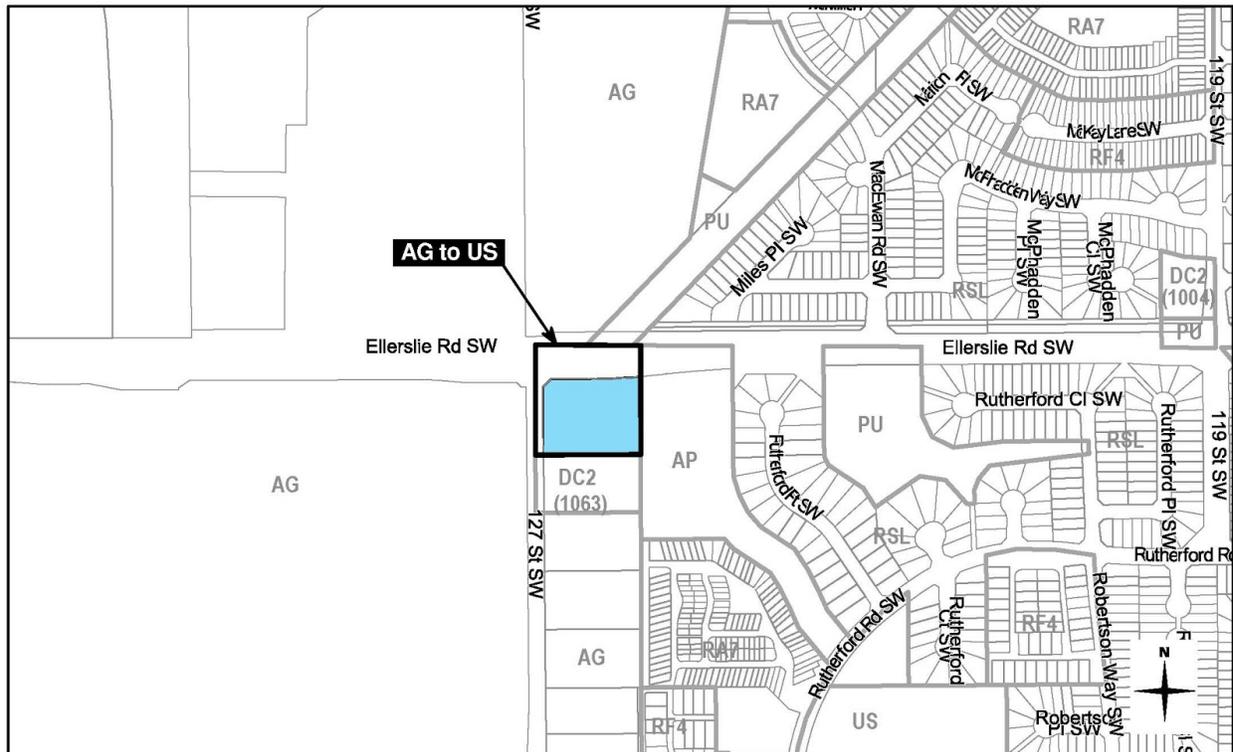




ADMINISTRATION REPORT REZONING RUTHERFORD

1035 - 127 Street SW

To allow for the expansion of an existing Religious Assembly land use.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- will apply the appropriate zoning for the existing land use;
- will allow for future additions and alterations;
- has addressed all technical requirements from civic departments and utility agencies; and
- conforms to the Rutherford Neighbourhood Area Structure Plan.

THE APPLICATION

CHARTER BYLAW 19383 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (US) Urban Service Zone to allow for the expansion of an existing Religious Assembly land use.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

| | EXISTING ZONING | CURRENT USE |
|---------------------|--|--|
| SUBJECT SITE | (AG) Agricultural Zone | Religious Assembly |
| CONTEXT | | |
| North | (AG) Agricultural Zone (PU) Public Utility Zone | Vacant/undeveloped land; land to northeast is slated to accommodate the future Heritage Valley Transit Centre Park'n Ride site |
| East | (AP) Public Parks Zone | Park/Natural Area use |

| | | |
|-------|---|---|
| South | (DC2) Site Specific Development Control Provision | Operating small-scale Health Services use within an existing single detached house |
| West | (AG) Agricultural Zone | Vacant/undeveloped land to be incorporated into the future Heritage Valley Neighbourhood #14 Neighbourhood Area Structure Plan, including a future hospital site and LRT Station, and is currently being planned. |

