

SUN/SHADOW STUDY

APP24-0455 | King Edward Park 7814 - 83 Street NW | August 2024

This sun/shadow study shows the maximum possible building footprint based on setbacks and the maximum building height of 23 metres. Buildings of this size would not be realistic or possible to construct under the maximum floor area ratio of 3.0, but depending on the placement and configuration of the actual new buildings, shadowing anywhere within the ranges shown below could occur.

Two scenarios were evaluated:

Scenario 1: Redevelopment of the west side of the site only, while the existing school building on the east side of the site remains. This is the proposed redevelopment scenario as outlined in the Rezoning Rationale and Urban Design Brief.

Scenario 2: Separate redevelopment of the west and east sides of the site.

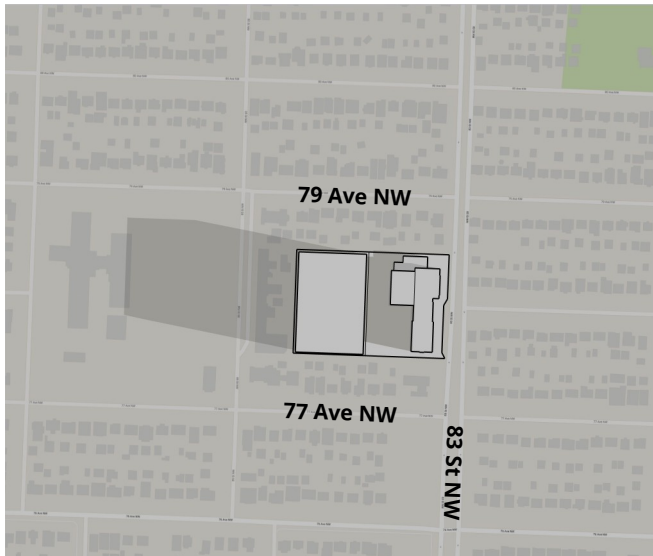
There will be some shadowing on the properties north of the site, but the properties south of the site are not impacted. The properties west of the site have some shadowing, but the shadow also moves quite rapidly over the ground throughout the day.

SCENARIO 1

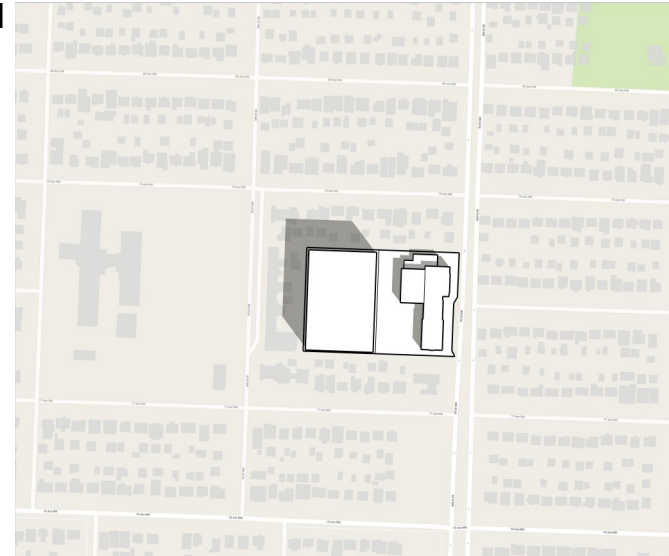
Redevelopment of the West Side Only, Existing School on the East Side Remains

March 21 MST

7:30AM



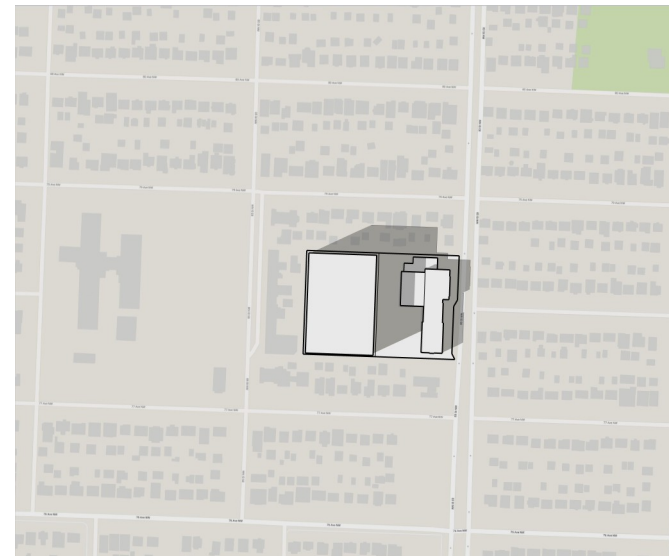
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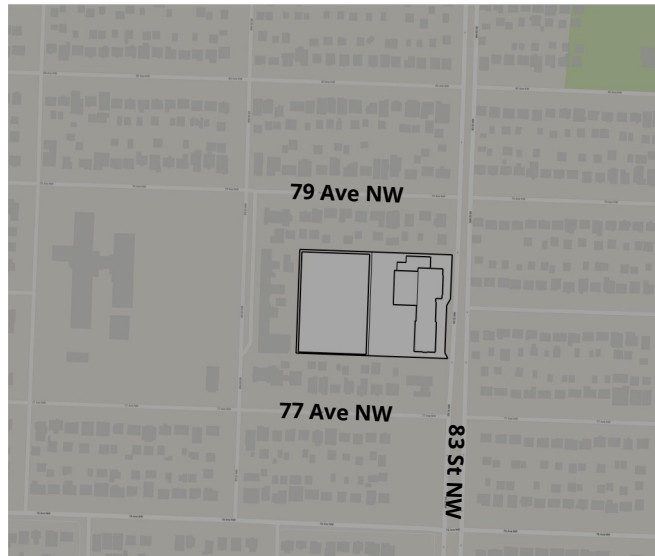


