

Applicant's Submission

BLACK COLLAR WORKS LTD. DESIGN+DRAW+DIRECTION

7103 7th Street SW – Applicant's Submission

April 3, 2019

For this project we are working closely with the family that has purchased this specific lot. We are looking to design and ultimately build something that not only fits well into the existing community but that also meets the needs of the family that is looking to reside here long term. In this specific case the client came to us with an idea to build a four-plex on this lot so that they could have their immediate family nearby while at the same time being able to have a space personalized for them. Of the proposed four units all will be occupied by immediate family members including grandparents and grown children, so in essence we are designing this four-plex for 3 generations of the same family. It is this special family relationship that has guided a lot of the decisions that we have made throughout this process such as the overall size of the units as well as the provision of a large common amenity space in addition to the private amenity space provided for each unit.

Due to our proximity to main thoroughfares such as Glenmore Trail and Elbow Drive as well as major shopping centers such as Chinook Mall and large multi-family buildings such as the Mayfair Apartments and the Salvation Army we feel that this area is ideal for a project such as ours that helps to increase the density without completely changing the area into a high-density zone. We feel that this project with its proposed density increase provides a bridge between the smaller single-family homes and the larger apartment buildings found in the area. In that discussion we also believe that this lot provides us with several unique opportunities that a traditional corner lot may not have in part due to the cul-de-sac in front of the lot. Especially in terms of available street parking and overall through traffic on the street and through the alley.

As mentioned above this area presently has a very diverse mix of multi and single-family residences, light commercial (7-11) and even the Salvation Army a block away in addition to the Mayfair apartments. With this broad mix of projects, we feel that this area is ideal for a project like ours. With our proposed Land use Re-designation of M-CG for this lot we determined that due to the size of the lot we would be able to design a 4-plex that would be well within the number of units allowed and still be able to provide each unit with dedicated parking and a large private amenity space as required.

Ultimately with our proposed Land Use Re-designation we are looking to be able to enhance the neighbourhood with a project that will be a long-term benefit to the community as well as provide a meaningful residence for this family. We hope to be able to increase the density of this area without going overboard and changing the feel of this street too much or overloading the lot. We hope that with these factors taken into account and the attractive design that the project will be well received by the community as well and fit nicely with the already existing diversity of buildings in the area.