

Lauderdale Regeneration - Development Details

Note: All drawings below are artistic renderings shown only for illustrative purposes. Final design may not be exactly as shown.



(Above Pictures) Proposed Development Concept

(Picture Below) Existing Housing Development

Location

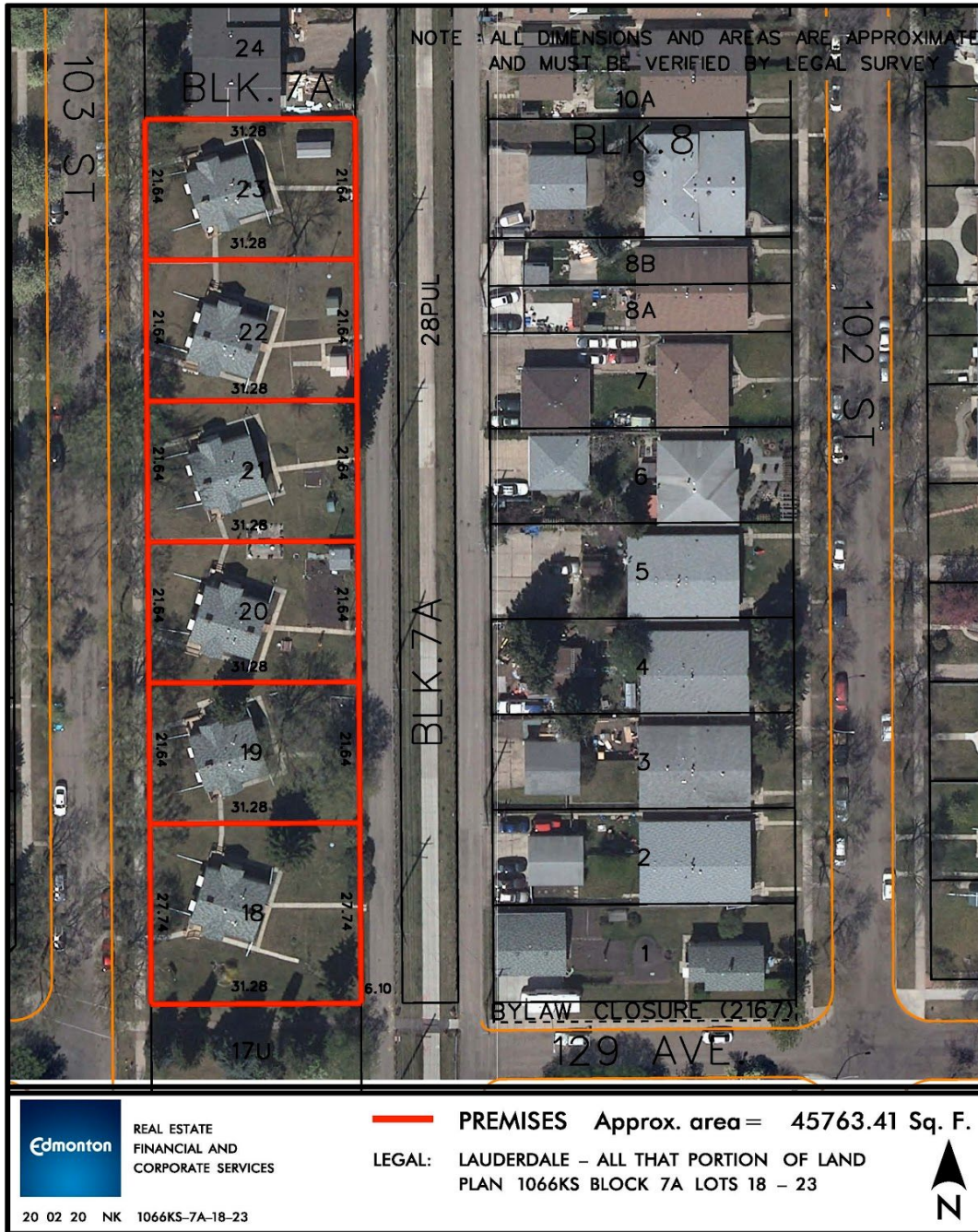
The existing Lauderdale Homes consist of six semi-detached houses and are located on six lots: 12903, 12909, 12913, 12917, 12921, and 12925-103 Street NW. The subject properties are currently zoned Semi-detached Residential (RF4) Zone.



Project

The regenerated development will consist of a three-storey 24 unit apartment building and two wings of bungalow-style row housing with 13 dwelling units, for a total of 37 units in the development. The development has a mix of 25 one-bedroom units and 12 two-bedroom units. The development will incorporate indoor and outdoor amenity areas for activities and socialization. The target market will be individuals aged 65 and over.

To accommodate the proposed development, a rezoning is required to change the zone from Semi-detached Residential (RF4) Zone to Row Housing (RF5) Zone. In order to consolidate the subject lots, either an application for consolidation of titles or by registration of a plan of consolidation needs to occur.



Relocation Plan

All existing Lauderdale Homes residents will be provided with one year's notice and residents will be relocated to another Greater Edmonton Foundation community for the duration of the build. These residents will also have the first choice for the units when the new homes are ready.

Community Engagement

To date, Greater Edmonton Foundation has held three community engagement sessions. The first was held on June 20, 2019, the second was on October 28, 2019 and the third session of community engagement was held on February 3, 2020. Community input was gathered on the proposed building design and how the new development can fit well into its surroundings.

Estimated Completion Date

The Greater Edmonton Foundation has applied for a rezoning application to accommodate the proposed use. A public hearing date has not been set for the file. The Greater Edmonton Foundation hopes to break ground on the redevelopment in 2021 and open the new Lauderdale Homes in 2022.