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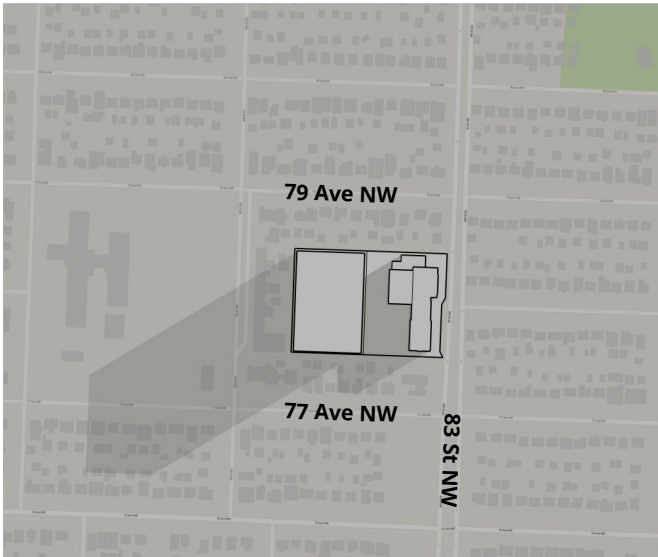
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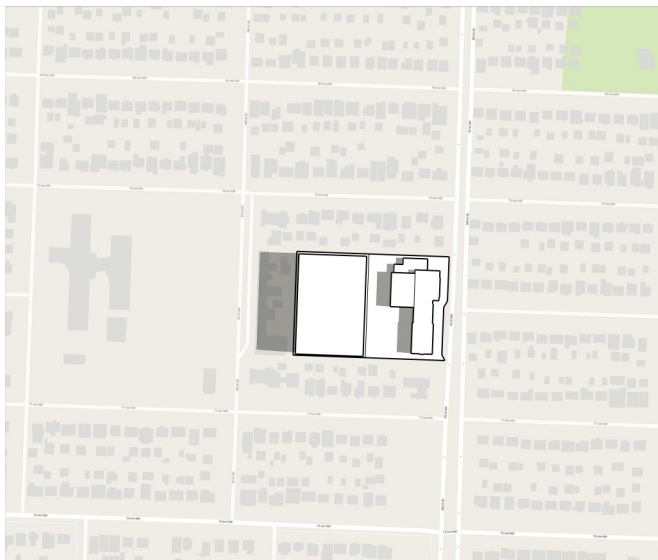


June 21 MST

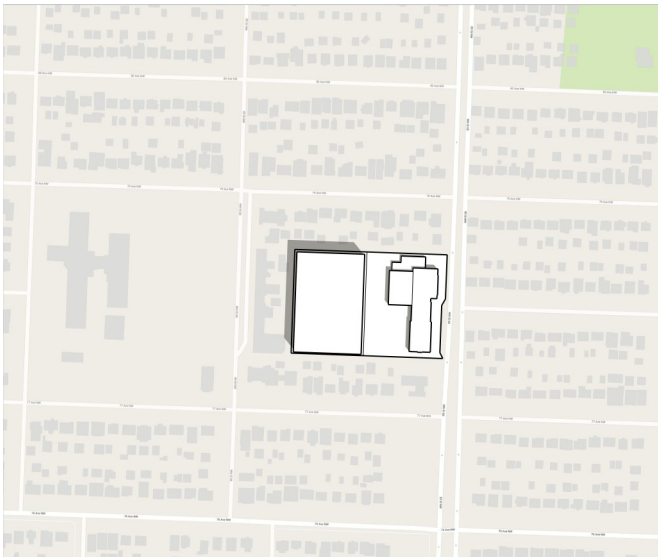
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8:00AM



11:00AM

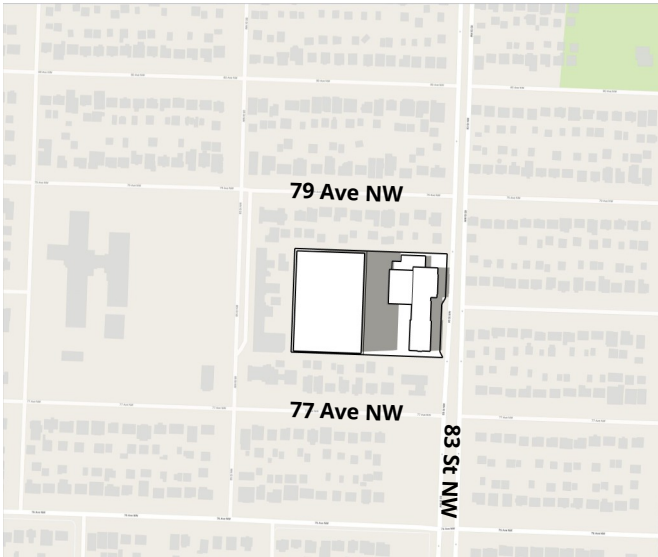


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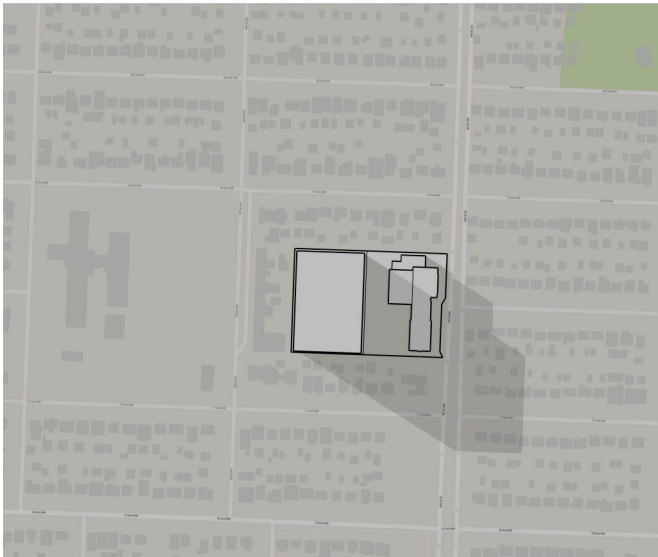


