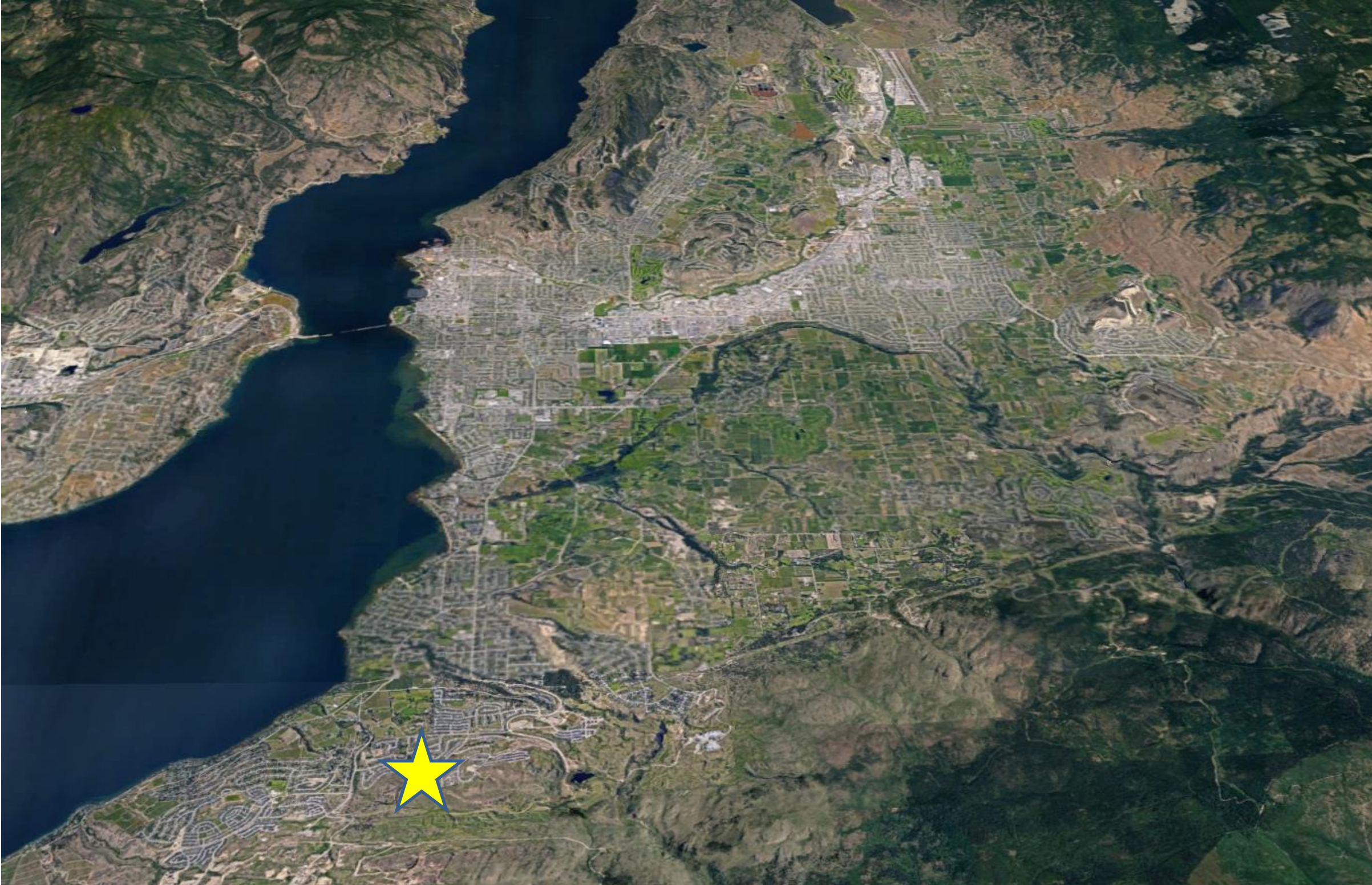




5061 Killdeer Road

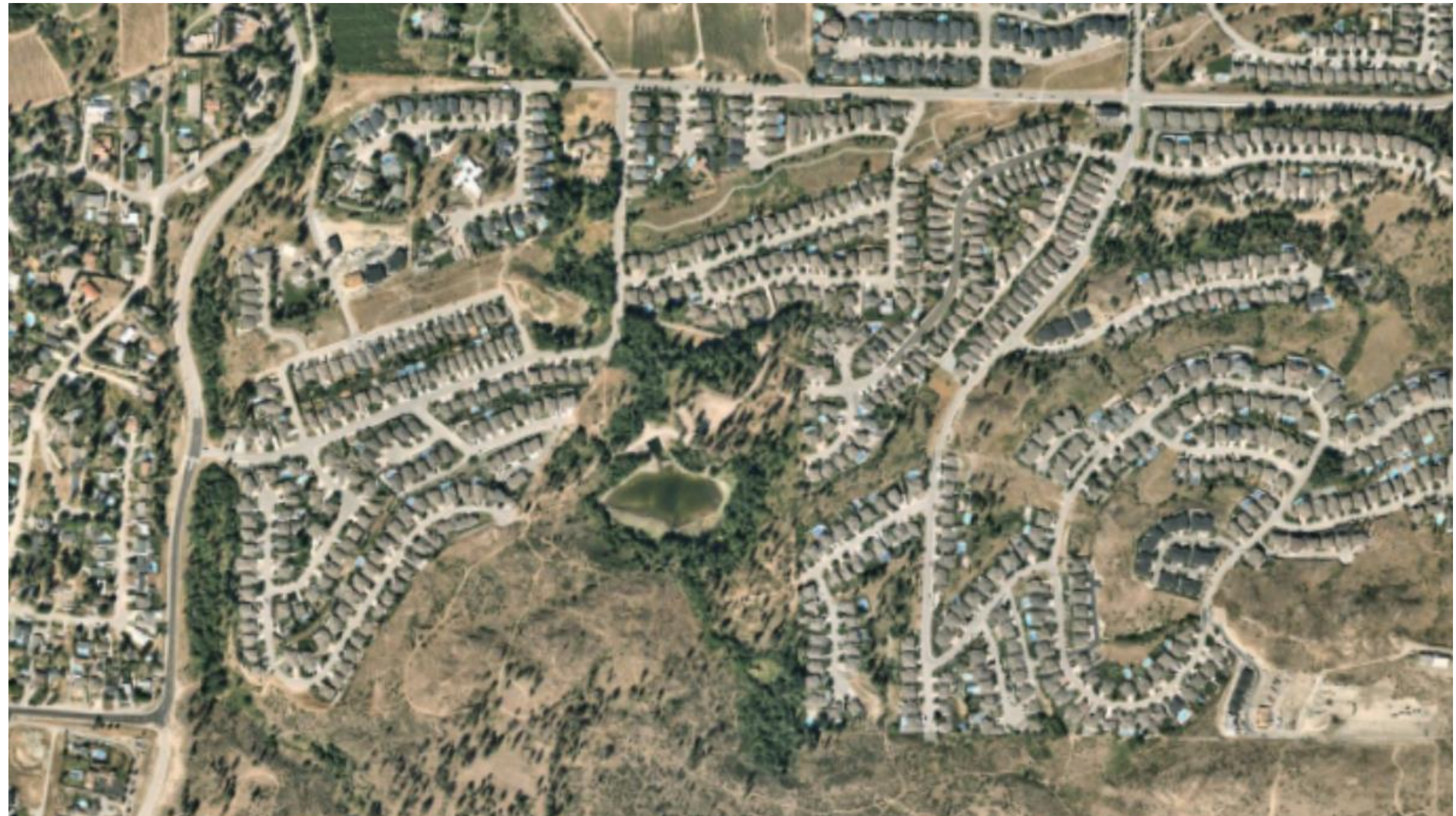
**Public Hearing
June 13, 2023**

Sage Water is located in the Upper Mission neighbourhood in southern Kelowna.



HISTORY OF THE NEIGHBOURHOOD

Emil Anderson has designed and constructed a significant portion of the surrounding Upper Mission community and associated civil infrastructure over the past two decades namely Southridge, South Crest and Stonebridge neighbourhoods.



