

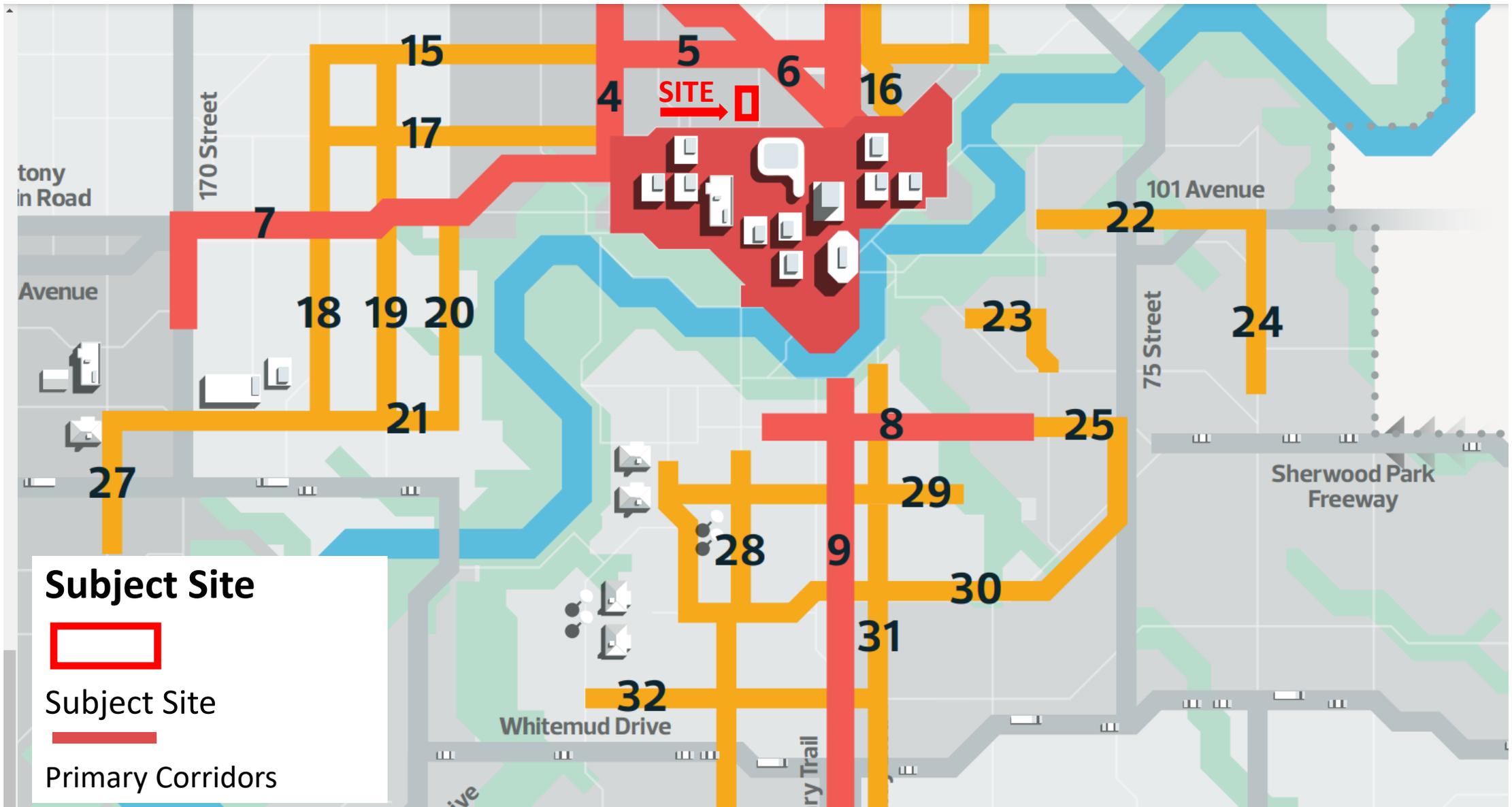
107 Street Development DC2 Rezoning

10839, 10837, 10835, 10831 107 Street, Edmonton

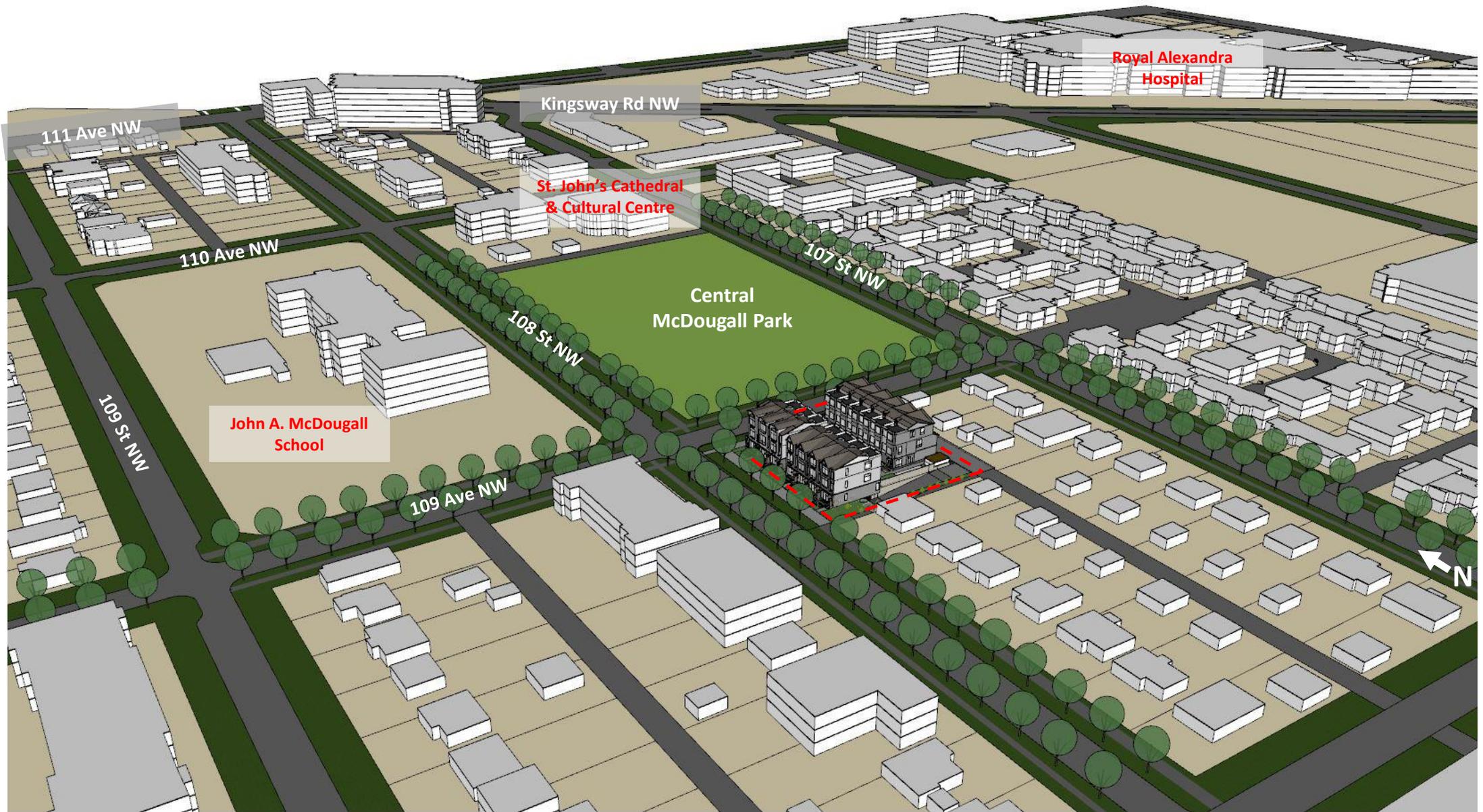


Dnyanesh Deshpande





Policy Context



Site Context

9:00 a.m.

12:00 p.m.

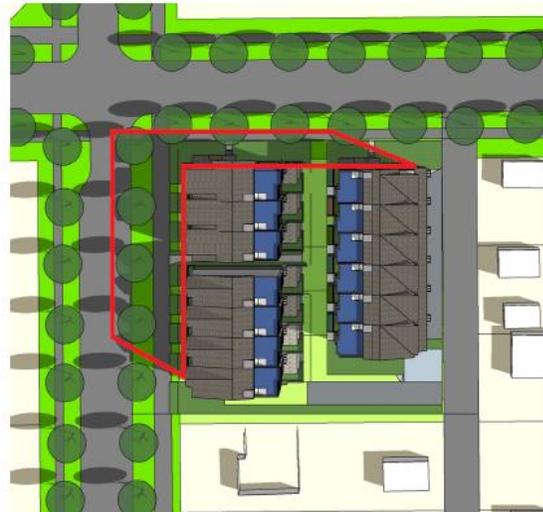
3:00 p.m.