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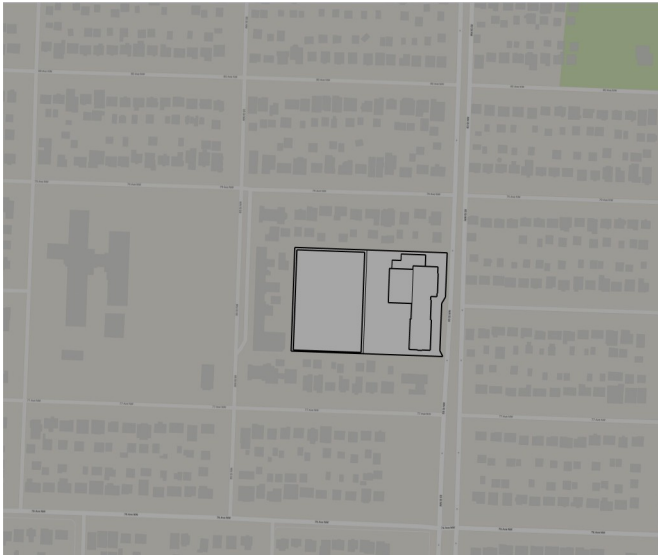
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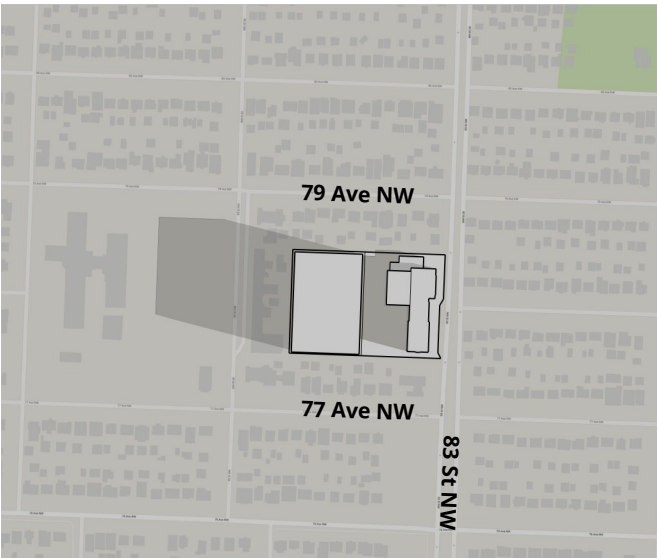


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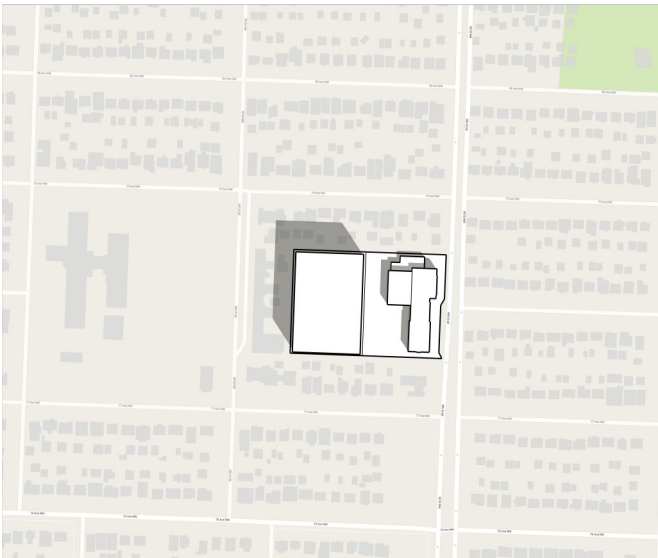