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The existing religious assembly use (and proposed addition, if approved) in conjunction with the small-scale health services use operating on the property to the south show an organic evolution of small-scale institutional uses in this portion of Heritage Valley. Land to the west of the subject site is currently being planned as a transit-oriented neighbourhood with a mixture of uses anchored by a hospital and LRT Station as major community nodes.

If approved, Charter Bylaw 19383 will result in land use compatibility with existing and planned land uses in the following ways:

- the park/natural area provides a natural buffer between existing institutional uses (on the subject site and lot immediately to the south) and developed single family dwellings to the east;
- the buffer mitigates potential nuisances associated with parking areas for the two subject institutional properties and single family homes to the east;
- if approved, the subject site will contribute towards creating a human-scaled streetscape that supports walkability and compliments the future Heritage Valley Neighbourhood #14 TOD objectives;
- meets the Crime Prevention Through Environmental Design (CPTED) principle of natural surveillance or “eyes on the street”; and
- provides a transition between the larger-scaled mixed uses planned for the future Heritage Valley Neighbourhood #14 and lower density residential uses developed in Rutherford.

PLANS IN EFFECT

The plans in effect for the site include the Heritage Valley Servicing Design Concept Brief (SDCB), which designates the subject site for Institutional uses, and the Rutherford Neighbourhood Area Structure Plan (NASP) which designates it as an existing Religious Assembly.

Charter Bylaw 19383 conforms to the Heritage Valley SCDB and Rutherford NASP.

TECHNICAL REVIEW

Charter Bylaw 19383 has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated by civic and utility infrastructure.

Circulation comments from EPCOR Water Services indicated the need for additional fire protection infrastructure for the proposed building addition. Fire Rescue Services (FRS) conducted an Infill Fire Protection Assessment (IFPA) and concluded that fire protection servicing can be accommodated along the north frontage of the site. Adequate fire protection infrastructure will be reviewed in greater detail at the building and development permit phase.

