


Development Permit (DP2024-00043) Summary

A development permit application (DP2024-00043) was submitted by Battistella Developments. The proposal is for a four storey mixed-use development with commercial uses at grade and 30 residential dwelling units above. The following plans and renderings provide an overview of the proposal and are included for informational purposes only.




01 FRONT ELEVATION FROM SAWE

DESIGN NARRATIVE


Blues by Battistella is envisioned to be a four-storey mixed-use development located at 1423 8 Ave SE in the historic neighbourhood of Inglewood. The proposed design offers a unique retail with three stories of residential above (30 residential units total) and one level of underground parking.

The design intent is to provide Inglewood with an elevated design that delivers a rich urban and pedestrian experience. As a long-standing iconic establishment, it was important to incorporate design elements from the existing Blues Can. In its place, the north part of the podium has the same arch form as the existing building. A similar material palette, such as corrugated metal cladding, will form part of the arch entryway into the building.


The design takes cues from the surrounding neighbourhood and incorporates industrial elements, including a mix of building materials, and playful building forms to create visual interest. The commercial retail units at grade are provided with 4.5m clear floor-to-ceiling and generous street frontage. The building entry, above arch, uses a canopy providing generous space that looks onto the vibrant neighbourhood.




02 BLUES CAN WITH ICONIC ARCH FORM




03 EXISTING BLUES CAN BUILDING MATERIALS







04 STREET VIEW FROM 9 AVE



05 STREET VIEW FROM 9 AVE



06 STREET VIEW FROM 9 AVE



DESIGN INTENT