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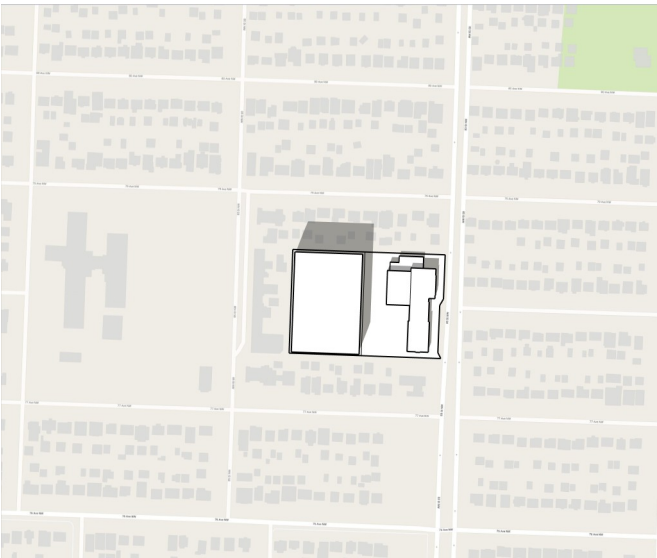
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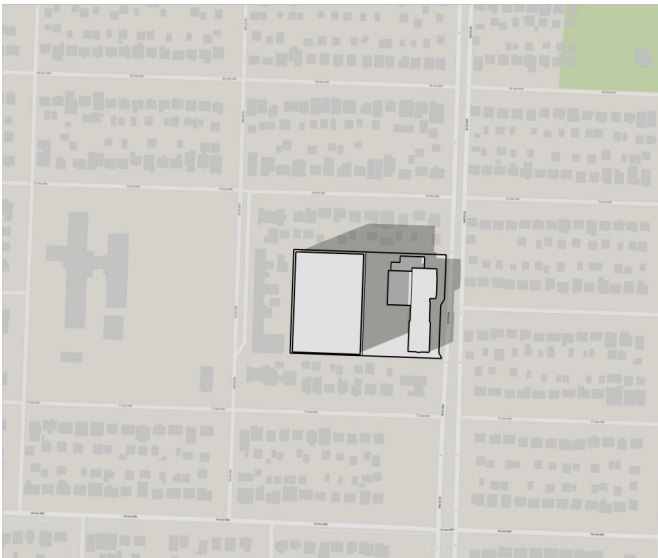
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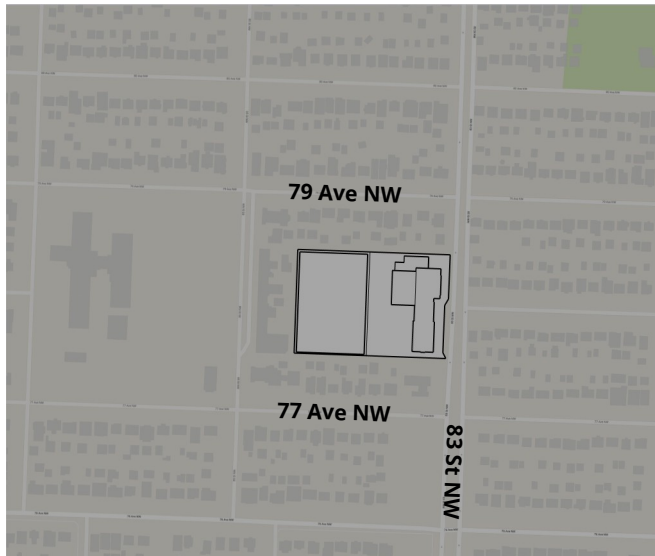


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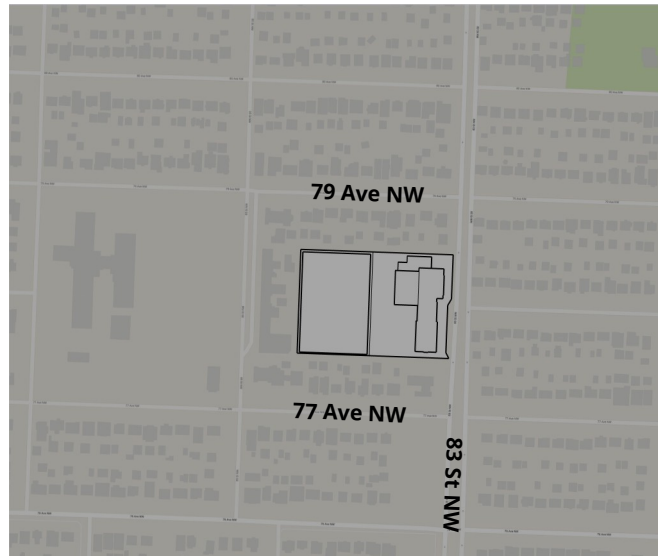
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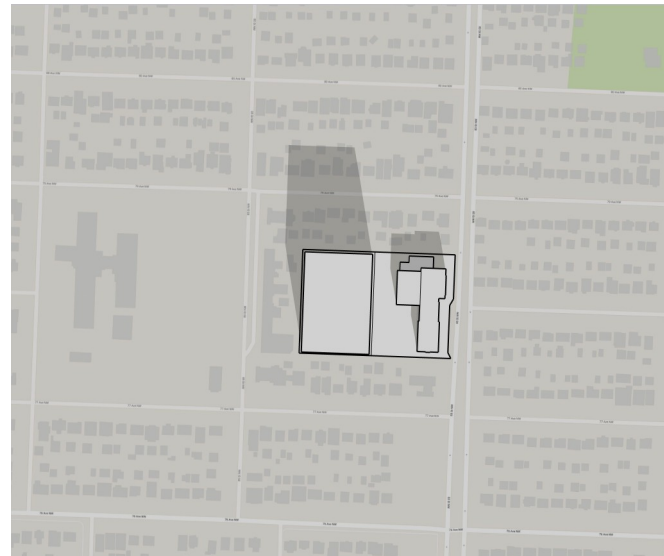


December 21 MST

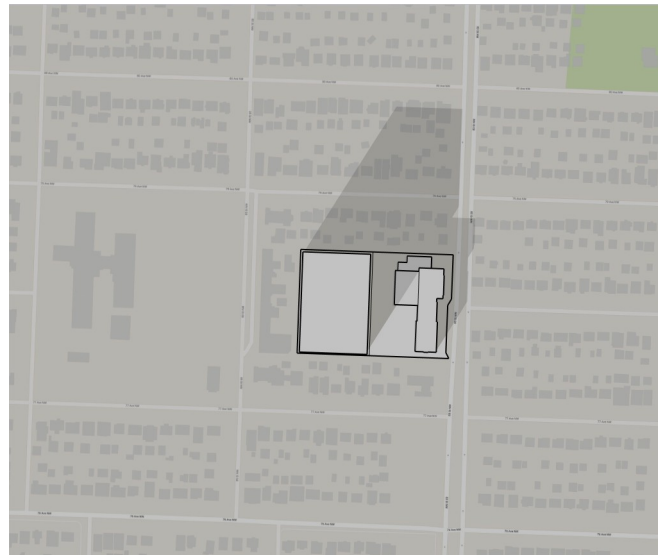
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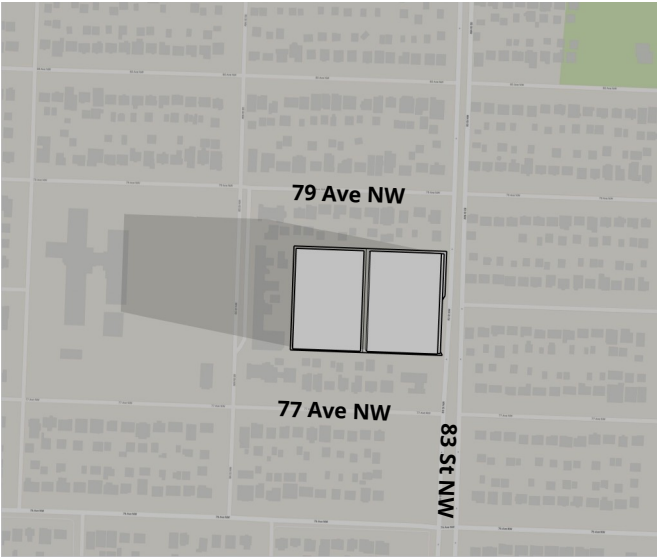


