

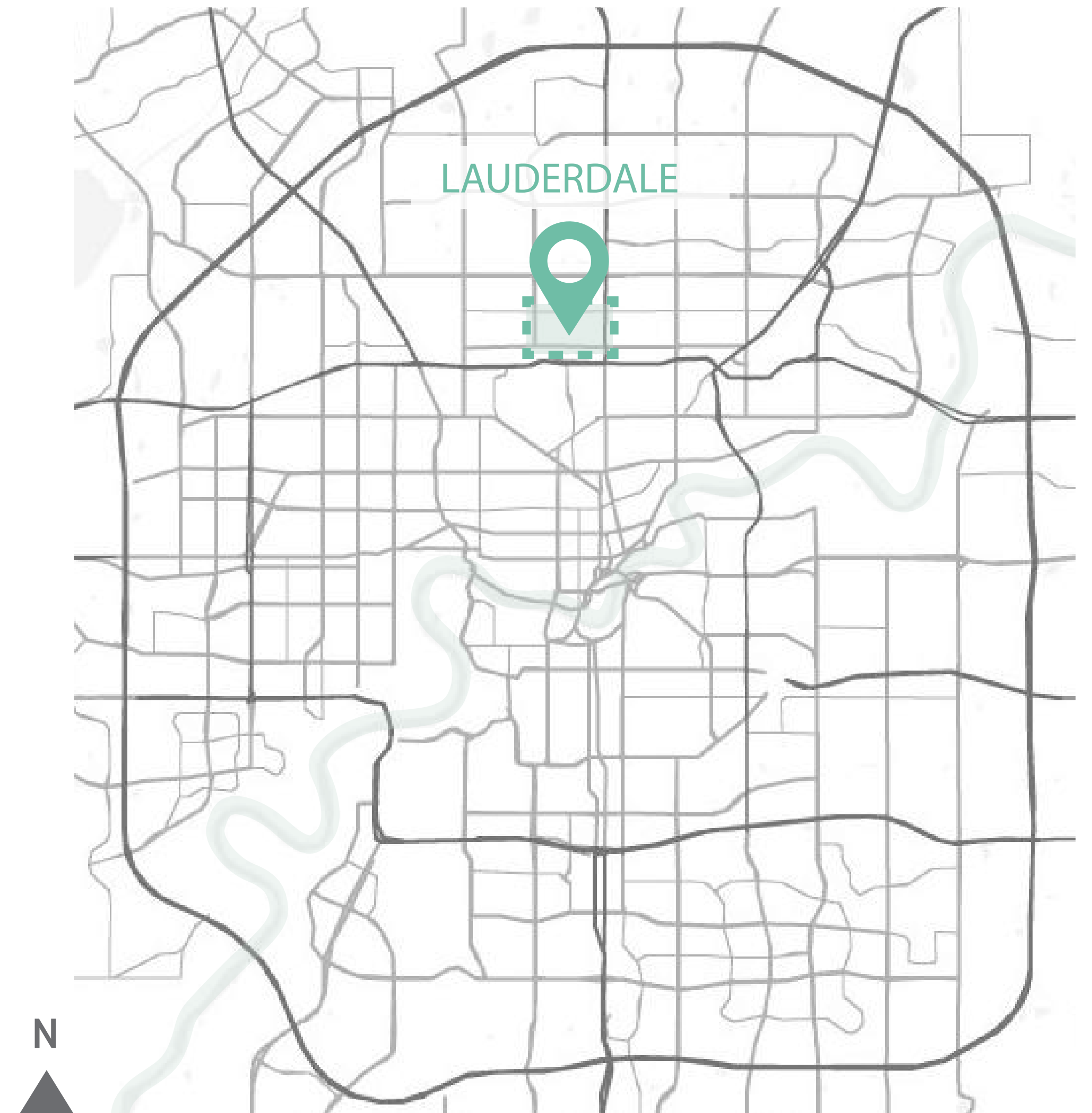
LAUDERDALE TERRACE

—
PRESENTATION BY JONATHAN ROCKLIFF



ABOUT LAUDERDALE TERRACE

- + GEF Seniors Housing Affordable Housing Project
- + Located in Lauderdale — one of Edmonton's North Central mature neighbourhoods
- + Redevelopment of existing site from 6 one-storey duplexes into multi-family seniors affordable housing
- + Housing for Health Pilot Development Site
- + Recipient of federal Rapid Housing Initiative (RHI) Funding



NEIGHBOURHOOD

Within 800 metres of the site residents can access...