HISTORY OF THE PROPERTY



- Land is currently owned by Frazer Lake Developments GP Ltd., a joint venture partnership
- One of the partners is the McKillican family who has owned the property for decades and lived on the property before their home and the entire neighbourhood was devastated by the fires of 2003
- Emil Anderson Properties is the managing partner for the project





EMIL ANDERSON
GROUP



- 1938 Emil Anderson Group was founded by Emil Anderson and is currently a fourth-generation company
- 1987 Emil Anderson invested in the Okanagan after a long history in the Fraser Valley. Dilworth Mountain Estates was the first Okanagan development
- 1989 Dilworth Homes was established
- 2010's Southridge/ South Crest Communities were built
- 2015 Dilworth Heights Apartments were built (first purpose built residential rental development for Emil Anderson)
- 2022 Completed award winning Industrial Mixed Use project at 966 Crowley Ave. Kelowna
- 2023 Current Projects
 - Kuipers Peak – Upper Mission - Kelowna
 - Tower Ranch - Kelowna
 - Shorerise - West Kelowna
 - Hunters Hill - Summerland



EMIL ANDERSON
GROUP



EMIL ANDERSON
GROUP



EMIL ANDERSON
CONSTRUCTION (EAC) INC.



BALLINA
LANDSCAPING

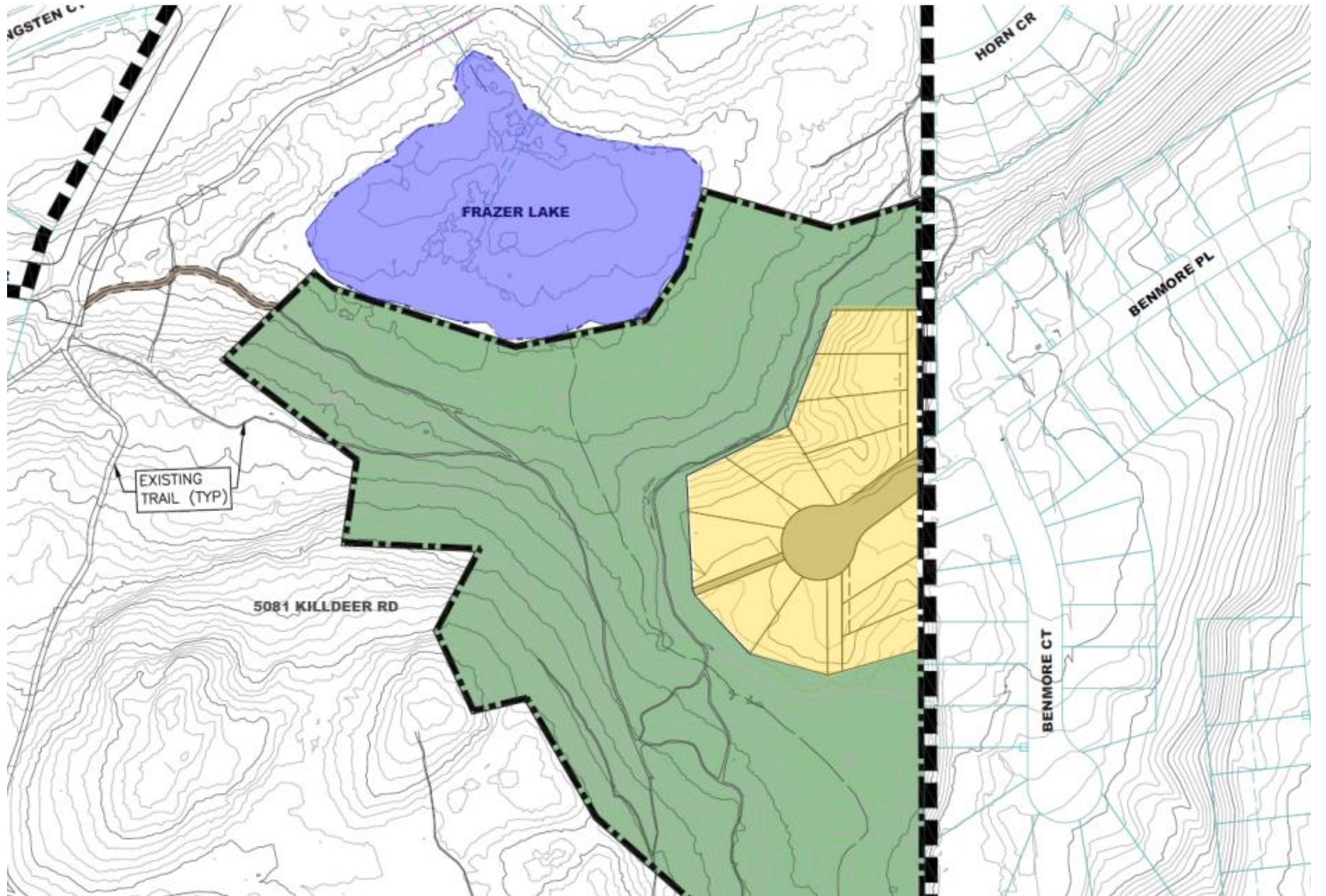




- Nestled into the mountain hillside of Kelowna's Upper Mission neighborhood, Sage Water is sheltered by mature stands of pine, poplar and aspen, with spectacular views of the surrounding mountains and Okanagan Lake below.
- Steeped in history and rich in memory making, this is a place where wetland exploration comes naturally, and wildlife trails stand as a testament to the connection between the people and wildlife who enjoy this land to the fullest extent.
- Envisioned to be a vibrant, multi-generational community for active families, outdoor enthusiasts and trailblazers alike, it will also be the connective keystone between the Stonebridge and South Ridge communities



