

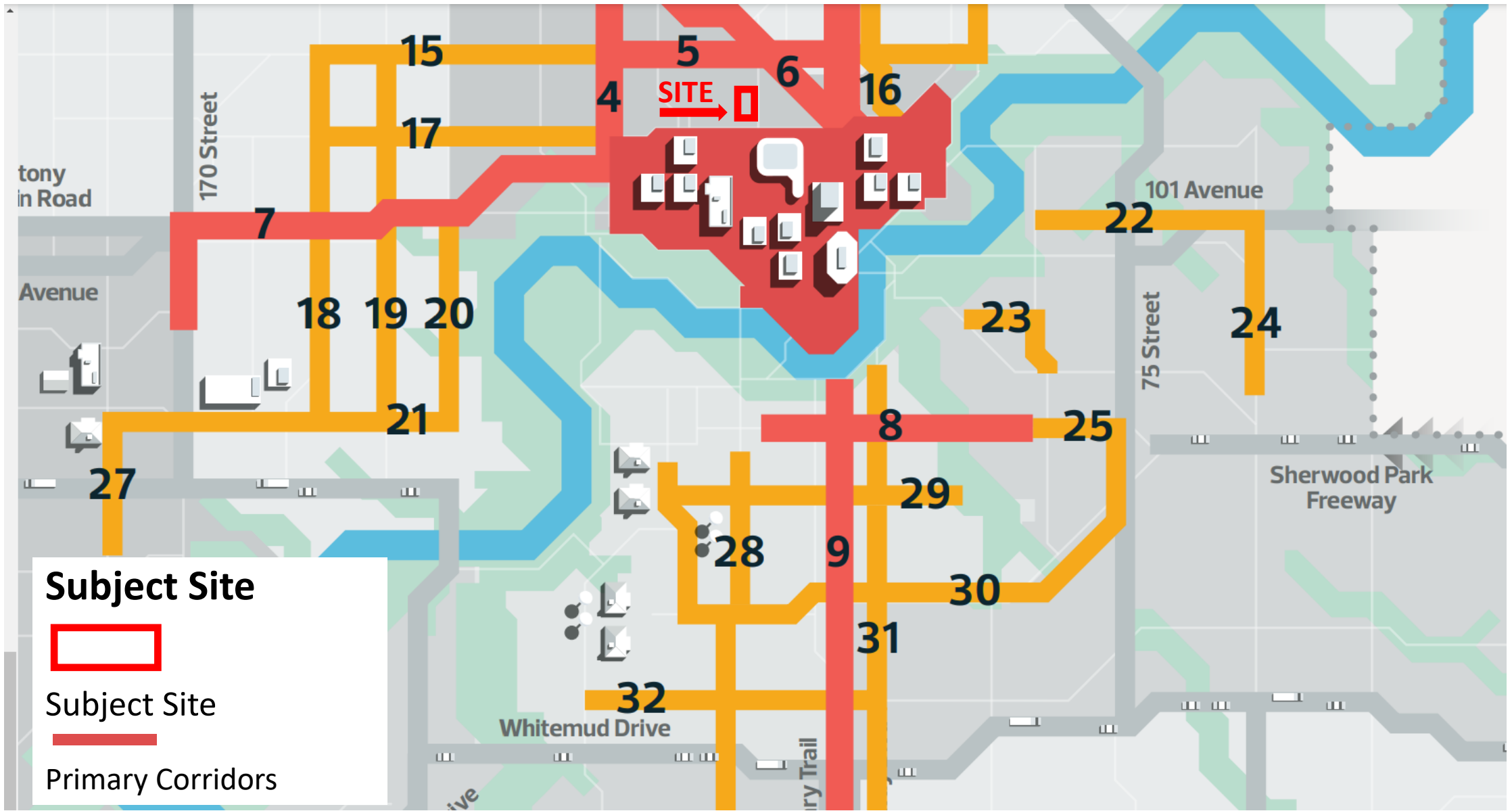
# 107 Street Development DC2 Rezoning

10839, 10837, 10835, 10831 107 Street, Edmonton



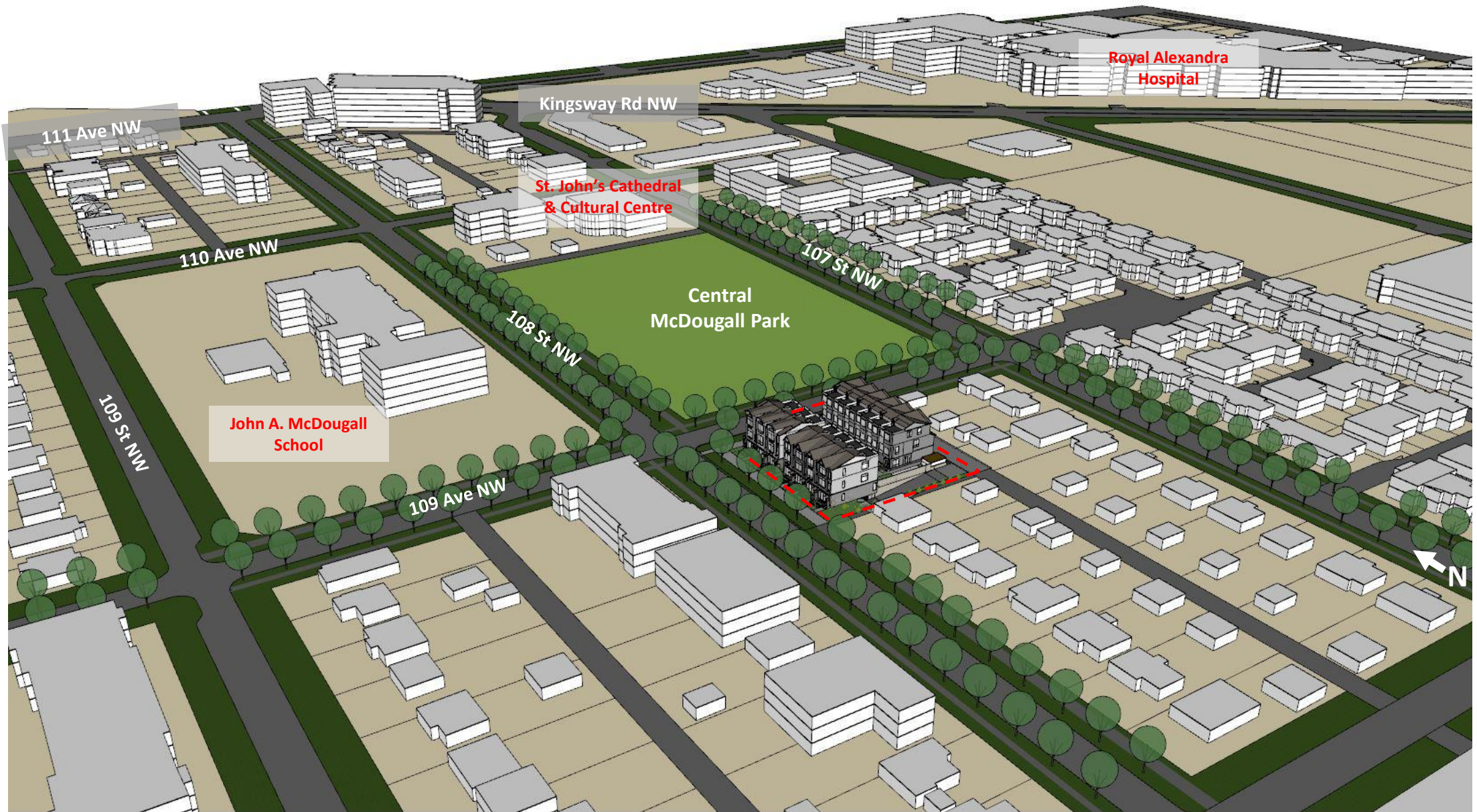
