

Applicant Submission

October 25, 2021

2837 – 34 st sw

R-CG development proposal

The objective of the 2837 – 34 st SW Decci Townhome Project is to design and build a beautiful landmark in Killarney, to accommodate not just families, but non-traditional households such as lone parent and empty nester households who would like to remain in a community with abundant amenities. The site is located between Killarney Elementary and Holy Name Elementary Schools. The proposal is for the 5 new units to be of a variety of sizes and finishes. The units will vary in size (4, 3 and 2 bedrooms in size).

The lower units are to be bright and as barrier free as possible at (45 sq meters or 486 sq ft with bike storage and outdoor space), of the same high quality as the upper units. The target for the lower units is parents, friends and extended family members, who can provide social and financial support. The units are to be pet friendly, with amenity space and delineation for pets and privacy. Garages will be provided along the west edge of the property.

The larger unit, typical of a semi-detached infill will be located on the north edge of the property. The remaining units will face 28 Ave SW at 34 st SW and be oriented for maximum solar gain and eyes on the street. All units will have small private yards to accommodate pets and children, linked by fences and gates to foster a sense of community, but at the same time privacy through landscaping.

The homes will be architecturally designed, in neo-traditional style, typical of Arlington Row Terrace homes in Cotswold, UK and respect the sloping property.

Background

We purchased the house in 2004 so our children could walk to Killarney Elementary School. Though the location was ideal, to watch our children walk to school, the house has the garage and family room blocking all the south light and views. In 2014 we built a semi-detached home on the adjacent block. Now that we are empty nesters, we are looking for a smaller version of the home we built and recently sold at 3512 – 30 avenue SW.

We named the project Decci Townhomes, to remember the Italian Heritage in Killarney, a spin on the number 10 in Italian. The objective is to increase the visibility and eyes on the street, with neighbors who know each other. We have lived in Killarney for over 17 years and would like to remain here with our neighbors, by increasing the variety of and quality of housing in the community.

Warm Regards,

Halyna and Andrew Tataryn