

Charter Bylaw 19413

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3074

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by :
 - a) deleting the wording of Subsection 574.2(3)(b) and replacing with the following:

“Any Development Permit for Vehicle Parking in the form of a Surface Parking Lot shall be for a temporary period of ten (10) years from the date of third reading of this Bylaw amendment. For greater clarity, after September, 21 2030, Surface Parking Lots shall no longer be an allowable form of Vehicle Parking Use. Where a Surface Parking Lot is developed, the following regulations shall apply:”

READ a first time this 22nd day of September , A. D. 2020;

READ a second time this 22nd day of September , A. D. 2020;

READ a third time this 22nd day of September , A. D. 2020;

SIGNED and PASSED this 22nd day of September , A. D. 2020.

THE CITY OF EDMONTON

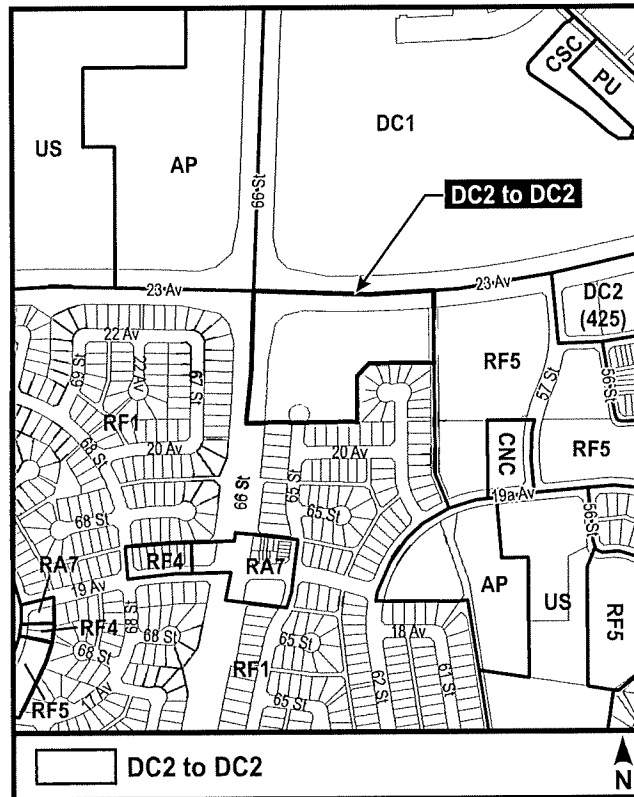


MAYOR



CITY CLERK

CHARTER BYLAW 19387



SCHEDULE "B"**(DC2) Site Specific Development Control Provision****1. General Purpose**

To provide a Site Specific Development Control District to accommodate religious assembly, private education services and related accessory uses with site development criteria that will ensure the development is compatible with the surrounding residential uses.

2. Area of Application

This District shall apply to Lot 1, Block 1, Plan 9520748, located east of 66 Street and south of 23 Avenue, Meyokumin, as shown on Schedule A of this Bylaw.

3. Uses

- a. Religious Assembly
- b. Child Care Services, Private Education Services and Community Recreation Services when designed as an integral and secondary component of a Religious Assembly.

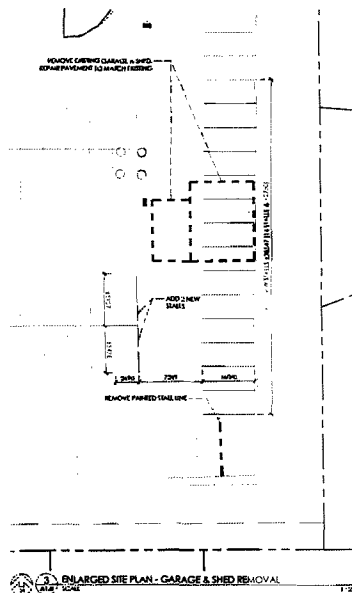
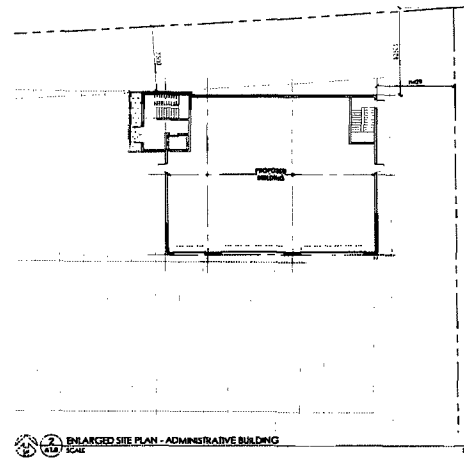
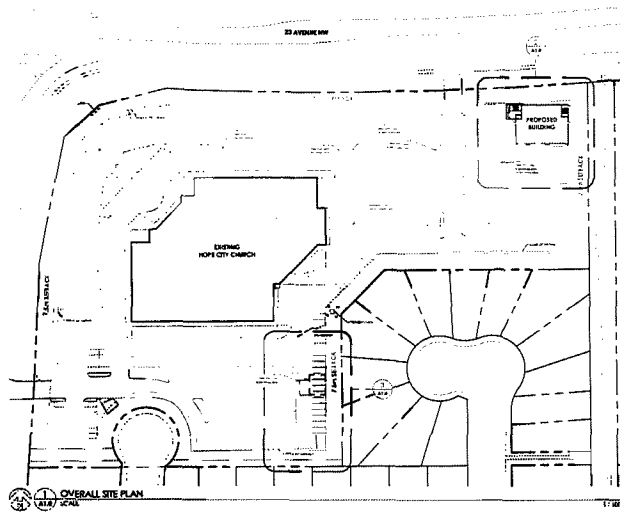
4. Development Criteria

- a. The development shall be in accordance with these regulations and in general accordance with Appendix 1.
- b. The maximum total coverage shall be 25% of the site area.
- c. The maximum building height shall not exceed 16 m.
- d. A minimum building setback of 7.5 m shall be provided from all property lines of the site.
- e. A landscaped yard, a minimum of 6 m in width, shall be provided adjacent to 23 Avenue and to 66 Street.
- f. A landscaped yard, a minimum of 7.5 m in width, shall be provided adjacent to the east and south property lines. Continuous screen fencing of a solid design, a minimum of 1.82 m in height, is to be provided along the east and south property lines of the site.
- g. Parking shall be provided in the ratio of a minimum of 1 parking stall for every 3.3 seats in the sanctuary.

