

Fast Facts

LOCATION

Rutherford is a neighbourhood within the Heritage Valley area in southwest Edmonton and is bordered by 111th Street SW, 127th Street SW, Ellerslie Road (9th Avenue SW) and approximately 34th Avenue SW.

WEST RUTHERFORD DEVELOPMENT PLAN

The western portion of the Rutherford neighbourhood extending from approximately 119th Street SW to 127th Street SW is being developed by Delcon Ellerslie Lands Ltd. There are several enclaves within the West Rutherford development, an area of approximately 289 acres. These enclaves represent a variety of single-family homes and multi-family residential housing containing apartment buildings, town houses, semi-detached homes and triplexes.

HOUSING

West Rutherford has Design (Architectural) Guidelines and Restrictive Covenants. Restrictive Covenants contain restrictions respecting development on the individual lots and may include, without limitation, the types of fences that may be constructed, the type of roofing materials that may be used and where RVs may be stored.

PARKS & GREEN SPACE IN RUTHERFORD INCLUDE:

- Natural treed areas;
- Parks and open space;
- Two landscaped, naturalized ponds (Storm Water Management Facilities);
- A comprehensive, interconnected walkway and trail system;
- Seating areas and viewpoints;
- An urban forest comprised of City Street/Boulevard trees;
- A landscaped park site with play space;
- A future school site.

TRAIL SYSTEM

- There will be about 5 km (3 miles) of walking trails within West Rutherford, with over 1 km of trails having already been built;
- Portions of the trail are a granular surface through tree stands.

EDUCATION

- Rutherford is served by both Edmonton Public Schools and Edmonton Catholic Schools. The Rutherford website contains additional information;
- There is bus service to the designated schools. Contact Edmonton Public Schools and Edmonton Catholic Schools for detailed information.

HOMEOWNERS' ASSOCIATION (HOA)

- There is an HOA planned for Delcon's West Rutherford. The HOA enables residents to provide input into the future maintenance of their community and serves as a vehicle for enhancing or augmenting the level of maintenance. An encumbrance has been registered against each lot allowing for the establishment of the HOA;

- The estimated initial cost of the HOA will be less than \$60/year;
- Please ask the Sales Representative for additional information and refer to The Rutherford HOA Handout.

SERVICES

- ETS bus service currently operates at peak hours through the community to the Heritage Transit station;
- The West Rutherford website contains information regarding local services and shopping.

DESIGN (ARCHITECTURAL) GUIDELINES & LANDSCAPING

- Design (Architectural) guidelines for West Rutherford have been implemented to address exterior finishing, landscaping and fencing. Copies of the guidelines, on a stage-by-stage basis, are available from the Sales Representative;
- Front yard landscaping is a requirement in West Rutherford, and a deposit will be held by the Builder to ensure completion of landscape requirements. Please refer to the Design (Architectural) Guidelines for more detailed information;
- Street/City Boulevard trees are planned for the residential streets in accordance with plans approved by the City of Edmonton. These trees are planted in addition to the trees required by the Design (Architectural) Guidelines for each residential lot and do not satisfy the Design (Architectural) Guideline requirements for residential lots. Street/City Boulevard trees may be planted subsequent to house construction;
- Actual tree locations may vary from approved plans due to aboveground and underground utilities.

FENCING

- Detailed fencing requirements are outlined in the Restrictive Covenant and handouts are available from the Sales Representatives. Restrictions have been implemented regarding fencing materials, design, finishing and stain colour. Any fence construction by homeowners must be in compliance with the guidelines set out in the Restrictive Covenant;
- The Restrictive Covenant is registered on title.

FUTURE PLANS

- Delcon's West Rutherford is continuing to develop;
- A new entrance into the area from 127th Street SW will be completed in 2006;
- The trail system will be extended as the development continues;
- Landscaping of boulevards and parks will continue;
- The second naturalized pond is now landscaped;
- The Anthony Henday remains under construction, with sections of the ring road now complete and open to the public. The SW portion of the ring road project is now complete. Both the Whitemud and Terwillegar interchange are fully operational, according to information provided by Alberta Transportation. Please contact the City of Edmonton or Alberta Transportation for additional information regarding the completion of Anthony Henday Drive;
- Ellerslie Road widening may occur at some point in the future (contact the City of Edmonton for details).