PHASE 1 PARK DEDICATION



PUBLIC TRAIL NETWORK ENHANCEMENT



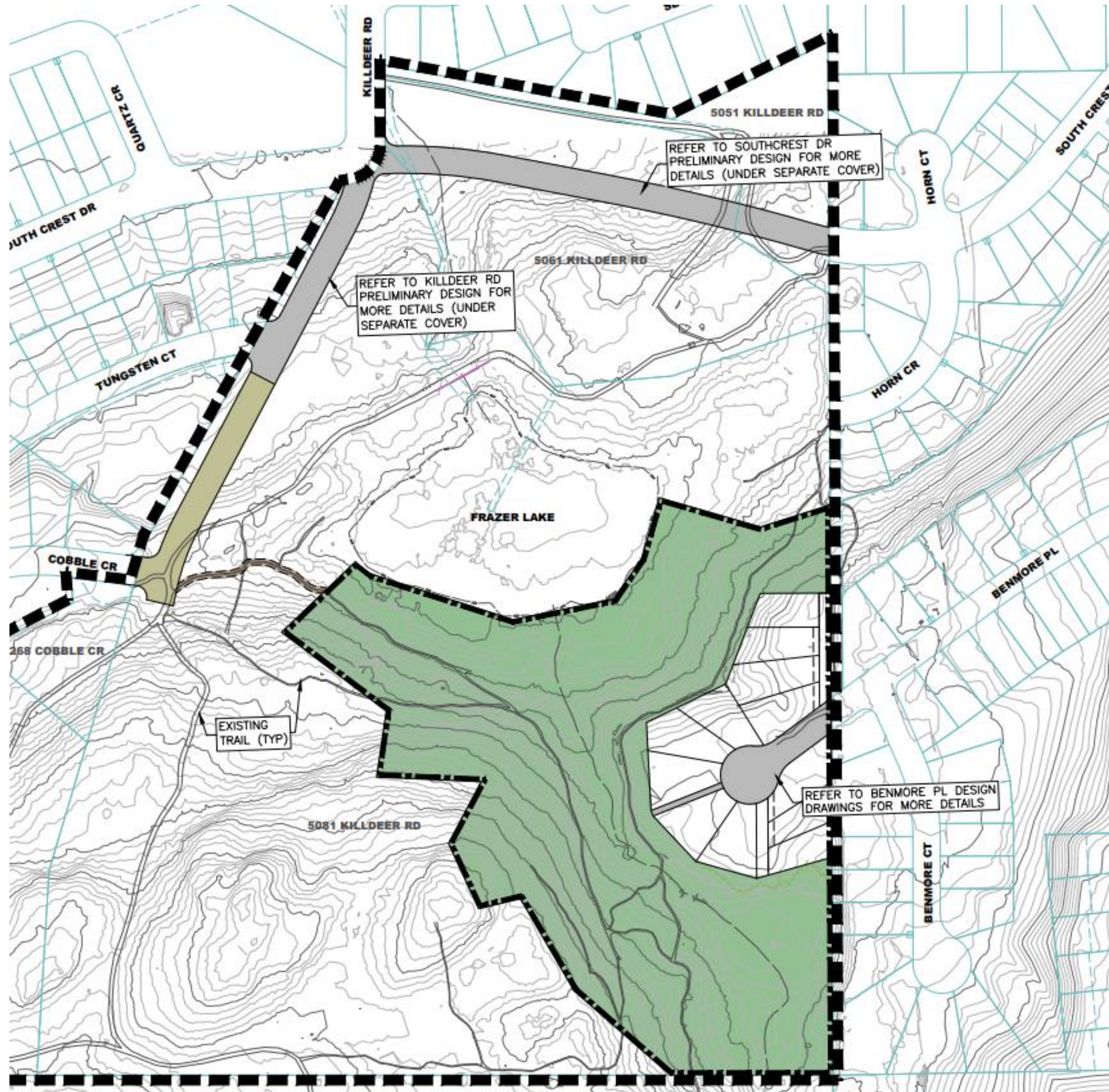
ENVIRONMENTAL PROTECTION



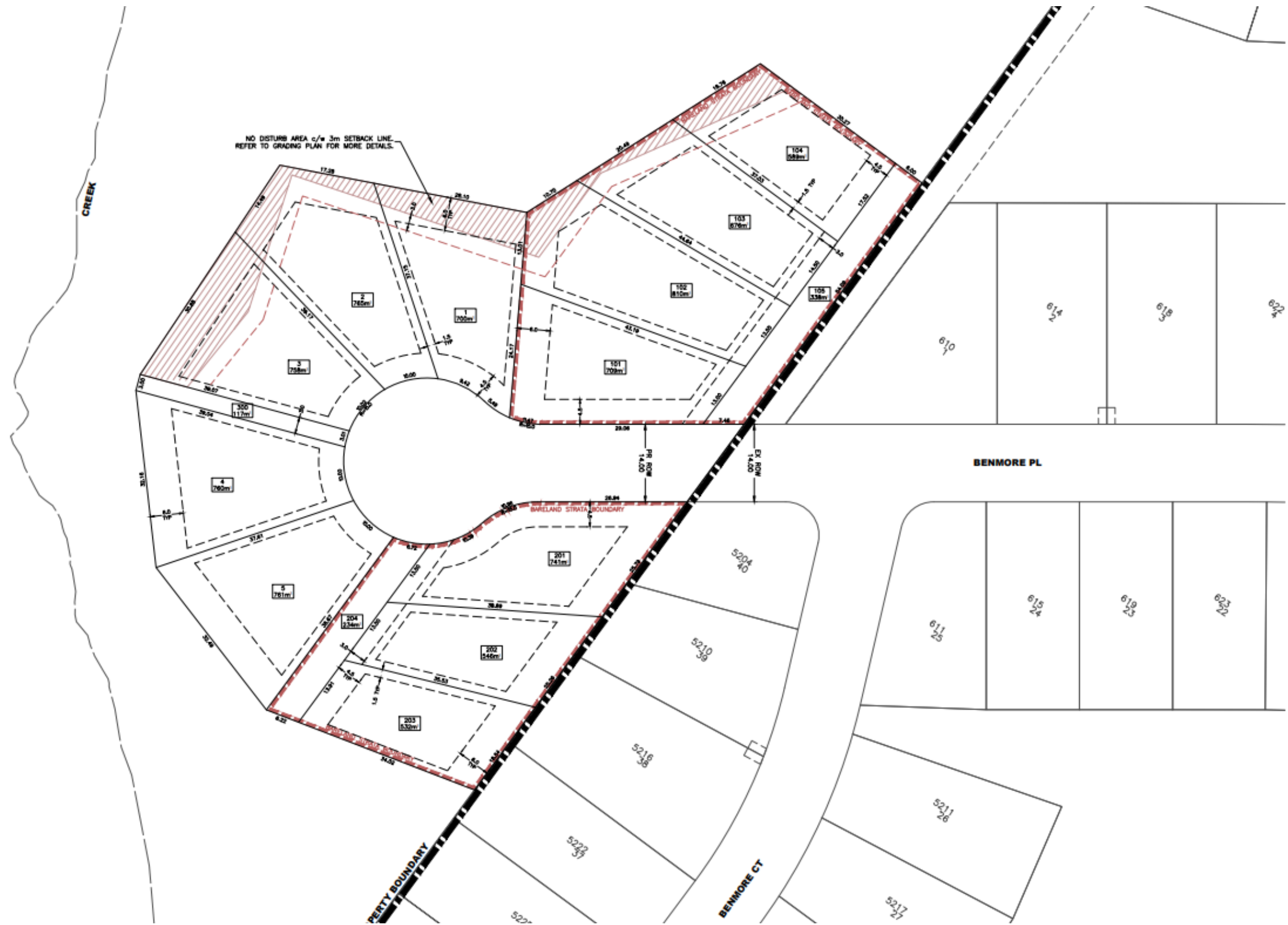
- Parkland dedication includes stream, wetland, riparian area, steep hillside and established trail network
- Integration of nature within the development through landscape design



