



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



PACIFIC COAST ARCHITECTURE INC.
PERMIT NO. AC 17567
ISSUED IN ACCORDANCE WITH THE
ARCHITECTS ACT OF ALBERTA
2026.08.05

8	Revised	Aug. 05, 2026
7	Revised	Mar. 10, 2026
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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PROPERTIES
We Proudly Build

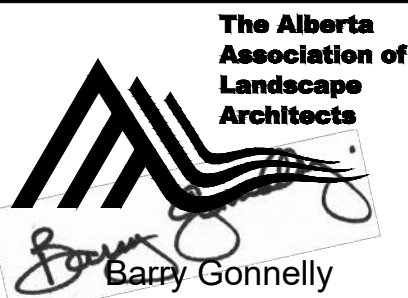
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Architecture Inc.

501 - 3292 Production Way
Burnaby, B.C.
Canada, V5A 4R4
office 604-668-7317
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.	DPN-0.0	
Date:	June 2026		
Drawn:	ML		
Checked:	PK		

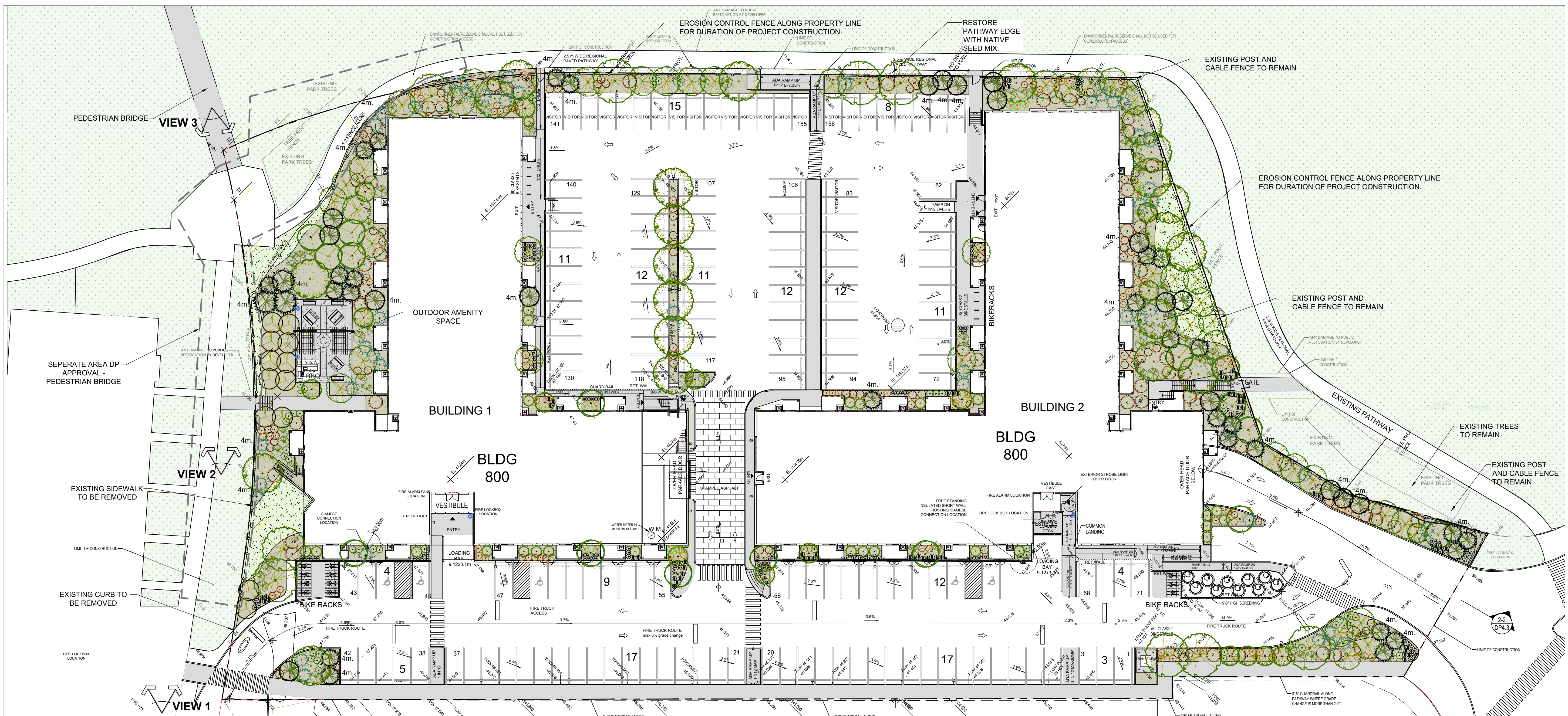


issue / revision

3	30-07-26	95% Client Review
2	06-09-24	DTR1 COMMENT REVISIONS
1	25-10-23	DP SUBMISSION

no.	date	description
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- CONSTRUCTION NOTES:
1. ALL LANDSCAPE CONSTRUCTION TO MEET MUNICIPAL STANDARDS.
 2. THE CONTRACTOR SHALL ENSURE COORDINATION WITH ALBERTA FIRST CALL AND OTHER UTILITIES AS REQUIRED TO STAKE ALL BELOW GRADE UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO UTILITIES.
 3. ALL PLANT MATERIAL TO BE TRUE TO TYPE, SIZE, QUALITY AND CONDITION AS SPECIFIED.
 4. PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON SITE WITH REGARD TO SETBACKS FOR ABOVE AND BELOW GROUND UTILITIES, ACCESS POINTS, EXISTING PLANT MATERIAL AND SITE CONDITIONS.