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

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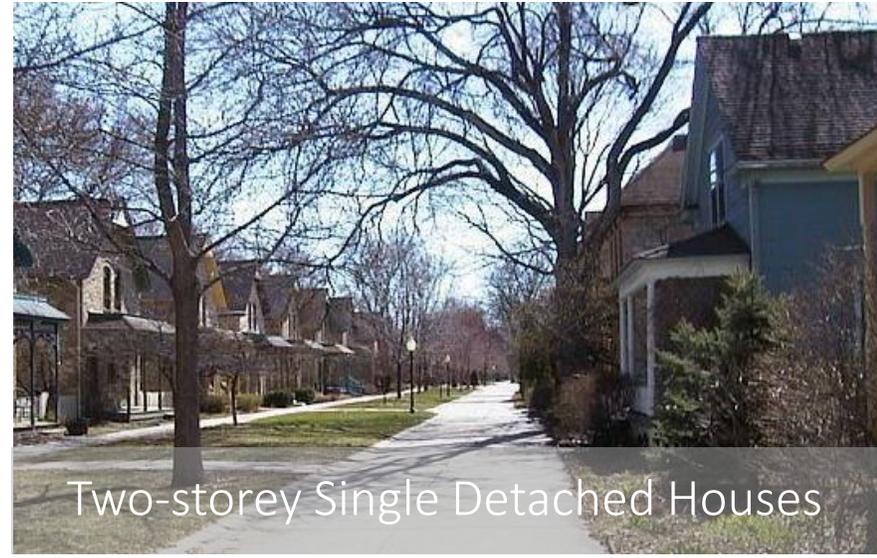


