


# 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 SAVE

**DESIGN NARRATIVE**


Blues by Battistella is envisioned to be a four-storey mixed-use development located at 1423 9 Ave SE in the historic neighbourhood of Inglewood. The proposed design offers a unique retail with three stories of residential above (30 residential suites total) and one level of underground parking.

The design intent is to provide a high-quality urban experience that delivers a rich urban and pedestrian experience. As a long-standing iconic establishment, it was required to incorporate design elements from the existing Blues Cafe. In its place, the north part of the podium has the same arch form as the existing building. A vertical 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 program are provided with 4.5m clear floor-to-ceiling and generous street frontage. The building units above each have a balcony providing generous space that looks onto the vibrant neighbourhood.




02 EXISTING BLUES CAFE BUILDING MATERIALS



03 BLUES CAFE WITH ICONIC ARCH FORM



04 STREET VIEW FROM 9 AVE    05 STREET VIEW FROM 9 AVE    06 STREET VIEW FROM 9 AVE



DESIGN INTENT