Dnyanesh Deshpande





## Policy Context





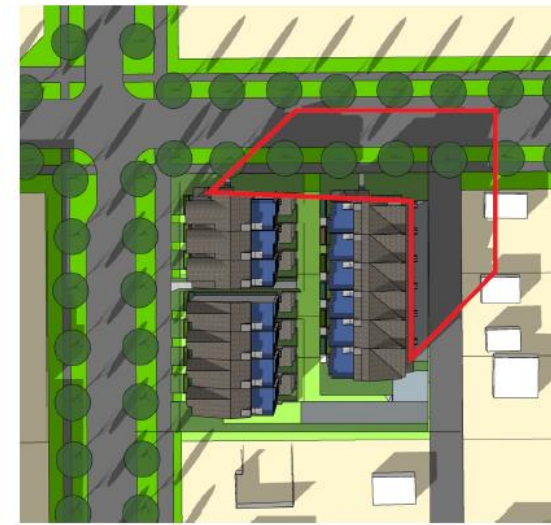
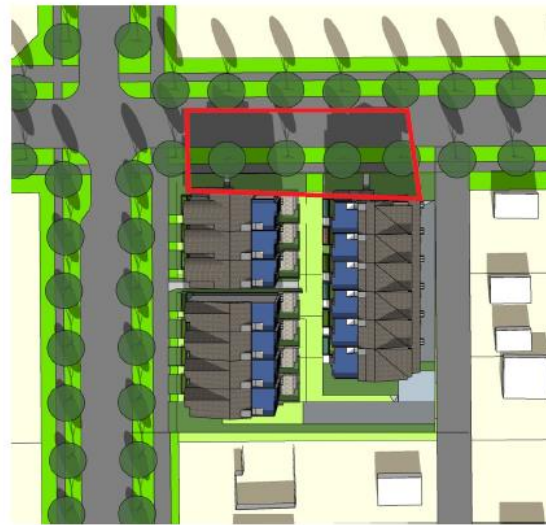
## Site Context



9:00 a.m.

