

# Applicant Submission

2024 October 09

## 810 9A St NW

Applicant Planning Analysis



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#### Project Description

The Goodweather represents a groundbreaking and contextually sensitive approach to densification and transit-oriented design within Calgary's Sunnyside neighborhood. Distinguishing itself among the numerous new multifamily projects in the area, The Goodweather stands out in its respect for the neighborhood's architectural style while addressing the increasing demand for transit-oriented and accessible housing in the city.

Situated in close proximity to a central transit hub, the project forgoes on-site parking and instead provides each dwelling with bike storage facilities, encouraging residents to utilize public transit and active transportation over conventional transportation. The space otherwise intended for parking is repurposed into shared outdoor amenity areas that are productive and foster connections between neighbors.

#### Landscape Approach

The landscaped areas and outdoor amenities surrounding The Goodweather are configured to complement the surrounding context and to promote meeting and connection between neighbors. Setbacks in front of street-facing dwellings are strategically designed to accommodate canopy trees and layered landscaping, enhancing the project's visual appeal throughout the year. Raised planters in these setbacks create opportunities for neighbors to meet, socialize, and rest, promoting well being and social interaction between Goodweather residents and the wider community.

The central courtyard features wide, barrier-free pathways for residents to access to their secured and sheltered bike parking spaces, which also include chargers for E-Bikes. The upper courtyard balconies

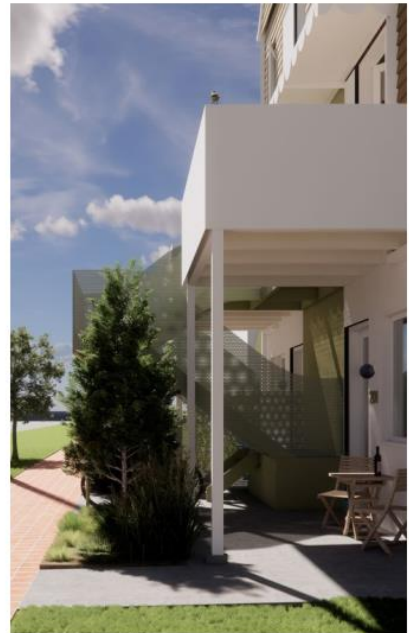
give upper level residents an extra, more private outdoor amenity space.

Incorporating green infrastructure through permeable landscaping, the project utilizes landscaped mulch beds that capture water for plants, reducing water usage and maintenance needs. This approach not only improves stormwater and snowmelt management but also contributes to the visual appeal and ecological productivity of the site.

#### Parking Policy Variation

Contrary to conventional parking requirements outlined in city policy, The Goodweather opts for a progressive strategy by providing extra bike parking for both residents and guests, foregoing traditional parking stalls. This is an international transit-oriented design decision that recognizes the project's proximity to a central transit hub.

Prioritizing outdoor amenity space over parking underscores The Goodweather's commitment to a socially productive and community-oriented multifamily housing model that embraces its urban context. Such innovative variations in the city's parking policy are crucial steps in advancing transit-oriented design, offering tangible evidence of its success in promoting alternative transit options and fostering a more sustainable and connected urban environment.



Above: A softscaped area planted with drought-tolerant and low maintenance species that acts as both a natural feature in the communal amenity space and as a buffer for the adjacent ground floor dwelling.