

Applicant's Submission

February 13, 2020

Introduction

The new rowhouse development will provide more attainable living within the up and coming Windsor Park community. The development will also enhance the surrounding neighborhood compared to the current dated bungalow.

Site

The municipal address of the lot is 704 51 AV SW, which is one block east of Elbow Drive. The lot is corner parcel located off 51 AV SW and 6 ST SW with a size of 15.24m x 36.48m.

This low density residential project will consist of 4 separate dwelling units, with each unit having an enclosed parking stall located off the alley. Each dwelling will contain its own covered entry, (3) facing 6 ST SW and (1) facing 51 AV SW.

The current land use zoning is R-C2 Residential - Contextual One/Two Dwelling, the redesignation is for R-CG Residential.

Design

One of the key design objectives is to create a development that conforms to the existing community. The development will utilize natural elements, finishes and colours that help balance the grey, white and black facades. The materials will consist of a having high level of durability and aesthetics.

The development will take into account the neighboring dwellings with articulated roof lines for more visual interest and screening for added privacy.