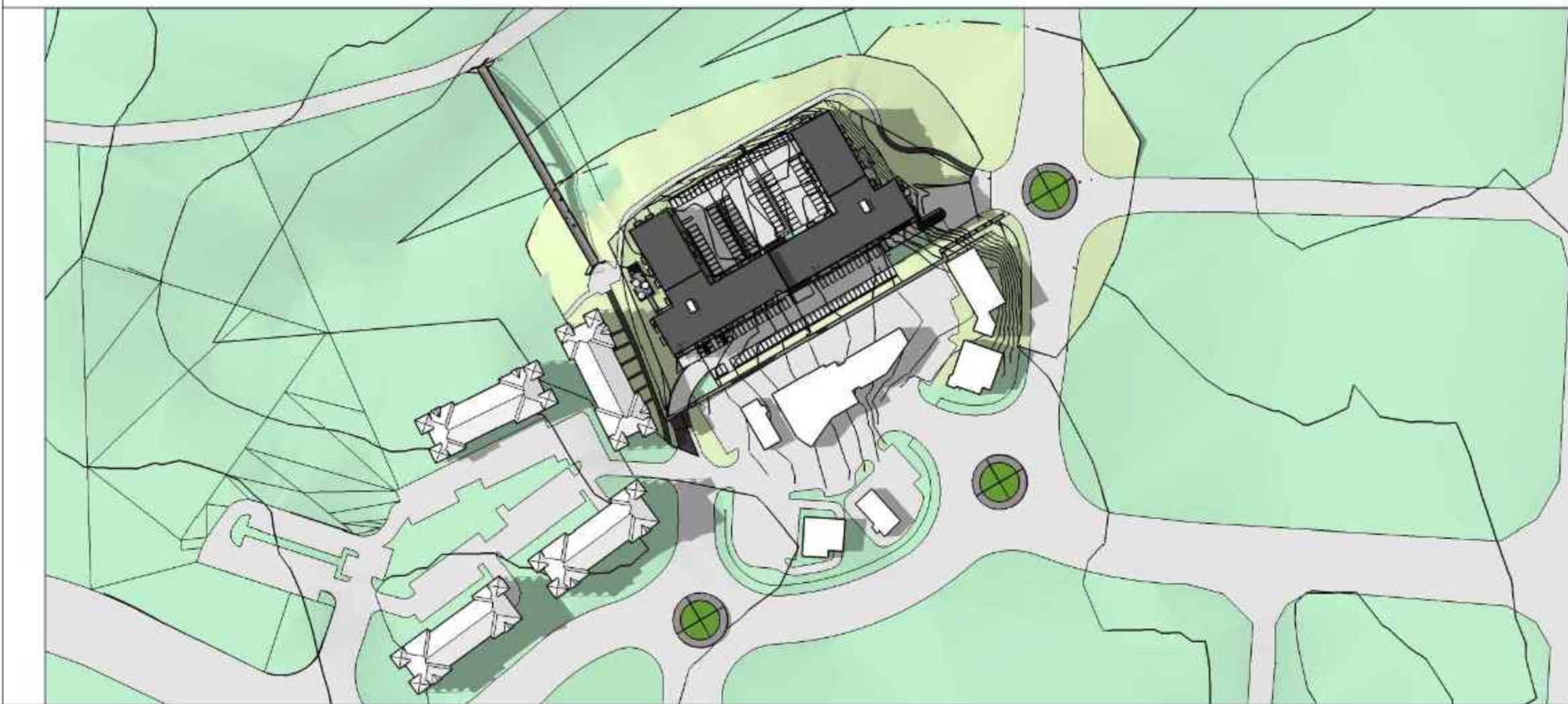
SHADOWS SEPTEMBER 21ST 12 PM



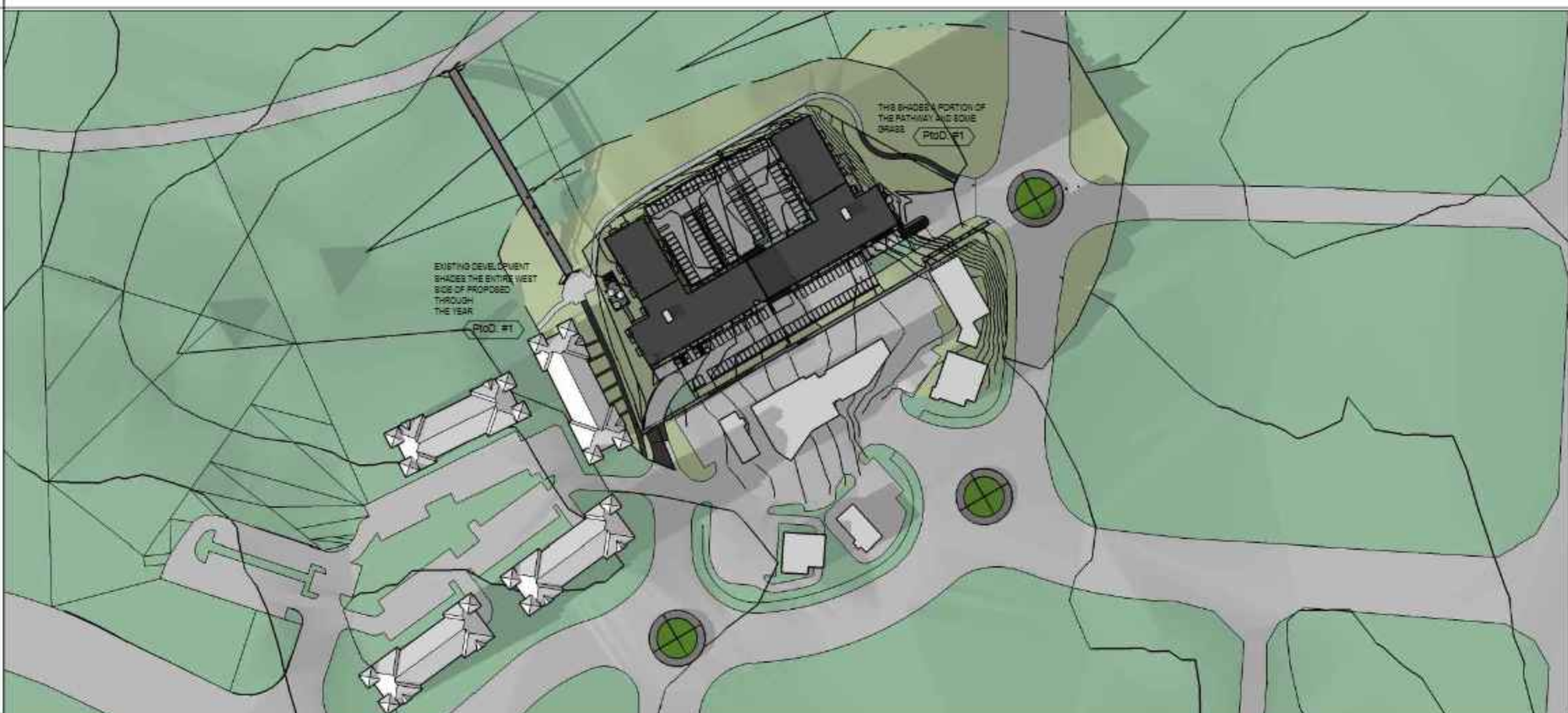
SHADOWS JUNE 21ST 2 PM



SHADOWS SEPTEMBER 21ST 2 PM



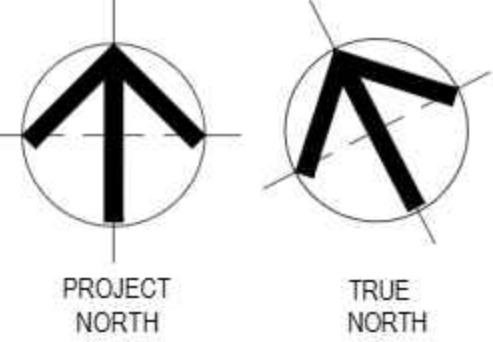
SHADOWS JUNE 21ST 4 PM



SHADOWS SEPTEMBER 21ST 4 PM



SHADOWS SEPTEMBER 21ST 4 PM 2 STOREY EAST WING



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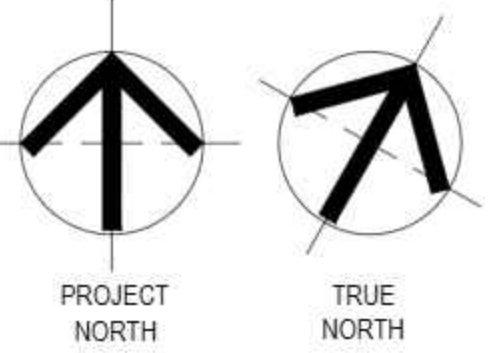
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SUN ANGLE / SHADOW STUDY	
Scale:	N.T.S.
Date:	Mar 2026
Drawn:	TA
Checked:	PK

DPN1.5



- MATERIALS LEGEND:
1. HARDIE PANEL W/ REVEAL SYSTEM - BENJAMINE MOORE OW-405
 2. HARDIE PANEL W/ REVEAL SYSTEM - ARCTIC WHITE
 3. HARDIE PANEL W/ REVEAL SYSTEM - NIGHT GRAY
 4. HARDIE PANEL W/ REVEAL SYSTEM - PEARL GRAY
 5. ALUMINUM RAILING C/W TINTED GLAZING
 6. ALUMINUM WINDOWS AND DOORS
 7. VENTED ALUMINUM SOFFIT
 8. EXPOSED CONCRETE



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BUILDING ELEVATIONS		
Scale:	1:200	DPN3.1
Date:	Mar 2026	
Drawn:	TA	
Checked:	PK	



SOUTH WEST VIEW ALONG SHARED PUBLIC PATHWAY



SOUTH EAST VIEW ALONG SHARED PUBLIC PATHWAY



SOUTH VIEW ALONG SHARED PUBLIC PATHWAY



OUTDOOR AMENITY AT WEST



NORTH WEST VIEW ALONG THE PROPOSED PEDESTRIAN BRIDGE



NORTH EAST VIEW ALONG EXISTING PUBLIC PATHWAY



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BUILDING PERSPECTIVES

Scale:	NTS	DPN3.2
Date:	Mar 2026	
Drawn:	TA	
Checked:	PK	