 5. ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN STANDARDS FOR NURSERY STOCK CURRENT ISSUE.
 6. ALL BED SHAPES, SIZES AND LOCATIONS ARE SUBJECT TO ADJUSTMENT ON SITE BY THE LANDSCAPE ARCHITECT. TOTAL NUMBERS OF PLANT MATERIAL WILL BE MAINTAINED THROUGHOUT THE PROJECT.
 7. CONIFER AND SHRUB PLANTING TO BE IN MULCH BEDS.
 8. PLANT MATERIAL LOCATIONS ARE SUBJECT TO CHANGE BASED ON SHALLOW UTILITY LOCATIONS AND FINAL DESIGN. ALL PLANT QUANTITIES WILL REMAIN AS PROPOSED.
 9. ALL BOULEVARD TREES TO BE PROTECTED DURING THE ENTIRE DURATION OF SITE CONSTRUCTION. ONLY PLANTING BEDS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. CONTRACTOR TO SUPPLY AND INSTALL AUTOMATIC IRRIGATION CONTROLLER(S) AS REQUIRED TO ADEQUATELY IRRIGATE ALL LANDSCAPE AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING IRRIGATION SCHEDULE DURING GROW IN STAGE AND ADJUST RUN TIMES ACCORDINGLY THROUGHOUT THE MAINTENANCE PERIOD. IRRIGATION MAINTENANCE SHALL INCLUDE ONE FALL WINTERIZATION AND SPRING START UP.
 - 10.



Plan View
SCALE: 1:300



VIEW 1



VIEW 2



VIEW 3

Residential Landscape Requirements

TOTAL LANDSCAPE AREA REQUIRED: 4,695 m² (34%)

ENHANCED (-3%) AND LOW WATER (-3%)

1 TREE / 25m² OF LANDSCAPE AREA (ENHANCED): 188 TREES

2 SHRUBS / 25m² OF LANDSCAPE (ENHANCED): 376 SHRUBS

TOTAL LANDSCAPE AREA PROVIDED: 3,648 m² (26.4%)