SCENARIO 2

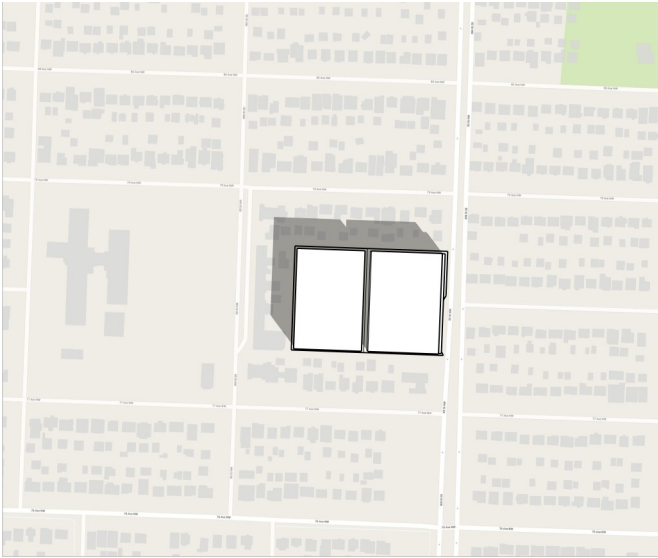
Redevelopment of the West Side & Redevelopment of the East Side

March 21 MST

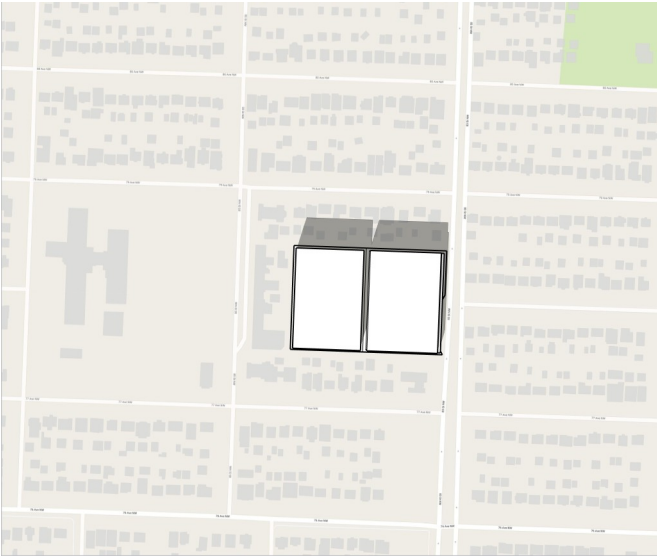
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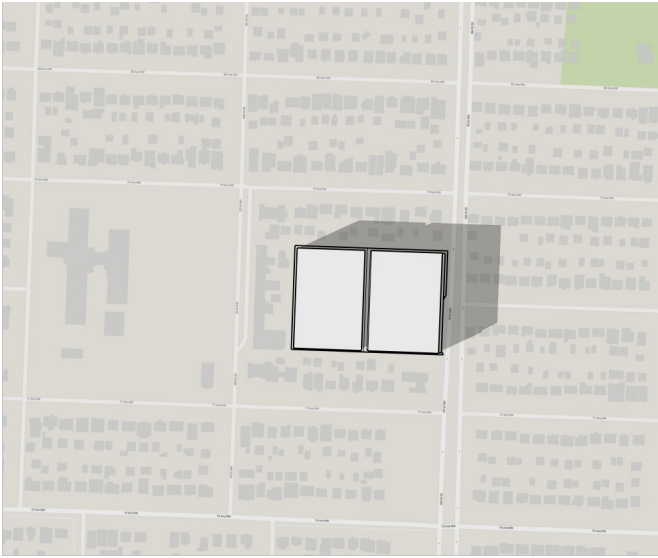
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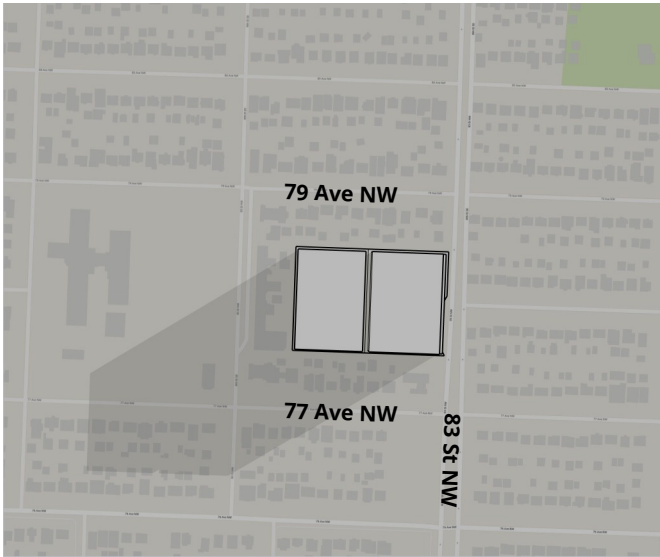
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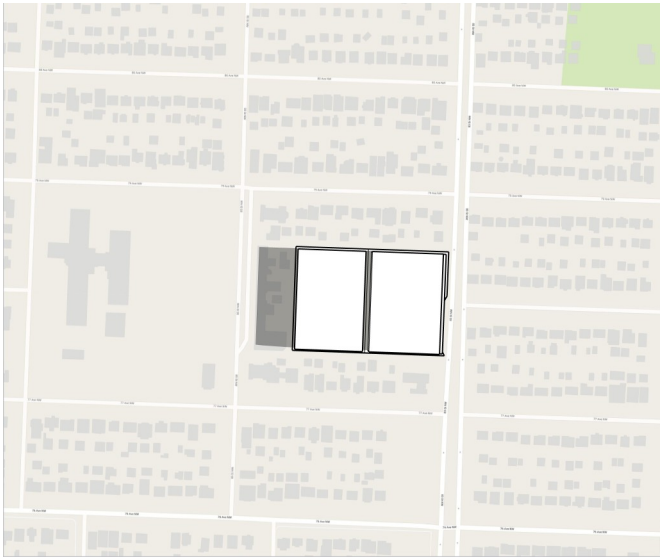