12:00 p.m.

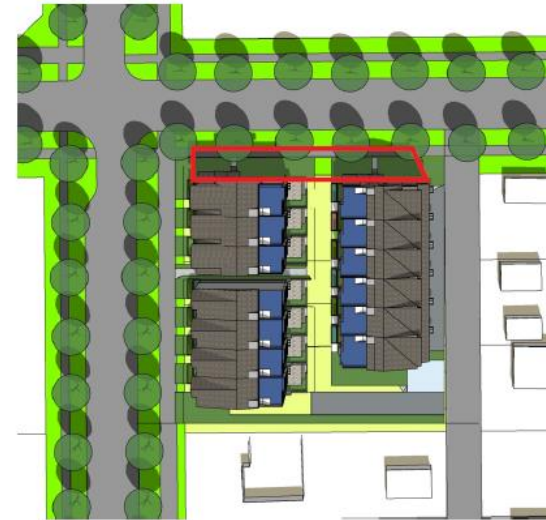
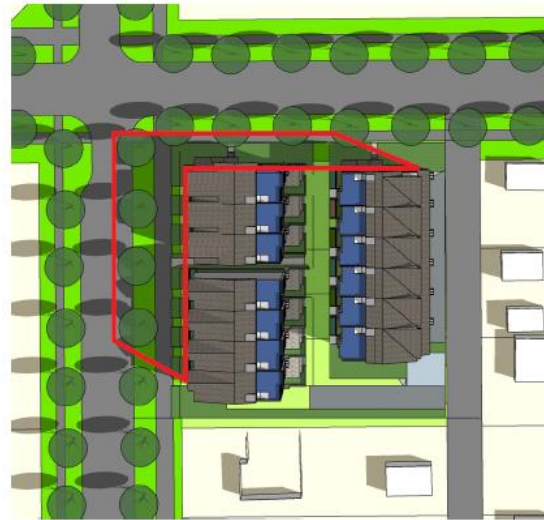
3:00 p.m.



9:00 a.m.

12:00 p.m.

3:00 p.m.



Spring (March 21)  
and  
Fall Solstice  
(September 21)

Summer Equinox  
(June 21)

# Sun Shadow Analysis



# 107 Street Development DC2 Rezoning

10839, 10837, 10835, 10831 107 Street, Edmonton



Marcelo Figueira







Bungalow Houses



Two-storey Single Detached Houses



One-storey Apartments



Two-storey Row Housing

# Design Precedent Bungalow Courtyard





Typical back entrances between row housing buildings



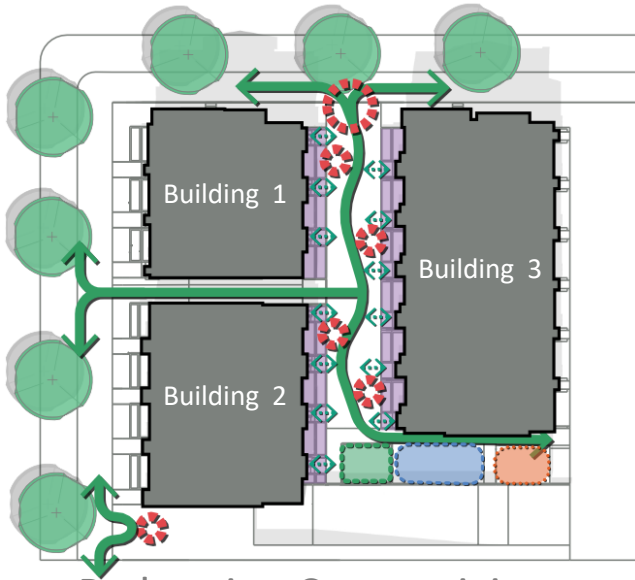
Courtyard design concept for this proposed DC2 development