SOFT LANDSCAPE AREA: 2,934 m²

HARD SURFACE LANDSCAPE AREA: 1,442 m²

TOTAL TREES PROVIDED: 190 TREES

TOTAL SHRUBS PROVIDED: 391 SHRUBS

TREES REQUIRED - ENHANCED

- 1 TREE / 25m² OF REQUIRED AREA: 188

- MIN. 25% OF TREES TO BE CONIFEROUS

(50% @ 3m HT., 50% @ 4m HT.) = 47

- 50% OF DECIDUOUS TO BE MIN. 85mm CAL. = 71

- 50% OF DECIDUOUS TO BE MIN. 65mm CAL. = 70

TREES PROVIDED = 190

TOTAL CONIFEROUS TREES PROVIDED = 47

- MIN. 4.0m HT: 24 TREES

- MIN. 3.0m HT: 23 TREES

TOTAL DECIDUOUS TREES PROVIDED = 143

- MIN. 85mm CAL.: 72 TREES

- MIN. 65mm CAL.: 71 TREES

SHRUBS PROVIDED = 391 SHRUBS

- MINIMUM 600mm HEIGHT OR SPREAD

Legend

CANOPY DECIDUOUS TREES - 72

- 85mm CAL. MIN.

SUGGESTED SPECIES INCLUDE:

BRANDON ELM - ULMUS AMERICANA 'BRANDON'

PRAIRIE SPIRE GREEN ASH - FRAXINUS PENNSYLVANICA 'RUGBY'

TREMBLING ASPEN - POPULUS TREMULOIDES

NORLIN LINDEN - TILIA CORDATA 'RONALD'

ORNAMENTAL DECIDUOUS TREES - 71 (43 LOW WATER)

- 65mm CAL. MIN.

SUGGESTED SPECIES INCLUDE:

AMUR MAPLE - ACER GINNALA - LOW WATER

PIN CHERRY - PRUNUS PENNSYLVANICA - LOW WATER

USSURIAN PEAR - PYRUS USSURIENSIS - LOW WATER

COLUMBIAN ASPEN - POPULUS TREMULA 'RECTA'

CONIFEROUS TREES - 47

24 - 4m HT MIN., 23 - 3m HT. MIN.

SUGGESTED SPECIES INCLUDE:

COLORADO SPRUCE - PICEA PUNGENS - LOW WATER

LODGEPOLE PINE - PINUS CONTORTA LATIFOLIA - LOW WATER

PONDEROSA PINE - PINUS PONDEROSA - LOW WATER

SHRUBS - 380

- MINIMUM 600mm HT. OR SPREAD

SUGGESTED SPECIES INCLUDE:

POTENTILLA VARIETIES, SPIREA VARIETIES, DWARF EUROPEAN

CRANBERRY, BLUE FOX WILLOW, DOGWOOD VARIETIES

DWARF MUGO PINE, HORIZONTAL JUNIPER VARIETIES.

PERENNIALS - 194 DAYLILY, SAGE AND REED GRASS

VARIETIES

SOD ON MIN. 150mm DEPTH TOPSOIL.

278 sq.m.

WOOD MULCH. 75mm DEPTH.

1928 sq.m.

SEATING BENCH - 3

MAGLIN 2300 SERIES ICONIC

BACKED BENCH, SURFACE MOUNT.

TEXTURED SILVER FRAME.

TRASH RECEPTACLE - 5

MAGLIN 1400 SERIES RECYCLE RECEPTACLE

TEXTURED SILVER FRAME, SURFACE MOUNT

BIKE RACK - 26

MAGLIN 2300 SERIES ICONIC BIKE

RACK, SURFACE MOUNT, POWDERCOATED SILVER.

PICNIC TABLE - 6

WISHBONE PARKER PICNIC TABLE.

SURFACE MOUNT, SILVER FINISH

BRUSHED CONCRETE.

1342 sq.m.

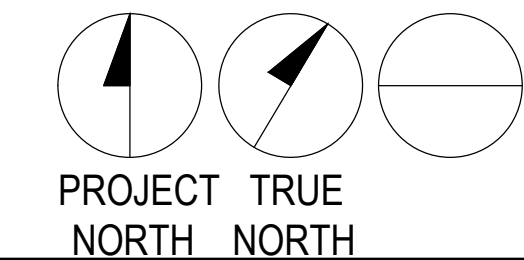
PATIO CONCRETE.

258 sq.m.