Marcelo Figueira





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

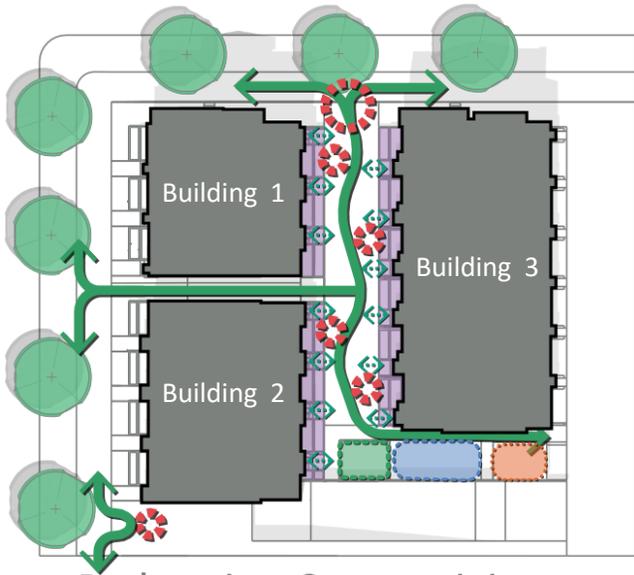


Courtyard design concept for this proposed DC2 development

Conventional Row Housing vs.
Bungalow Courtyard



3D Concept



Pedestrian Connectivity

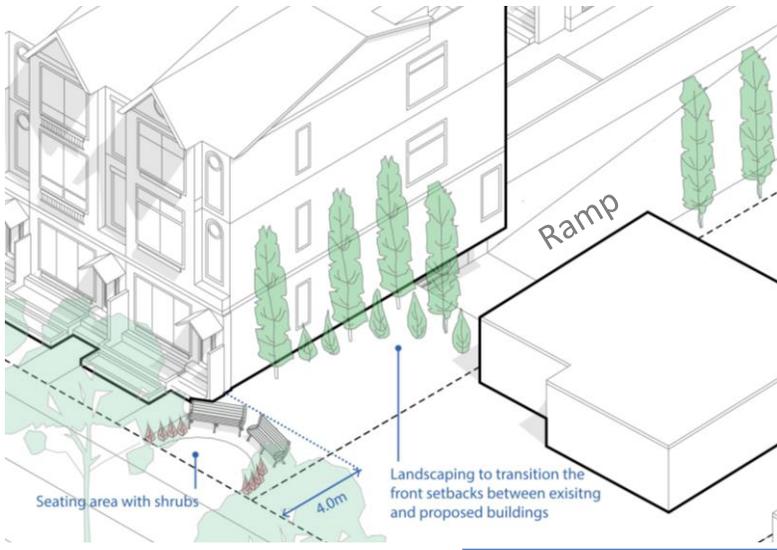


Context

Design Concept



107 St NW

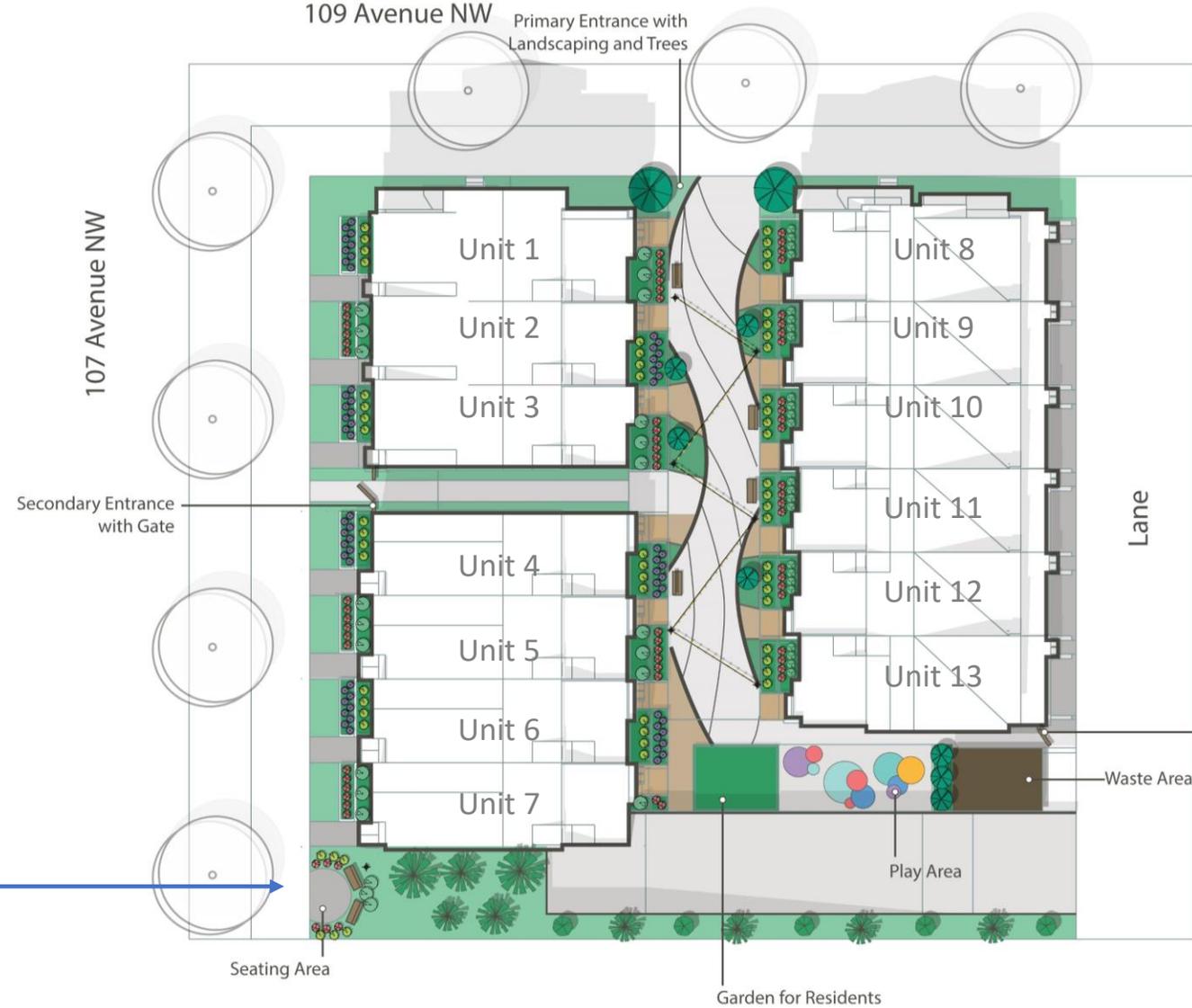


Ramp

Seating area with shrubs

4.0m

Landscaping to transition the front setbacks between existing and proposed buildings



