

Site History

The commercially zoned properties at the intersection have historically been occupied by a variety of users, including political offices, grocery store, and beauty and service-oriented businesses. Our proposal seeks to create a neighbourhood gathering place, with the Music School as our main user, and three floors of much-needed residential rental space.

Existing Use: 4087 & 4089 Quadra (C1 zone) – Historically these buildings have occupied the site for over 70 years, housing a surveyor, computer repair shop, barber, beauty shops, political campaign offices, and since 2009, the Taber Music School. 944 Nicholson is a residence on a large property.

The building at 4087 Quadra (orange building) was built in 1930, as a small out-building, and expanded several times over the past 90 years. It has deteriorated to the point of requiring replacement. The commercial property next door at 4087 Quadra (yellow building) and the home behind at 944 Nicholson Street were purchased by Dave Paulson and Linda Gould through their company, Ad Lib Holdings Ltd. Both these buildings date from the 1940 – 50 era.

We are requesting a rezoning of the three properties to a mixed-use designation to permit the construction of a new building comprising approximately 750 sq. meters for the music school and complimentary office or service space, with 22- one and two-bedroom rental apartments.

The eastward slope of the land creates an opportunity for diverting vehicle entry to Nicholson and entering the parking level, which would extend under the buildings. The lower level and main commercial level will be constructed of concrete with wood frame for the upper floors, with special soundproofing between floors and apartments.