OUTDOOR AMENITY COLORED

CONCRETE. 100 sq.m.

OUTDOOR AMENITY SPACE



PROJECT TRUE
NORTH NORTH



SAGE HILL MULTIFAMILY DEVELOPMENT CALGARY, AB

drawing title

LANDSCAPE PLAN NORTH

scale

1 : 300

drawn project no.

BGG, CR LAW.660.01.001

design sheet no.

BGG, CR

date

JULY 30, 2026

DP-L1

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 ARCHITECT

PACIFIC COAST ARCHITECTURE INC.
501 - 3292 PRODUCTION WAY
BURNABY, B.C. V5A 4R4

CONTACT: PAUL KWASNICKY
E-MAIL: PWK@PACIFICCOASTARCHITECTURE.COM
TEL: 604.417.3863

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-AI.COM
TEL: 587.315.9001 EXT. 221

TRONNES GEOMATICS
6135 - 10TH STREET S.E.
CALGARY, ALBERTA, T2H 2Z9

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

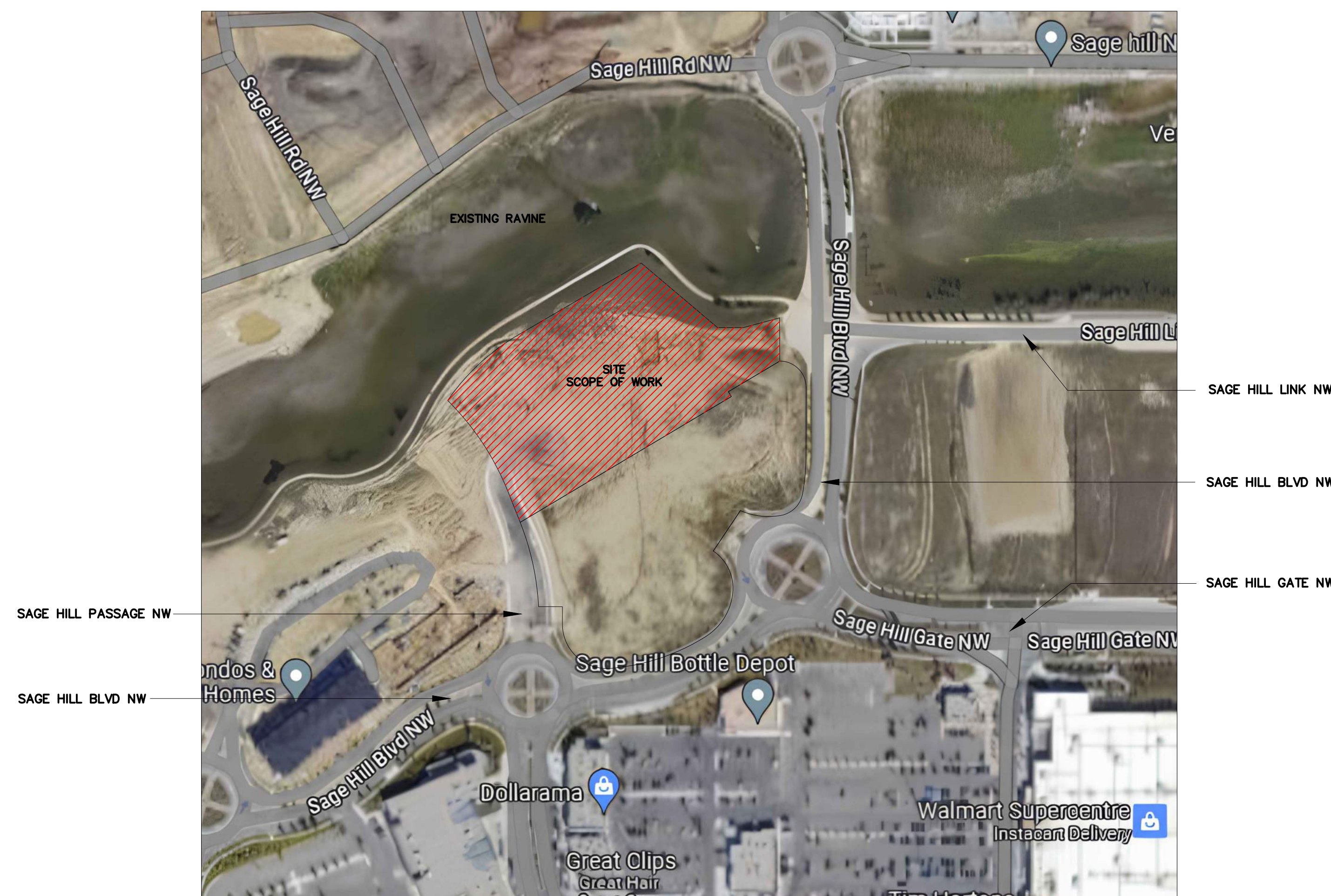
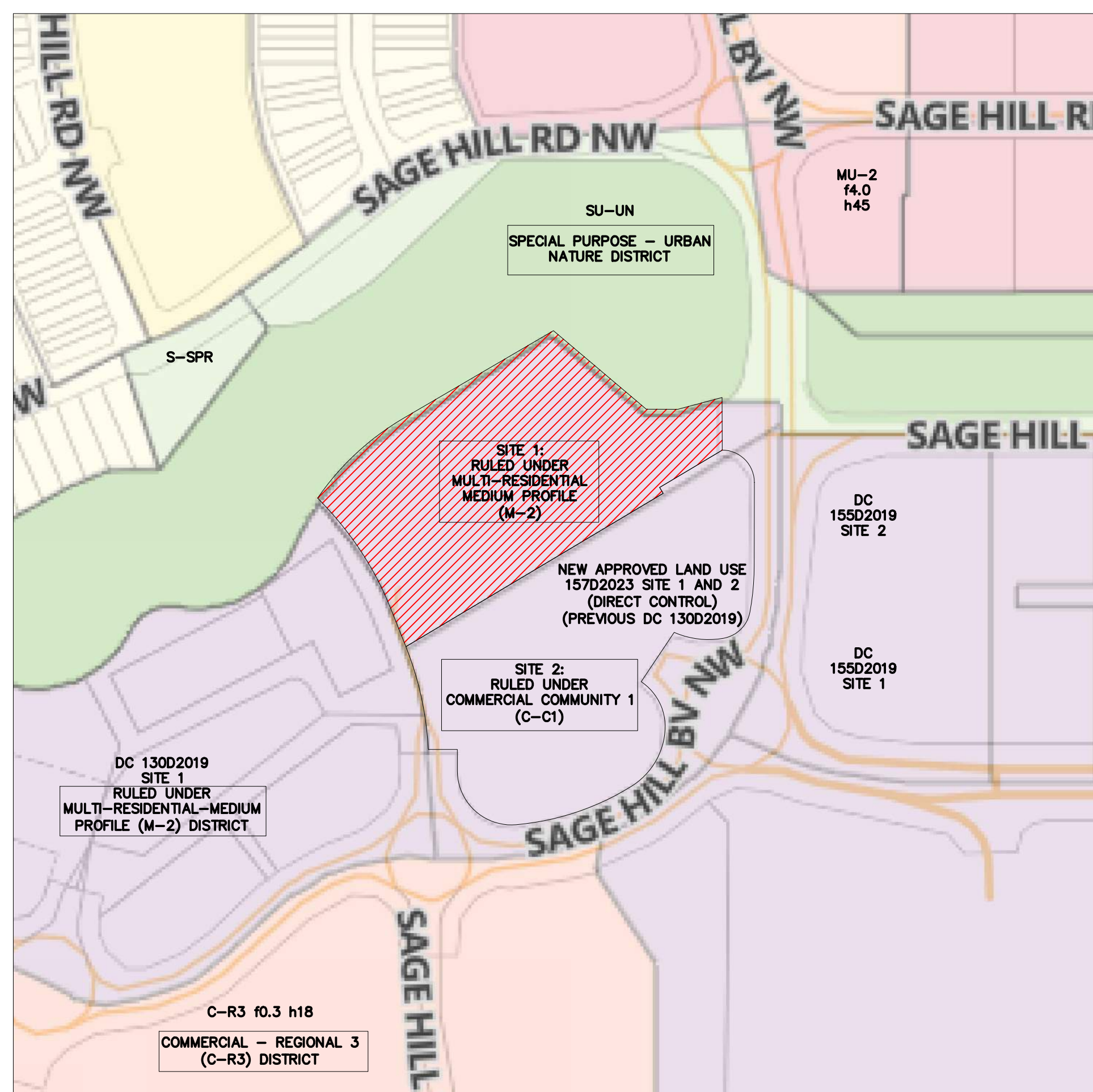
CONTACT: JASON NI
E-MAIL: JASON@PRAIRIEGEO.CA
TEL: 403.230.9777