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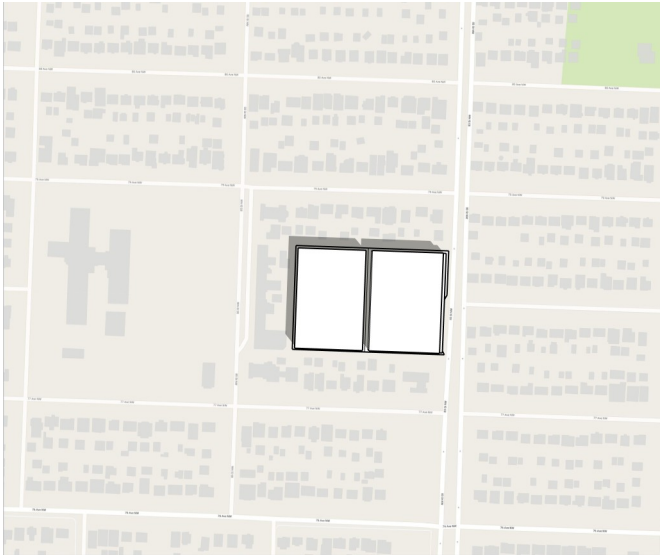
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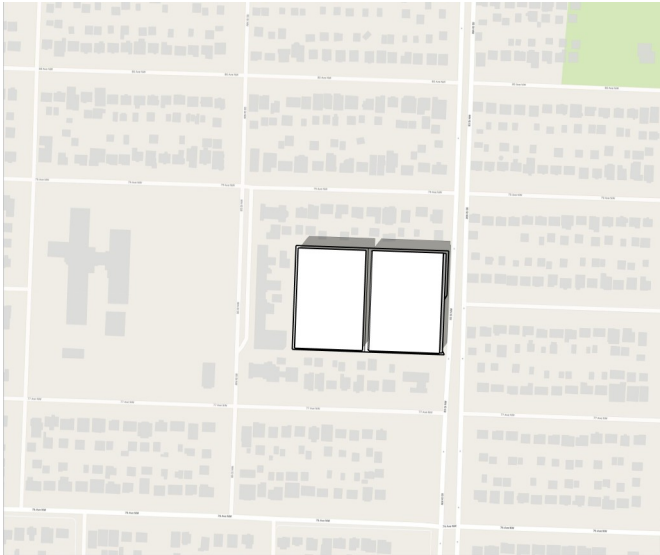
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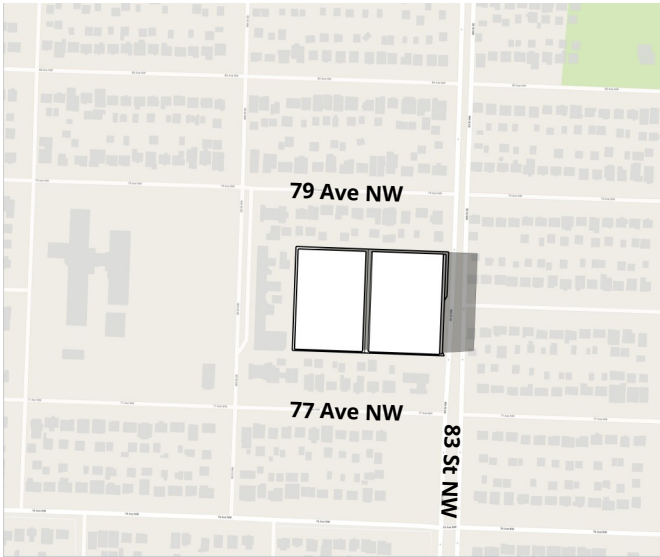


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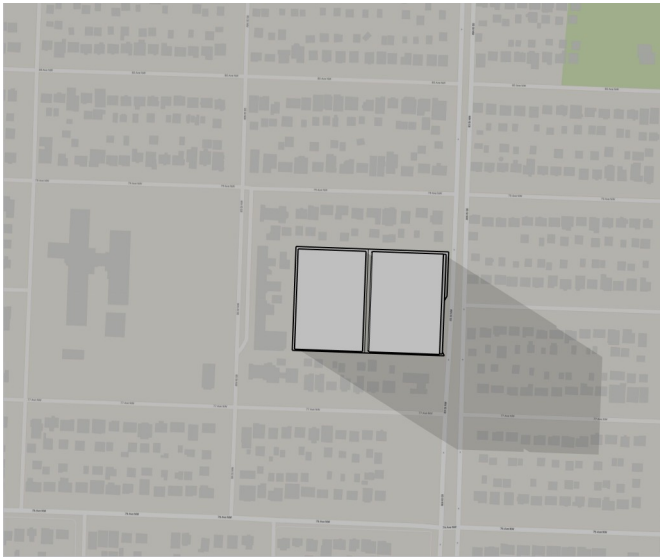