ROAD RESERVATIONS



LOT LAYOUT



ARCHITECTURAL STYLES



Okanagan Modern



Modern Farmhouse



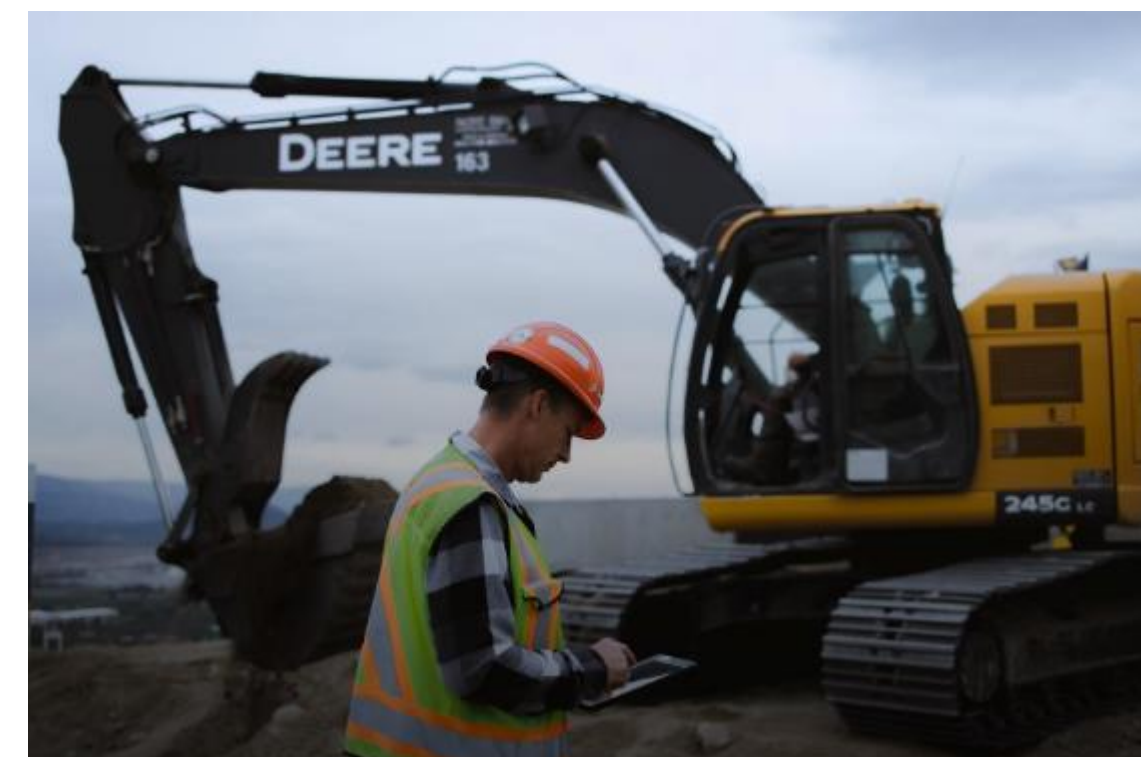
Okanagan Contemporary



CONSTRUCTION PRACTICES



- Emil Anderson Group is a safety leader in the industry. Safety of the workers and the public is the highest priority.
- Construction will be undertaken with a strict adherence to all City of Kelowna bylaws including but not limited to:
 - Hours of construction
 - Traffic management
 - Soil erosion management
 - Dust control





**THANK
YOU**