PARKS + GREEN SPACE

Regional Pathway; Grand Trunk Dog Park; Grand Trunk Basketball, Tennis Courts, & Baseball Diamonds; Lauderdale Community Playground & Sport Fields; Milton Jevning Park.



COMMERCIAL + RETAIL

Root of Beirut, Optician, Dentist, Banks, VCA Animal Hospital, Clothing Stores, Accountants, Subway, Starbucks.



COMMUNITY + LEISURE

Grand Trunk Fitness & Leisure Centre; Lauderdale Community League; Various Churches, Mosques, & Other Places of Worship.



BUS STOPS

Routes connecting to major hubs such as malls and supermarkets, including Northgate Mall, Safeway, Kingsway, Southgate, Downtown, & The Government Centre.

NEIGHBOURHOOD



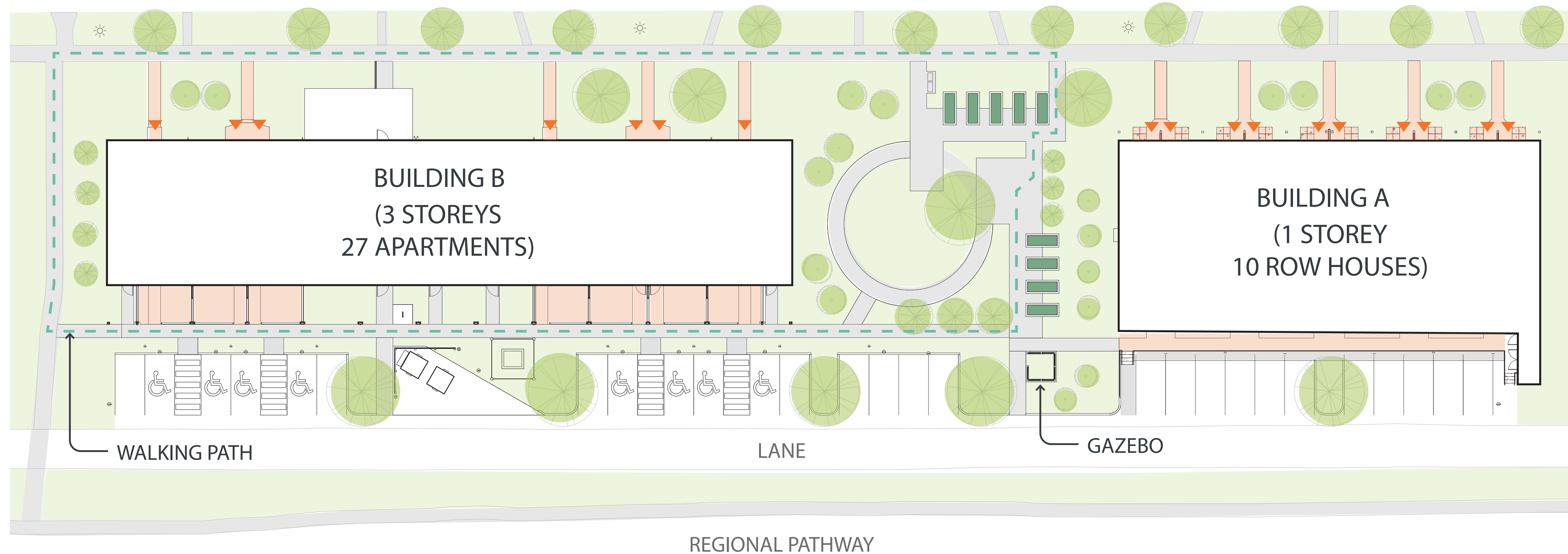
SITE

SEMI PRIVATE
OUTDOOR SPACE

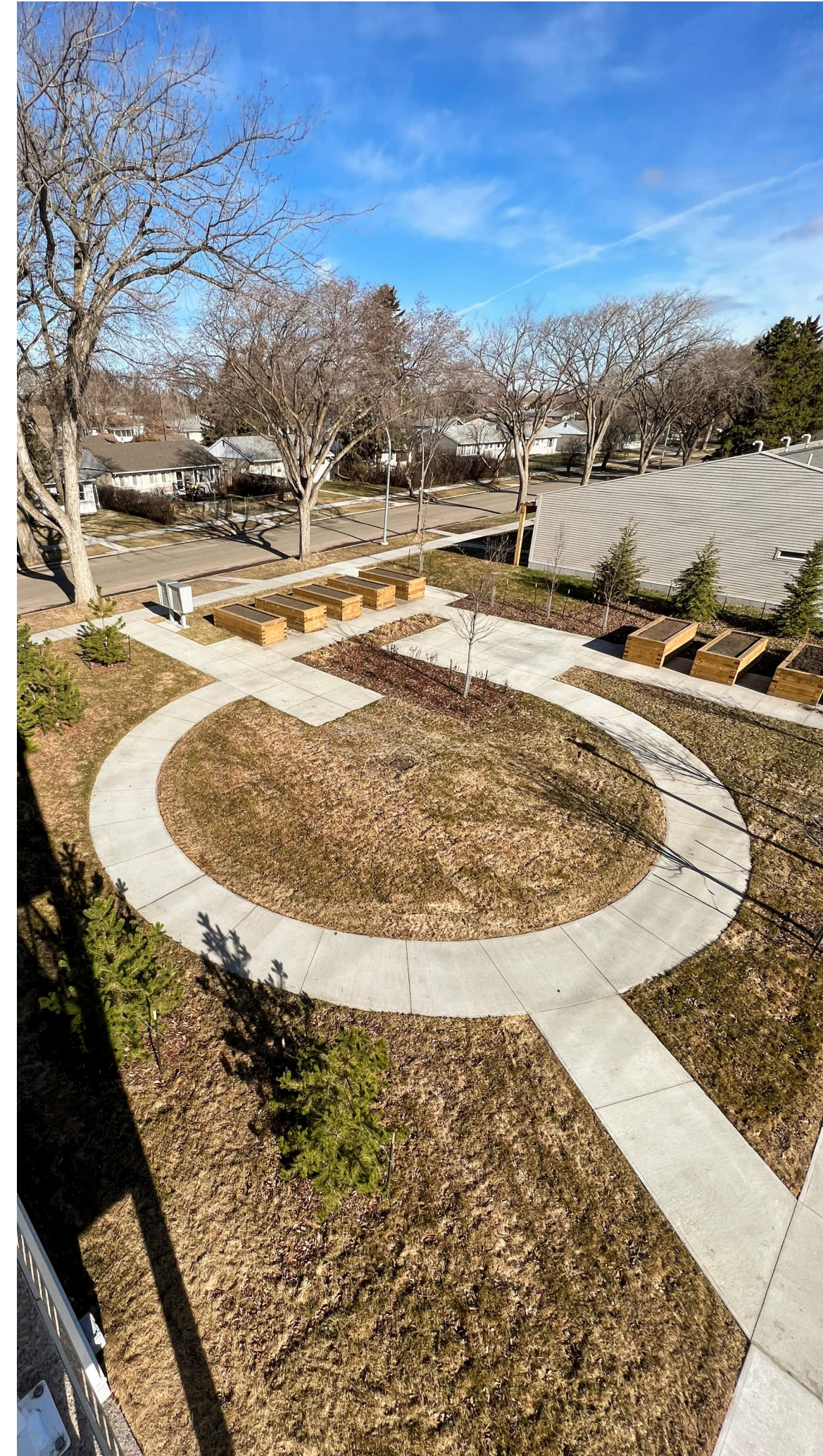
COMMUNAL
OUTDOOR SPACE

COMMUNAL
SIDEWALKS + PATHS

N
103 ST NW



SITE



COMMUNAL OUTDOOR SPACE

- + Multi-Use Gathering Space
- + Outdoor walking loop
- + New and mature trees, bushes and landscaped areas
- + Community garden with raised planter beds
- + Covered Patio at Front Entry