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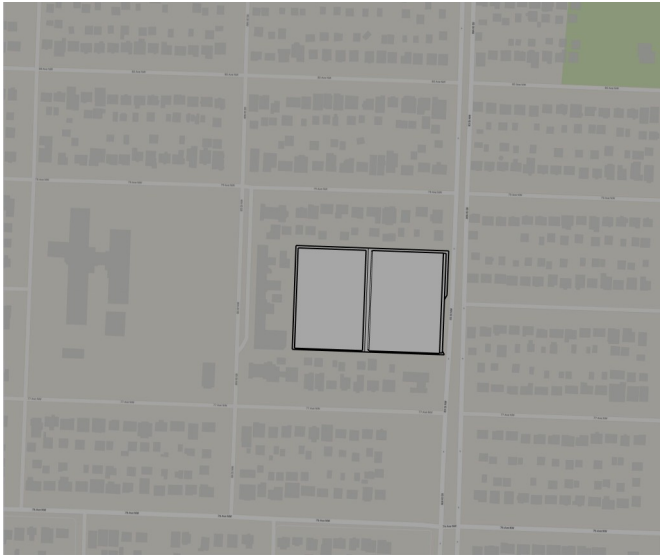
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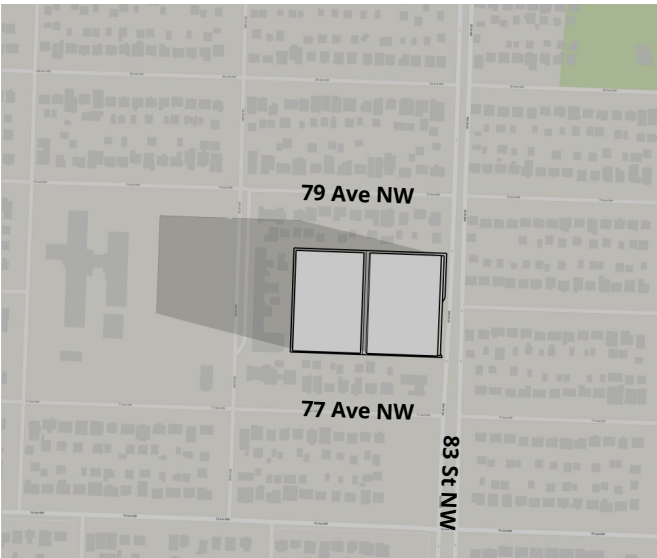


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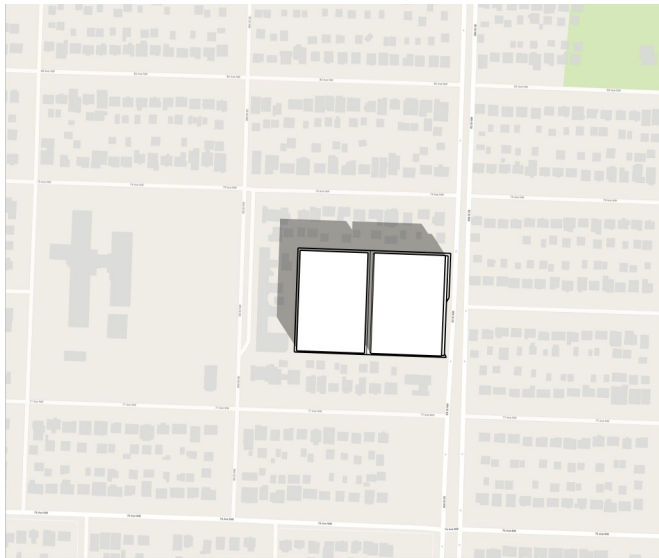