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

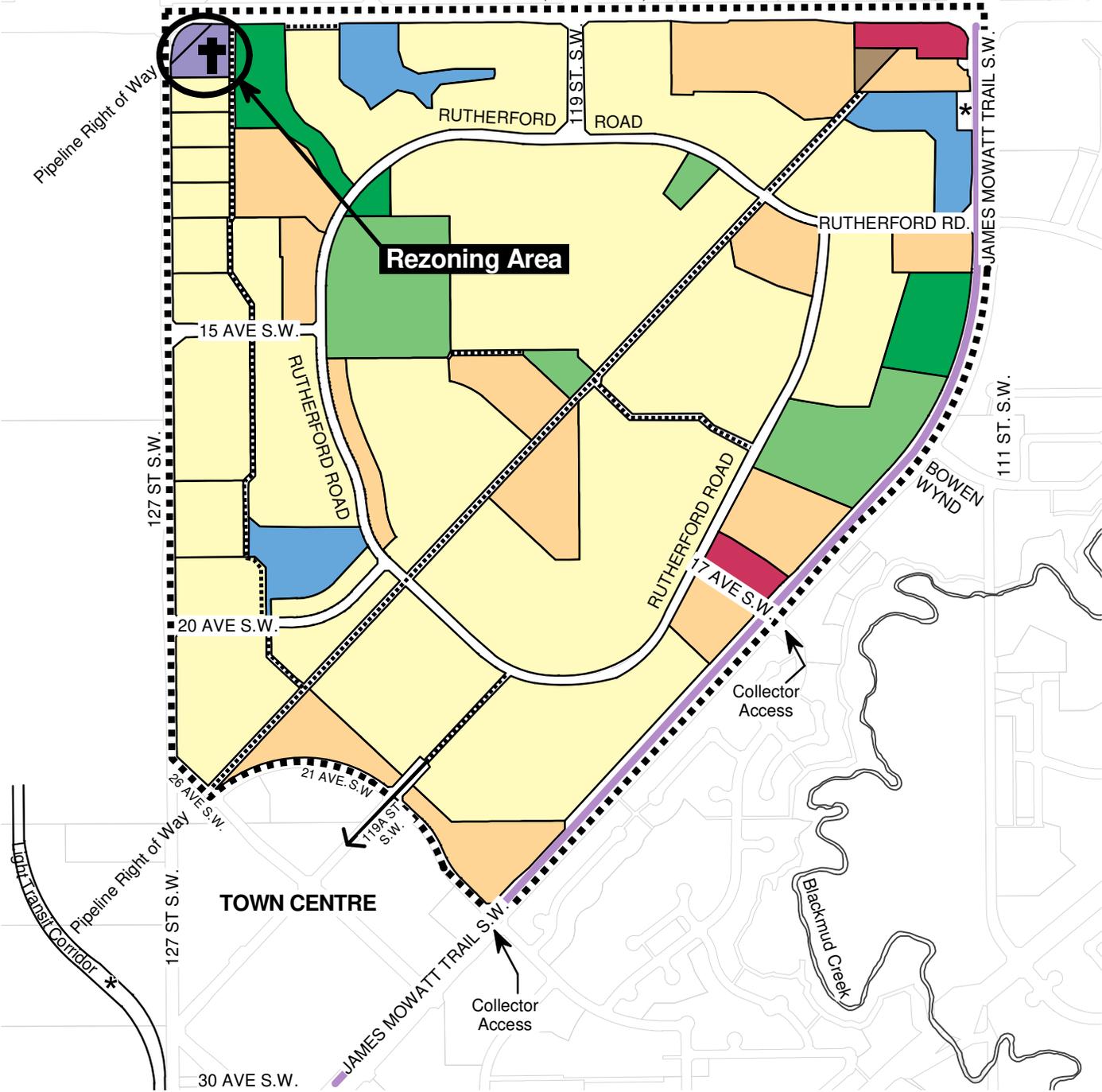
| | |
|---|--|
| ADVANCE NOTICE March 23, 2020 | <ul style="list-style-type: none">• Number of recipients: 85• No responses received |
| PUBLIC MEETING | <ul style="list-style-type: none">• Not held |
| WEBPAGE | <ul style="list-style-type: none">• edmonton.ca/rutherford |

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



TOWN CENTRE

**BYLAW 15563
APPROVED
RUTHERFORD**
Neighbourhood Area Structure Plan
(as amended)



- | | | | |
|--|--|---|----------------------------|
|  | Low Density Residential |  | Road Access to Town Centre |
|  | Medium Density Residential |  | Walkways |
|  | High Density Residential (Maximum 8 Storeys) |  | Transit Station |
|  | Commercial |  | Transit Right-of-Way |
|  | School / Park - (Municipal Reserve) |  | Existing Church |
|  | Park / Natural Area - (Municipal Reserve) |  | NASP Boundary |
|  | Stormwater Management Facility | | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

| | |
|----------------------------------|--|
| Application Type: | Rezoning |
| Charter Bylaw: | 19383 |
| Location: | South of Ellerslie Road SW and east of 127 Street SW |
| Address: | 1035 - 127 Street SW |
| Legal Description: | Lot 5, Plan 9523821 |
| Site Area: | 1.1 ha |
| Neighbourhood: | Rutherford |
| Notified Community Organization: | Heritage Point Community League |
| Applicant: | Crimson Cove Homes Inc. |

PLANNING FRAMEWORK

| | |
|------------------|--|
| Current Zone: | (AG) Agricultural Zone |
| Proposed Zone: | (US) Urban Service Zone |
| Plans in Effect: | Heritage Valley Servicing Design Concept Brief Rutherford Neighbourhood Area Structure Plan |

Written By:
Approved By:
Branch:
Section:

Carla Semeniuk
Tim Ford
Development Services
Planning Coordination