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

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

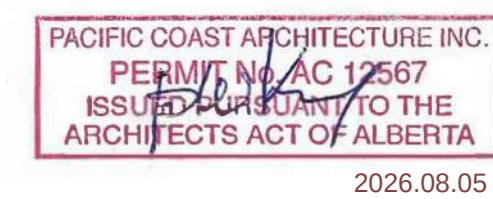
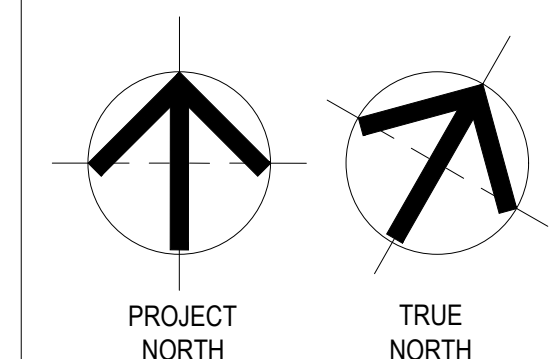
EES ELECTRICAL ENGINEERING SERVICES
3359 – 3151 LAKESHORE RD
KELOWNA, BC V1W 3S9

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



1 LAND USE PLAN
DP-1.1 SCALE 1:2000 M

2 AERIAL CONTEXT PLAN (PARTIAL VIEW OF CALGARY)
DP-1.1 SCALE 1:2000 M



8	Revised	Aug. 05, 2026
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N O R T H L A N D

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and shall be responsible for dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions as shown on this drawing.