- h. Vehicular access to this site shall be provided only from 23 Avenue and 66 Street.
- i. Any exterior lighting of the site shall be designed so that lighting is directed away from the adjacent residential development to the east and south and that resulting illumination shall not extend beyond the boundaries of the site.

5. Additional Development Criteria for Specific Uses

- a. For the purposes of this District, the Religious Assembly Use Class shall include provisions for the development of a library, bookstore, meeting rooms, kitchen, and gymnasium as integral and accessory components of the principal Religious Assembly building and where such uses are intended primarily to serve the members of the Religious Assembly. Religious Assembly shall also comply with the following criteria:
 - i. the meeting rooms and gymnasium may be used for banquet facilities, not exceeding a seating capacity of 1,000, intended for the members and ministries of the Religious Assembly; and
 - ii. The maximum seating capacity of the sanctuary shall not exceed 2,000 persons.
- b. Notwithstanding section 71.3.a of the Zoning Bylaw the Religious Assembly shall be allowed on the Site to which this Provision applies which is greater than 4000m² in area.



SITE LEGEND

PROPERTY LINE	NEW CONCRETE SIDEWALK
LINE OF SEWAGE	EXISTING PAVING
EXISTING BUILDINGS	STRUCTURES BEING REMOVED, NEW PAVEMENT
LINE OF NEW CURB	
LINE OF NEW PARKING TRAIL PARK LINES	
ROADS BEING REMOVED	

space
STUDIO

ARCHITECT

OWNER

01 DEVELOPMENT PHASE 2020/05/19

The drawings are prepared and issued by the architect for the owner's use only. The drawings are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect.

CLIENT NAME
HOPE CITY CHURCH

PROJECT NAME
ADMINISTRATIVE BUILDING
NEW BUILD

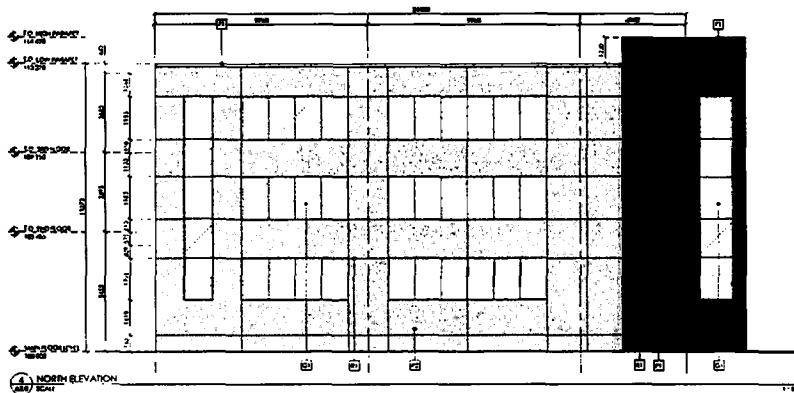
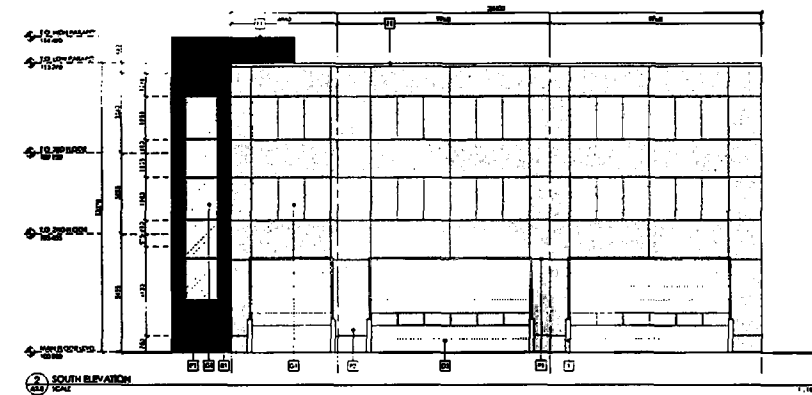
NO STREET & 23 AVENUE, EDMONTON, AB

SITE PLANS

PROJECT NO. 2020-01-11-01-01-01-01

A1.0

REV. 02



29	LEFT SIDE FINISHED WITH	35	CLEAR ANODIZED ALUMINUM BODY BY STRIP SEALED GLASSING
30	DARK OIL METALLIC PAINT 12 INCH	36	INSULATED DOOR COFF IN PANEL COLOR IN MATCH INSIDE PANEL COLOUR
31	REPAIR	37	REGULAR METAL OVERHANG DOOR COFF HIGH PANEL
32	REGULAR METAL COLOUR TO MATCH ADJACENT PANEL	38	INSULATED A EACH COFF OF OVERHANG DOOR FINISHED DARK OIL
33	CLEAR ANODIZED ALUMINUM FINISHING STRIP SEALED GLASSING		

A3.0