- Legend**
- Deciduous Tree
 - Coniferous Tree
 - Coniferous Shrub
 - Deciduous Shrub
 - Perennials
 - Decorative Light Standard
 - Decorative String Lights
 - Bench

APPENDIX 3
Landscape Plan



Conceptual Courtyard Design

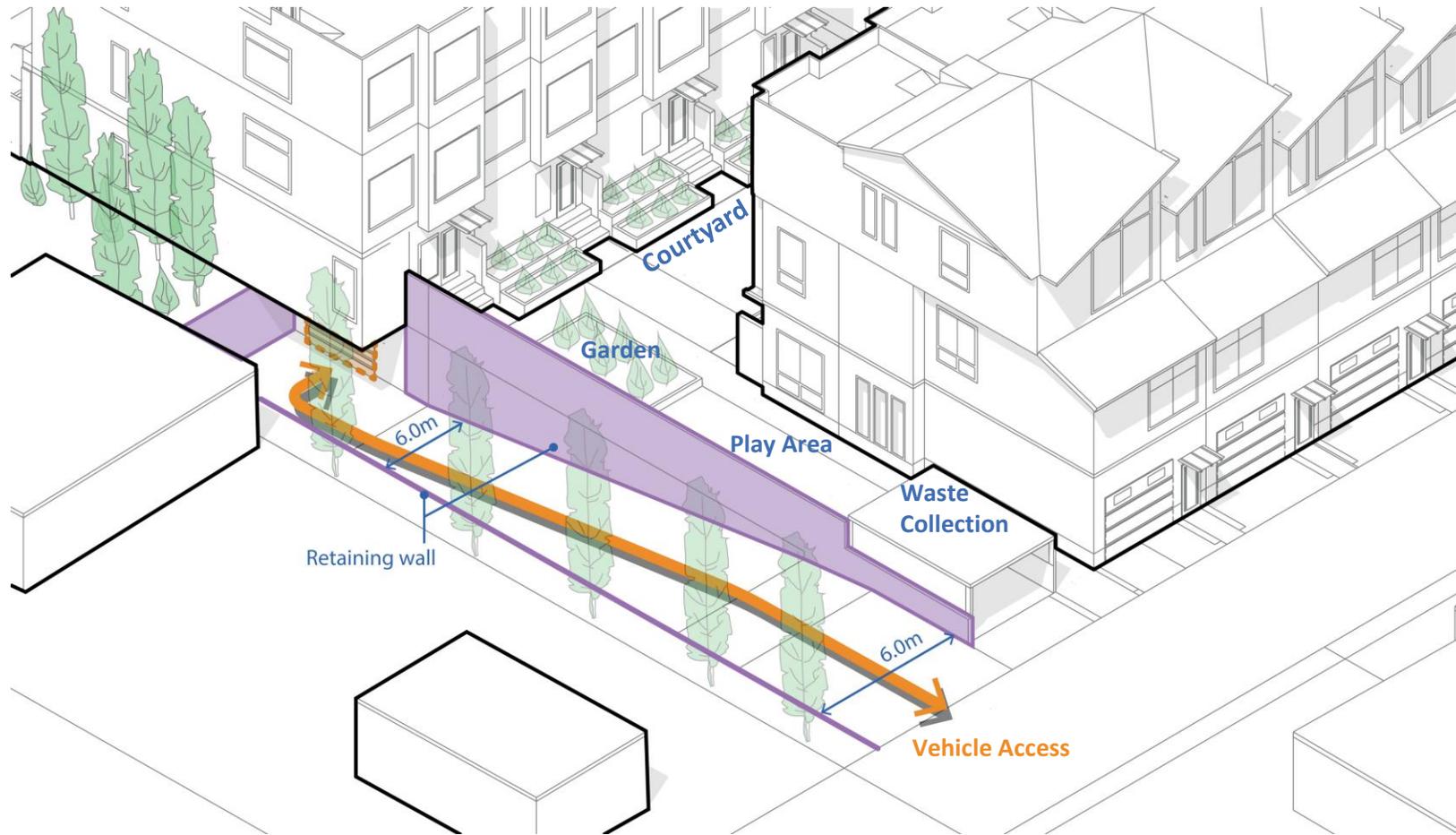


Unenclosed porch
fronting the avenue

Clearly defined entrances
facing the courtyard

109 Avenue

North View



South View



Thank You