SITE

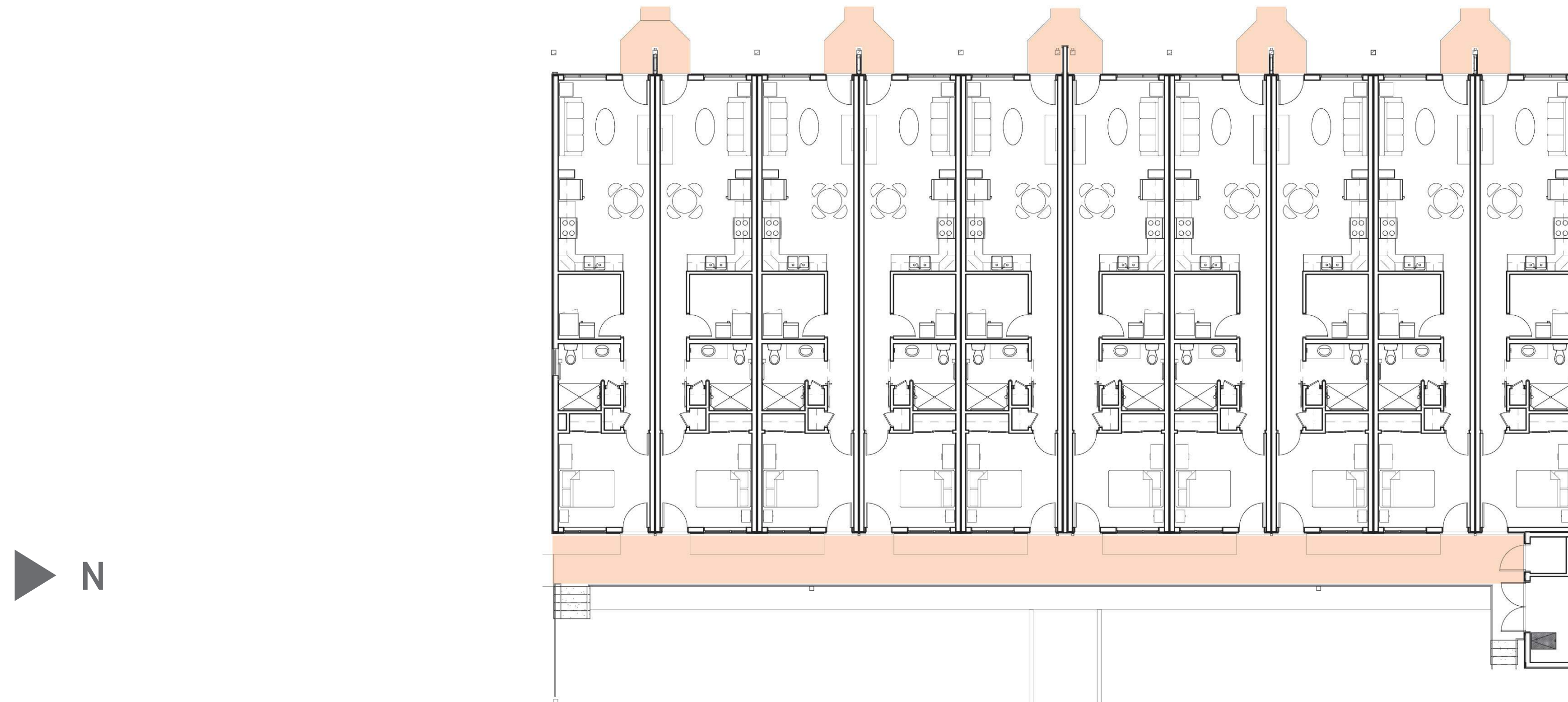


SEMI-PRIVATE OUTDOOR SPACE

- + Canopies to support year-round use
- + Patios & Porches
- + Gazebo

BUILDING

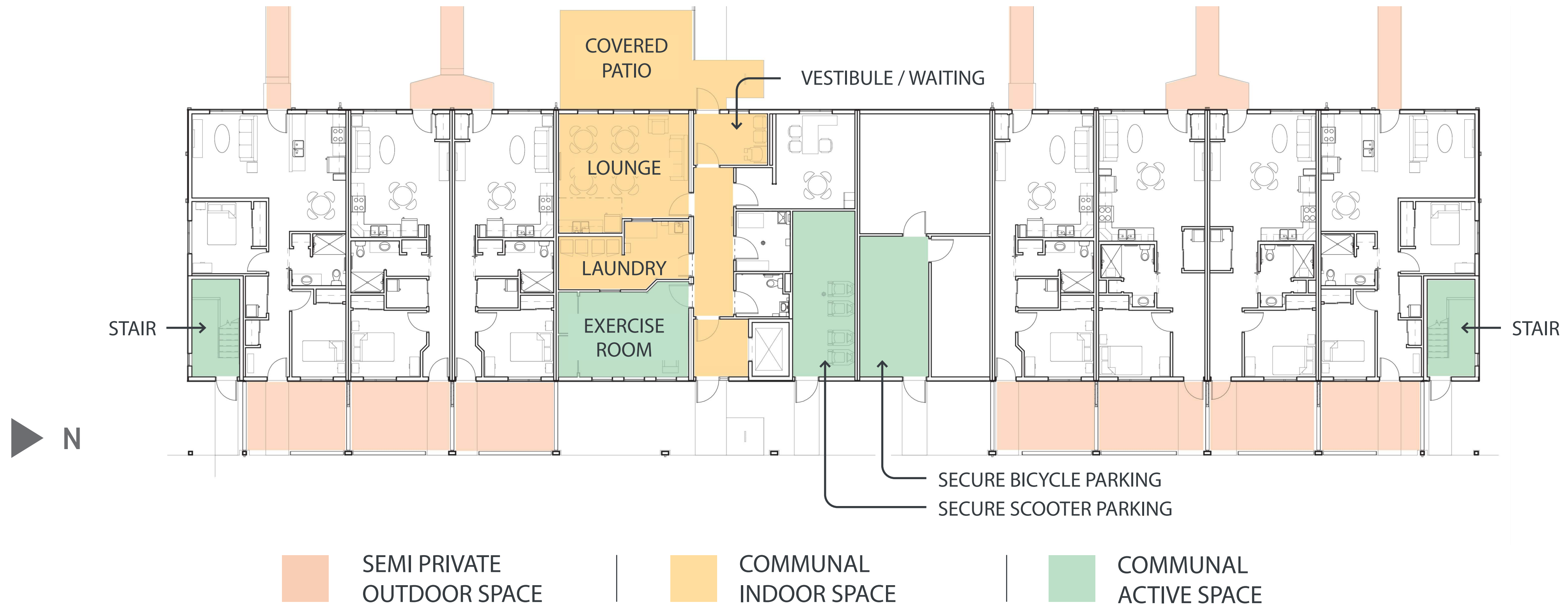
BUILDING A: MAIN FLOOR



SEMI PRIVATE
OUTDOOR SPACE

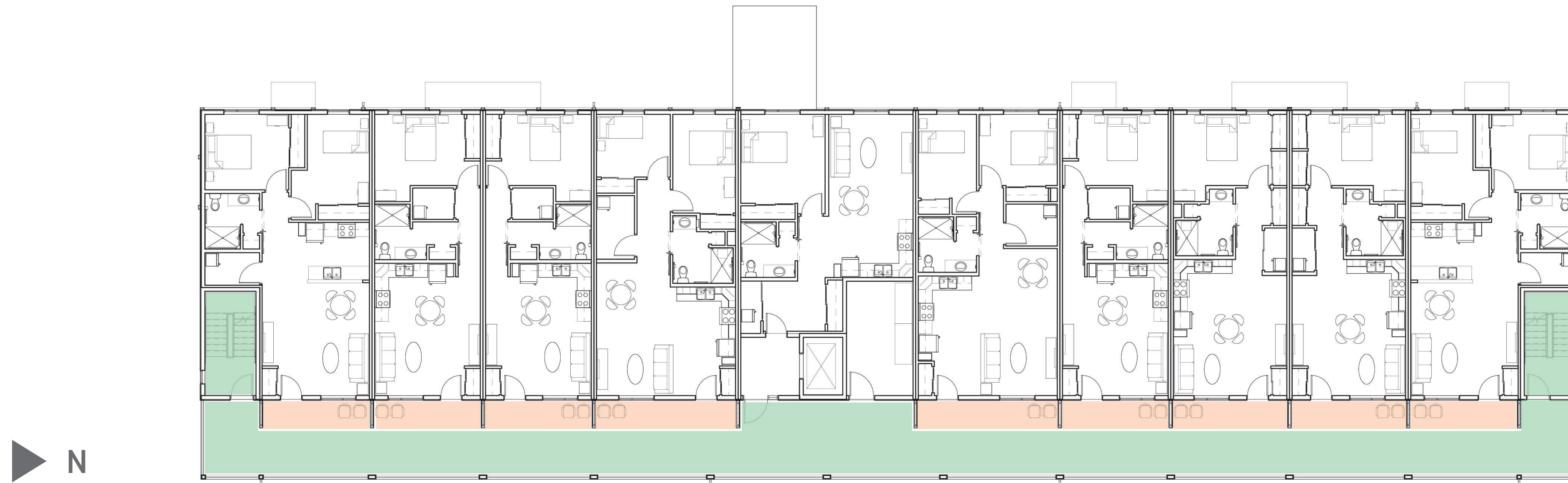
BUILDING

BUILDING B: MAIN FLOOR



BUILDING

BUILDING B: SECOND + THIRD FLOORS



SEMI PRIVATE
OUTDOOR SPACE

COMMUNAL
ACTIVE SPACE

BUILDING



EXTERIOR DESIGN

- + Facade facing the public roadway does not contain more than 40% blank wall
- + Lighter colour selections made on south-facing walls to passively reflect light
- + Provision of street level windows, mixed building textures, colours, and other design elements to improve pedestrian experience

BUILDING



ENTRANCE DESIGN

- + Paved sidewalks and entrance canopies provide clear and accessible access to the building
- + Gradual slope of sidewalks leading to the suites allows for a seamless transition to the public realm
- + Doorways are oversized to support user accessibility