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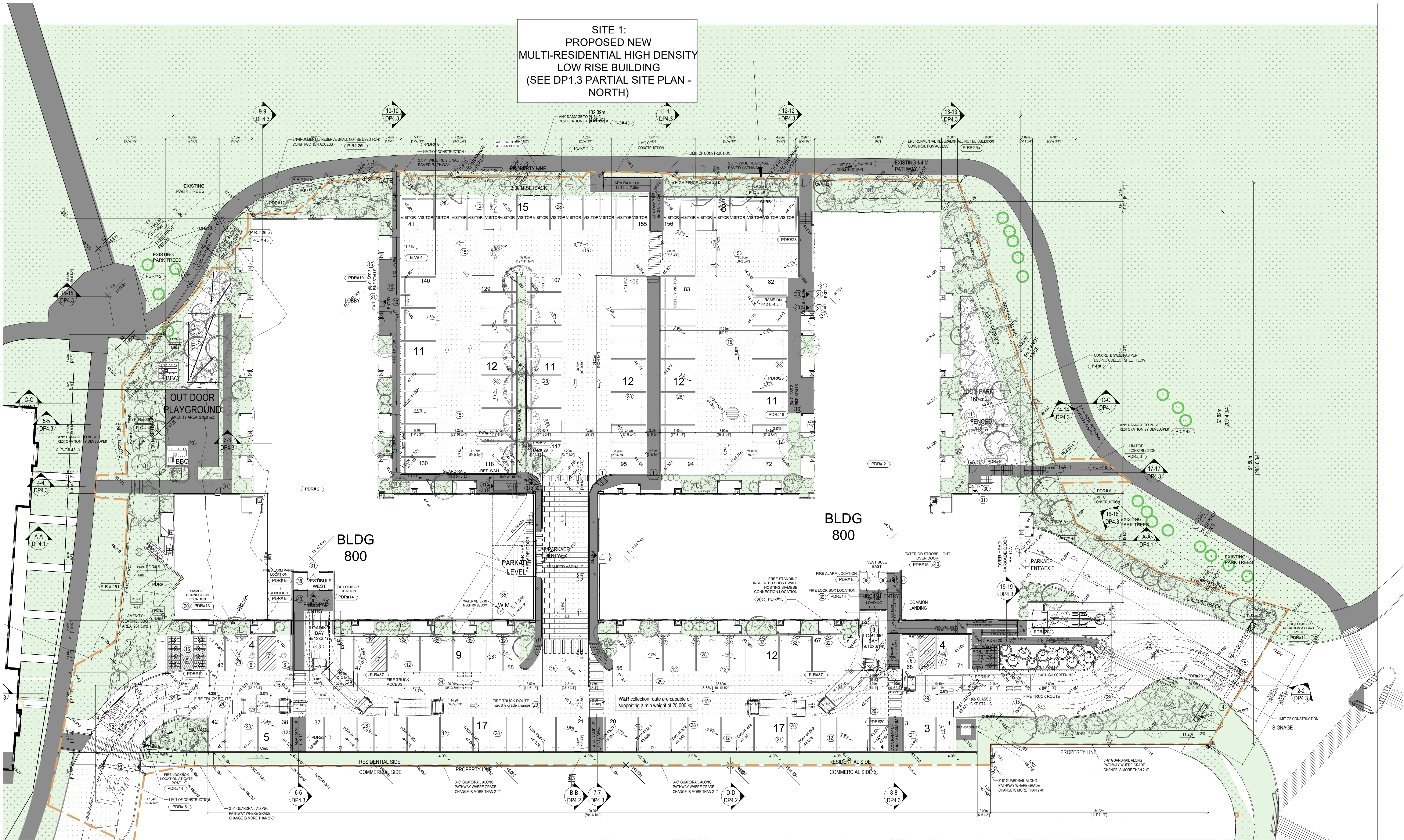
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300 SAGE HILL BOULEVARD, NW
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LOT 1, BLOCK 3, PLAN 3215 HG

SITE CONTEXT

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

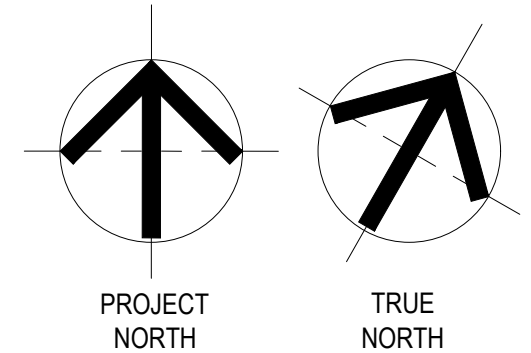
DPN1.1



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

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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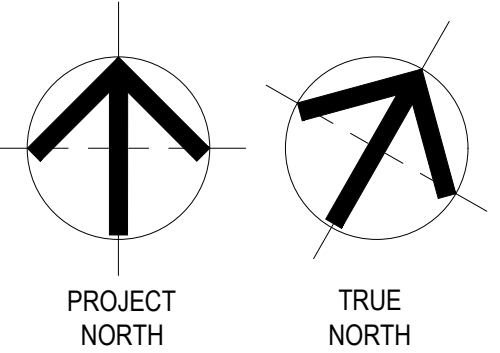
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LOT 1 BLOCK 3, PLAN 3215 HG

PARTIAL SITE PLAN - NORTH
Scale: 1:250
Date: June 2026
Drawn: ML
Checked: PK
DPN1.3



- 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
Date: June 2026
Drawn: TA
Checked: PK

DPN3.1



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:	June 2026	
Drawn:	TA	
Checked:	PK	