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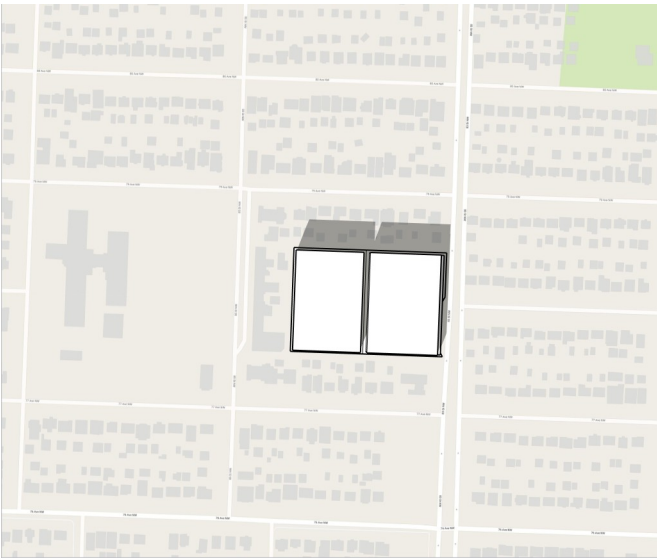
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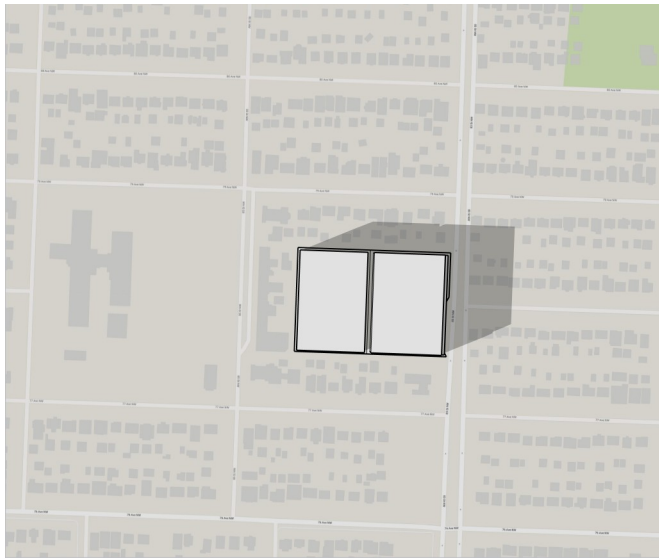
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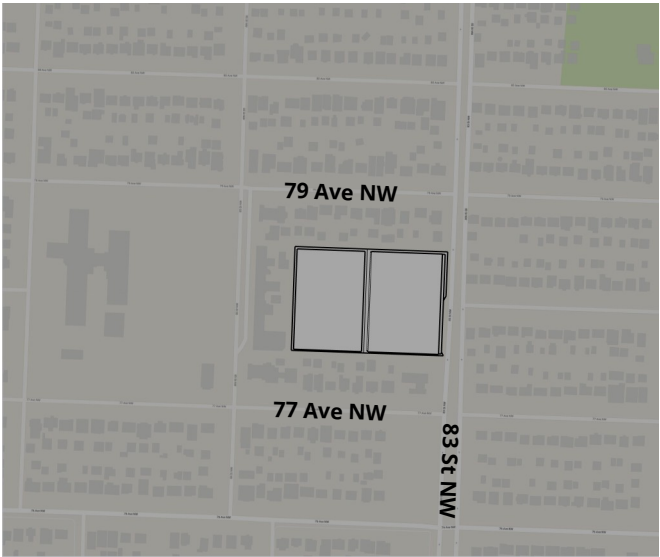


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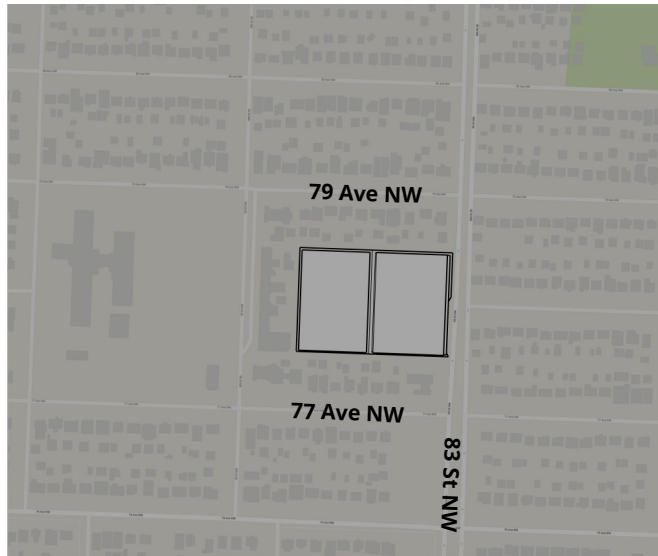
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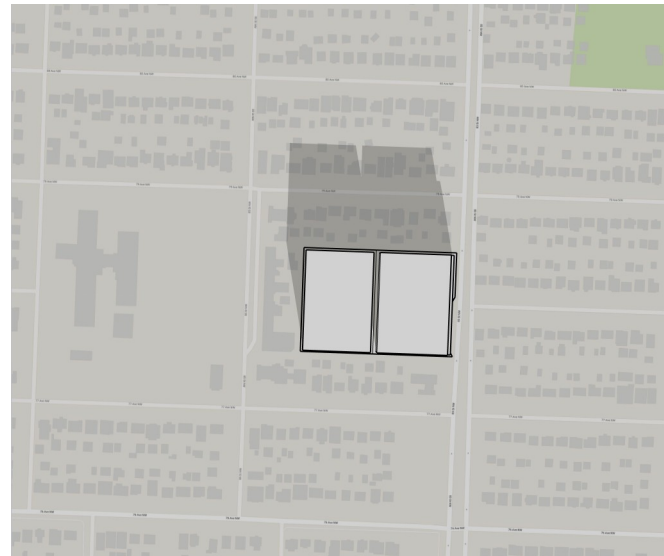


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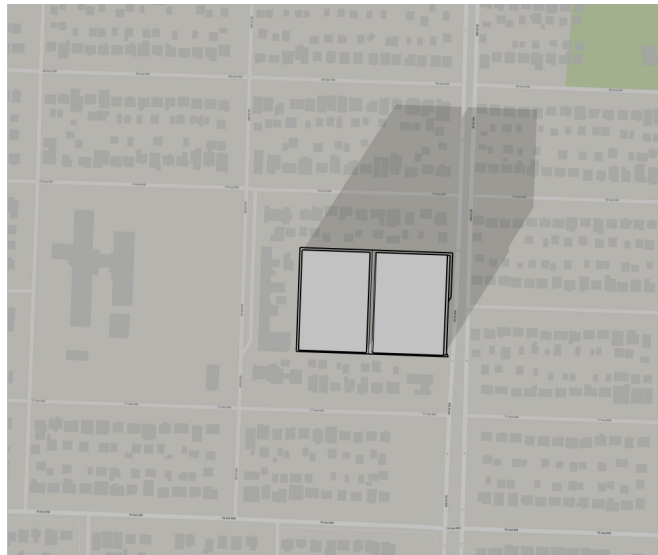
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