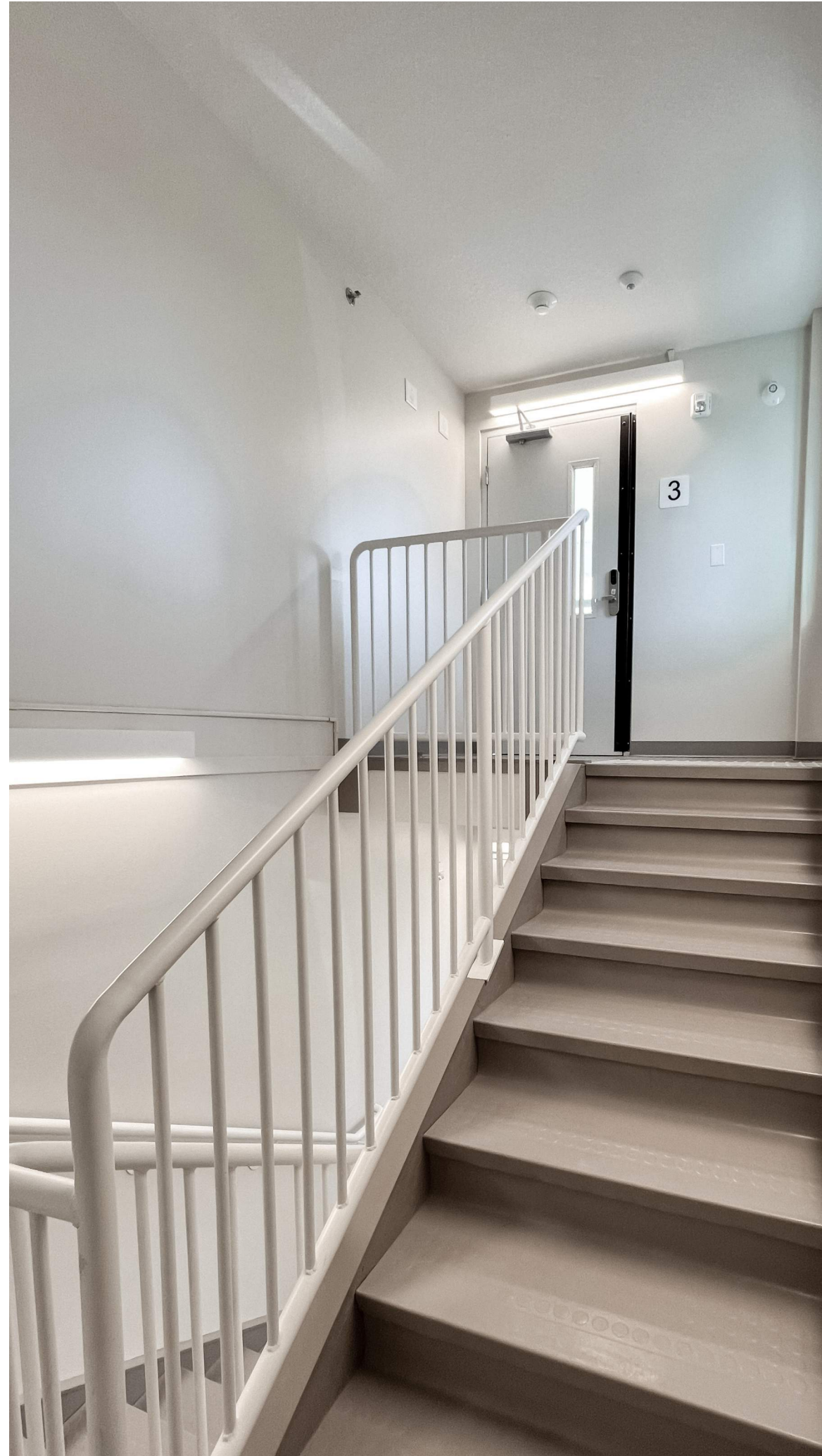
BUILDING



ENTRANCE DESIGN

- + Vestibule provided at main entrance to accommodate inclement weather
- + Elevator is located at the rear of the building and is not directly visible upon entry
- + All ground-floor suites are pedestrian orientated and located near useable external spaces and pedestrian pathways

BUILDING



ACTIVE MOBILITY PROMOTION

- + Stairs provide everyday access to upper level suites
- + Slip resistant floor finishes are provided on both the stairs and the exterior walkways to ensure individual's safety
- + Natural light is provided in the stairwells

BUILDING



INDOOR PHYSICAL ACTIVITY SPACES

- + Communal exercise room is located on the ground floor of the building
- + Exercise room is furnished with accessible exercise equipment to accommodate various abilities
- + Common laundry room promotes activity and socialization

Thank you



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