

PINNACLE VILLAGE

A MODEL OF SUSTAINABLE DEVELOPMENT

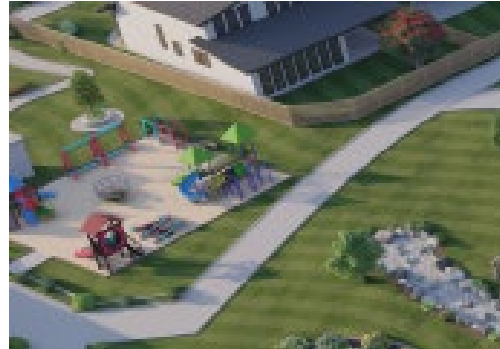


Pinnacle Village Development Goals

- Seamless integration of luxury, nature and community
- High quality residences achieved through detailed design guidelines
- High value, connected community amenities
- Exceptional focus on development details
- Creation of a true sense of community



Community and Landscape Amenities



- Robust green and open spaces with extensive, high-quality landscapes
- Enhanced entry features and fencing
- Landscaped stormwater management facility
- Connected walking trail network
- All season community recreational spaces and activities
- Community garden
- Playground and activity area
- Maintained and funded by a Homeowners Association (HOA)

Home Design and Compatibility

- Design Guidelines will be implemented to ensure that all homes are architecturally pleasing, sustainable and compatible with the high-quality standards set out for Pinnacle Village
- Extensive landscaping for all homes will be a requirement to ensure harmony with the surrounding environment
- Design guidelines will also guide the home construction process to reduce the impact of construction on surrounding homes and communities













Sustainable Density

- Net Residential area:
9.25 hectares (22.91 acres)
- Allowable density:
20 units / hectare totals **185 units**
- Proposed density:
15.5 units / hectare
- Total proposed units:
144 units
- This proposed reduction allows for a more balanced and sensitive approach to density



Development Comparison

Density comparison with Rivers Gate development

	River's Gate*	River's Gate*	Pinnacle Village
Lots	55	10	144
Net Residential Area (ha)	4.29	0.60	9.25
Density (upha)	12.82	16.8	15.5
Green Spaces and Amenities			
GMSS (2024)			
Sidewalks			
Development Quality			
Development Costs and Levies			

* Comparison of similar type of lotting concept within River's Gate. As a result of geographic context some lots have additional lengths which contribute to the overall decrease of density.

Project Economic and Financial Viability

Development supports County tax base and long-term growth and community building aspirations

Limited impact to County maintenance budgets due to HOA

Relatively low demands on County services

Financial viability depends on achieving a balance of density and development costs

Project is not financially viable at a lower density

Contributing to Sturgeon County

01

New community that will be attractive to new County residents

02

Offers a high-quality lifestyle community with premium and unique amenities

03

Forward thinking, sustainable and connected community

04

Supports County tax base

Thank you

Any Questions?