Conventional Row Housing vs.  
Bungalow Courtyard





3D Concept



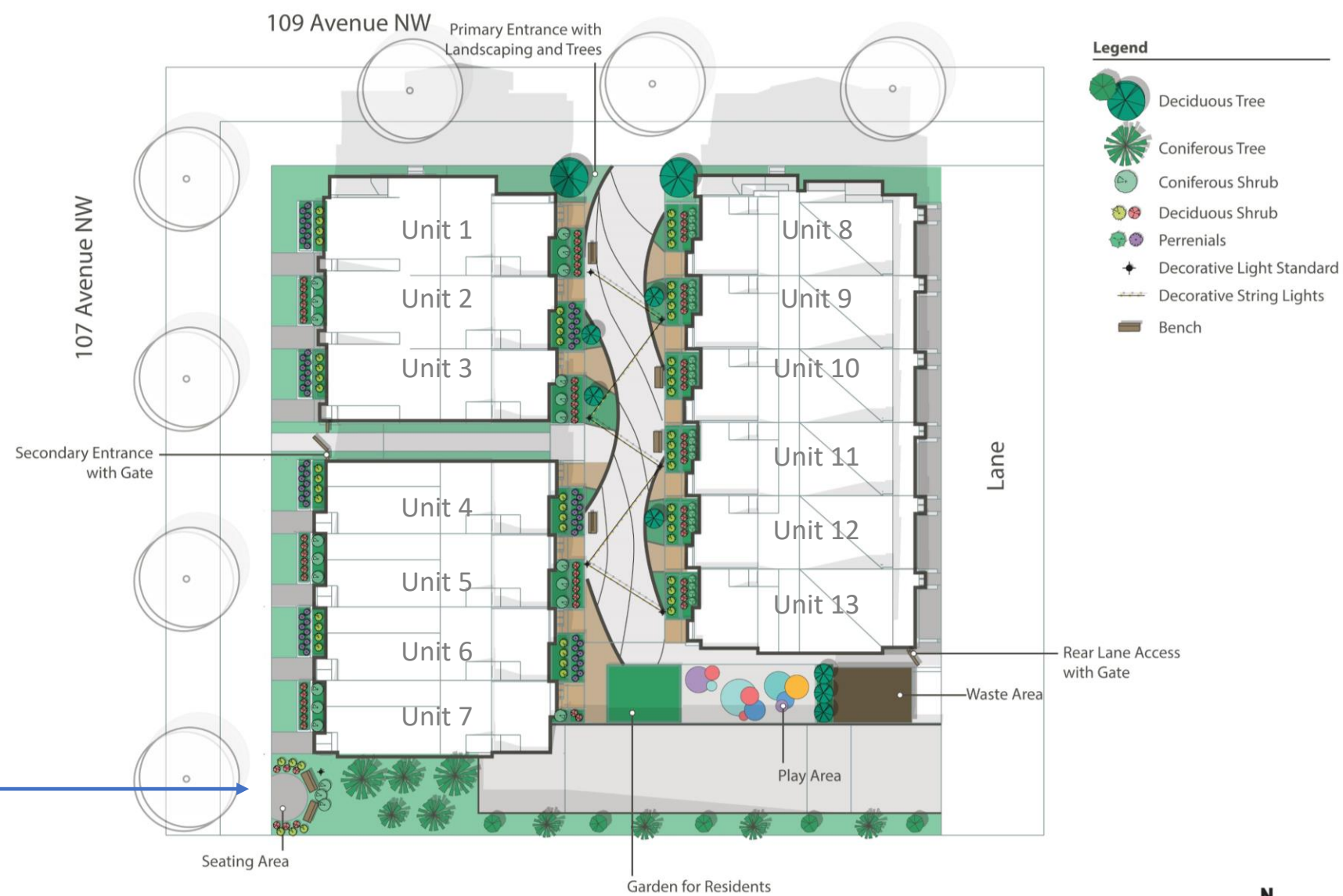
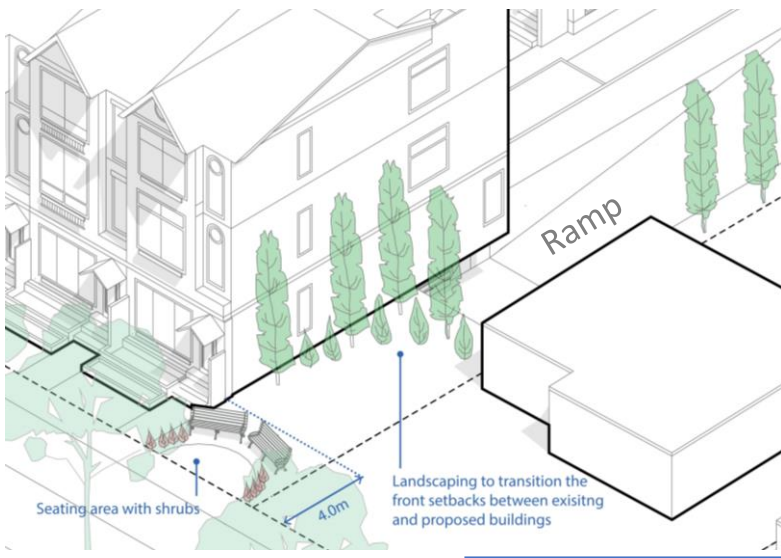
Pedestrian Connectivity



