

# WHAT WE HEARD REPORT

## Rutherford Rezoning Application – AG to DC2 (LDA18-0303)

**PROJECT ADDRESS:** 1107 - 127 Street SW

- PROJECT DESCRIPTION:**
- The owner has applied to rezone the subject property from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision which would allow for health care services on the site, while maintaining the exterior character of the existing single detached house.
  - Amendment to the Rutherford Neighborhood Area Structure Plan (NASP) would allow for the proposed DC2 zone at the subject site.

TYPE OF ENGAGEMENT	DATE	RESPONSES/ # OF ATTENDEES
DC2 Pre-application letter from the Applicant	April 27, 2018	No. of recipients: 12 No. of responses received: 2
Advance Notification from the City	August 5, 2018	Two phone call inquiries and one e-mail summarizing concerns
Public Engagement Event (drop-in format) hosted by the City	December 04, 2018	No. of attendees: 45 No. of written comments received: 44 Comments received via e-mail: 2

### ABOUT THIS REPORT

The information in this report includes responses to the advanced notice and feedback gathered during and after the December 04, 2018, Public Engagement Event (drop-in format). This report will be shared with those who emailed the file planner, and who provided their email address at the event. This summary will be shared with the applicant and the Ward Councillor. If/when the proposed rezoning and plan amendment advances to Public Hearing, this report will be included in the information provided to City Council.



## MEETING FORMAT

At the public engagement event, attendees were able to view display boards with project, planning process and contact information. They asked questions to the City Staff, the applicant, and the property owners on a 1:1 basis. Attendees were also invited to share their feedback in written form. The City also received 2 follow-up emails with comments. The questions or comments received by the public and the related responses by the City are consolidated in the following table:

Topic	Questions/Comments	Responses
<b>Site Edge Treatment</b>	<ol style="list-style-type: none"> <li>1. Would the landscaping along the north edge of property be retained similar to the southern edge?</li> <li>2. Want solid fencing on the south side of the property to keep dogs out and people in.</li> </ol>	<ol style="list-style-type: none"> <li>1. The applicant has revised their site plan to include a 7.5 m wide maintained landscaped setback area on the north edge similar to what is proposed on the south side.</li> <li>2. Trespassing is handled through bylaw enforcement.</li> </ol>
<b>Traffic and Transportation</b>	<ol style="list-style-type: none"> <li>3. Would there be sufficient parking on the property?</li> <li>4. Is Ellerslie Road capable of handling the traffic due to the proposed development?</li> <li>5. What would be the impact of future Park and Ride?</li> </ol>	<ol style="list-style-type: none"> <li>3. The proposed on-site parking will be reviewed based on Zoning Bylaw requirements.</li> <li>4. Based on the scale of development proposed, Ellerslie Road has a current capacity to handle anticipated traffic due to the proposed development.</li> <li>5. The Park and Ride is a different project. A draft Traffic Impact Assessment (TIA) has been prepared which is being looking at. The TIA is looking at the roadway configuration required to accommodate traffic generated by the Park and Ride. Preliminary comments include recommendations such as the addition of turn bays at the 127 Street &amp; Ellerslie intersection.</li> </ol>

	<p>6. Is there any plan for pedestrian connectivity from the subject property to the nearby transit facilities?</p> <p>7. Keep the bus system as a priority for Rutherford</p>	<p>6. When the area to the west 127 street develop (plan for the hospital site), pedestrian connectivity will be incorporated.</p> <p>7. The existing bus service for Rutherford is well used and is acknowledged as an important level of service. This information has been passed on to Bus Network Redesign team.</p>
<b>Signage</b>	<p>8. How is signage being treated?</p>	<p>8. The proposed revised zone regulation specifies one freestanding sign and one fascia sign with limited sizes, height, and illumination restriction.</p>
<b>Utilities</b>	<p>9. How is sewer service affected?</p> <p>10. Will there be any additional fire hydrants?</p>	<p>9. There is an existing storm sewer which can be tied into along 127 Street, but there is no sanitary sewer in 127 Street. The proposed development includes an on-site sanitary system that will be City requirements.</p> <p>10. The installation of an on-street fire hydrant will be required with redevelopment of the site.</p>
<b>Other</b>	<p>11. Can the property be rezoned again?</p> <p>12. Why not apply for a clinic at an existing commercial location?</p>	<p>11. Property owners have a right to propose rezoning. Should a proposal be made that is not conforming to the neighborhood plan, a plan amendment and notification would be required and the application would go through a full review.</p> <p>12. See the above note regarding development rights. The applicant wants to expand the current business. It has proved to be a pleasant environment and it is intended to keep its small scale appeal.</p>

	<p>13. What's to stop more of the large country residential lots from following suit when the new hospital goes in?</p> <p>14. This will change the nature of the area and decrease property values.</p> <p>15. Will there be any overnight residents in addition to the clinic use?</p> <p>16. What about overnight security?</p>	<p>13. Landowners are entitled to submit land use planning applications. Submissions would be reviewed considering their merits at that time, and would receive a full technical review and evaluation in terms of impacts on land use plans and servicing in the area. Any changes to provincial lands that has occurred west of the site would figure into that analysis.</p> <p>14. Many factors influence property values. The proposal maintains the residential exterior character of the existing single family house. Floor area for the health service use is limited.</p> <p>15. There will be no live-in patient treatment at the clinic. Site will operate as a health service use (clinic) or single detached residence but not both.</p> <p>16. The business will determine its own security needs.</p>
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Comments supporting the application are as follows:

- Access to the clinic is favorable due to its proximity to future LRT, Anthony Henday Drive, future hospital and bus transit.
- Existing clients support expansion of this clinic in this location and responds to demand for new patients.
- The proposed development is designed to be less institutional and more residential in its design and will contribute to a comfortable environment for its clients.

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If you have questions about this application please contact:

Anshu Gupta, Planner, City Planning

Planning Coordination  
CITY PLANNING



780-496-5110 or [anshu.gupta@edmonton.ca](mailto:anshu.gupta@edmonton.ca)

Planning Coordination  
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