Context

# Design Concept





**APPENDIX 3**  
Landscape Plan



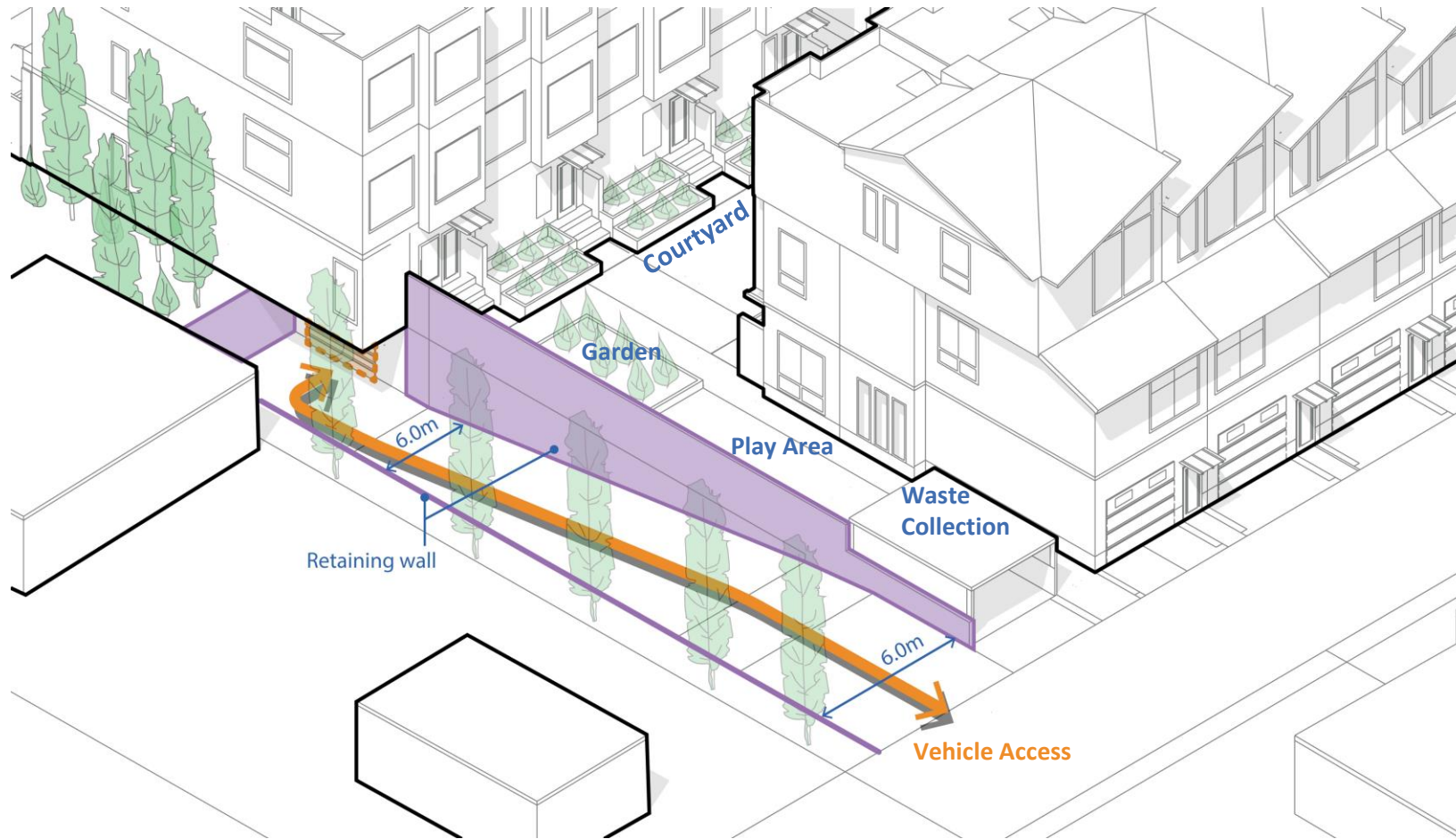
# Conceptual Courtyard Design





North View





South View



