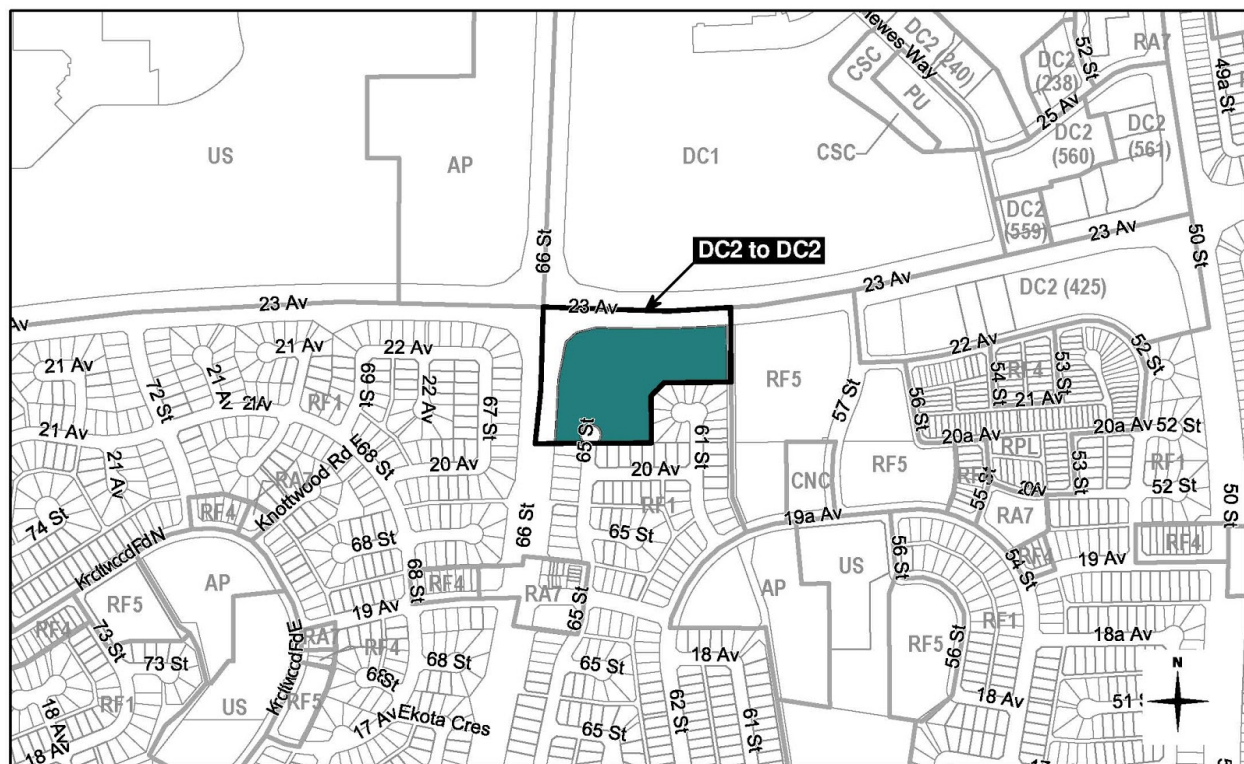




ADMINISTRATION REPORT REZONING MEYOKUMIN

2225 - 66 Street NW

To allow an additional building to accommodate accessory uses for an existing religious assembly.



RECOMMENDATION AND JUSTIFICATION

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

- allows for the continued use of a religious assembly;
- enables the construction of a new multipurpose building; and
- conforms to the Mill Woods Development Concept.

THE APPLICATION

CHARTER BYLAW 19387 proposes to rezone the subject site from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision to allow for an increase in the allowable height from 12 m to 16 m (approximately 4 storeys) and reducing the required building setback to 7.5 metres.

The site will continue to operate as a religious assembly with private education services and related accessory uses. The proposed rezoning will amend the current DC2's height and setback regulations to allow for the construction of a new multipurpose building for office, meeting and storage space. The proposed new building will be situated in the north east corner of the site.

SITE AND SURROUNDING AREA

The subject site is located at the south east corner of 66 Street and 23 Avenue. The total area being rezoned is approximately 3.23 hectares. The site includes one building surrounded by surface parking. An existing storage garage situated in the south east of the site will be demolished.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2.375) Site Specific Development Control Provision	Religious Assembly
CONTEXT		
North	(DC1) Direct Development Control Provision	Commercial (Mill Woods Town Centre Mall)
East	(RF5) Row Housing Zone	Multi-Unit housing
South	(RF1) Single Detached Residential Zone	Single Detached Housing
West	(RF1) Single Detached Residential Zone	Single Detached Housing

PLANNING ANALYSIS

The subject site is guided by the Mill Woods Development Concept. The site continues to meet the intent outlined in the Development concept's Chapter 4 - Institutional Facilities that "churches are permitted at appropriate locations within residential neighbourhoods". The site's current zoning (DC2.375) was approved on November 14, 1994 (Bylaw 10890).

The proposed rezoning will amend the maximum building height from 12 m (approximately 3 storeys) to 16 m (approximately 4 storeys). The increase in height will allow for the construction of a multipurpose building for office, meeting and storage space. The rezoning will also amend the minimum building setback from 30 m to 7.5 m. The reduction would allow the proposed building to be situated closer to the sidewalk providing a more appropriate transition between the site and the public realm.

Parking on site will not be impacted; there are over 600 parking stalls. The net loss due to the proposed construction of a new building and proposed demolition of the existing garage is estimated to be approximately four stalls.

The proposed changes will be appropriate for the site given its location on two arterial roadways (66 Street and 23 Avenue). The site will also continue to be compatible with the commercial land use to the north and the residential land uses to the east and south which are buffered by a shared use path and the site's existing landscaping.

Additional changes proposed to the DC2 are Administrative and include: updates to reflect current Zoning Bylaw terminologies (e.g. "Child Care Services" to replace "Daytime Child Care Uses"); removal of provisions that have been met or no longer applicable (e.g. "All landscaping requirements shall be completed with the first phase of development"); and the addition of a provision to exempt the site's size from Section 71.3.a of the Zoning Bylaw.

TECHNICAL REVIEW

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated by the planned civic and utility infrastructure. All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

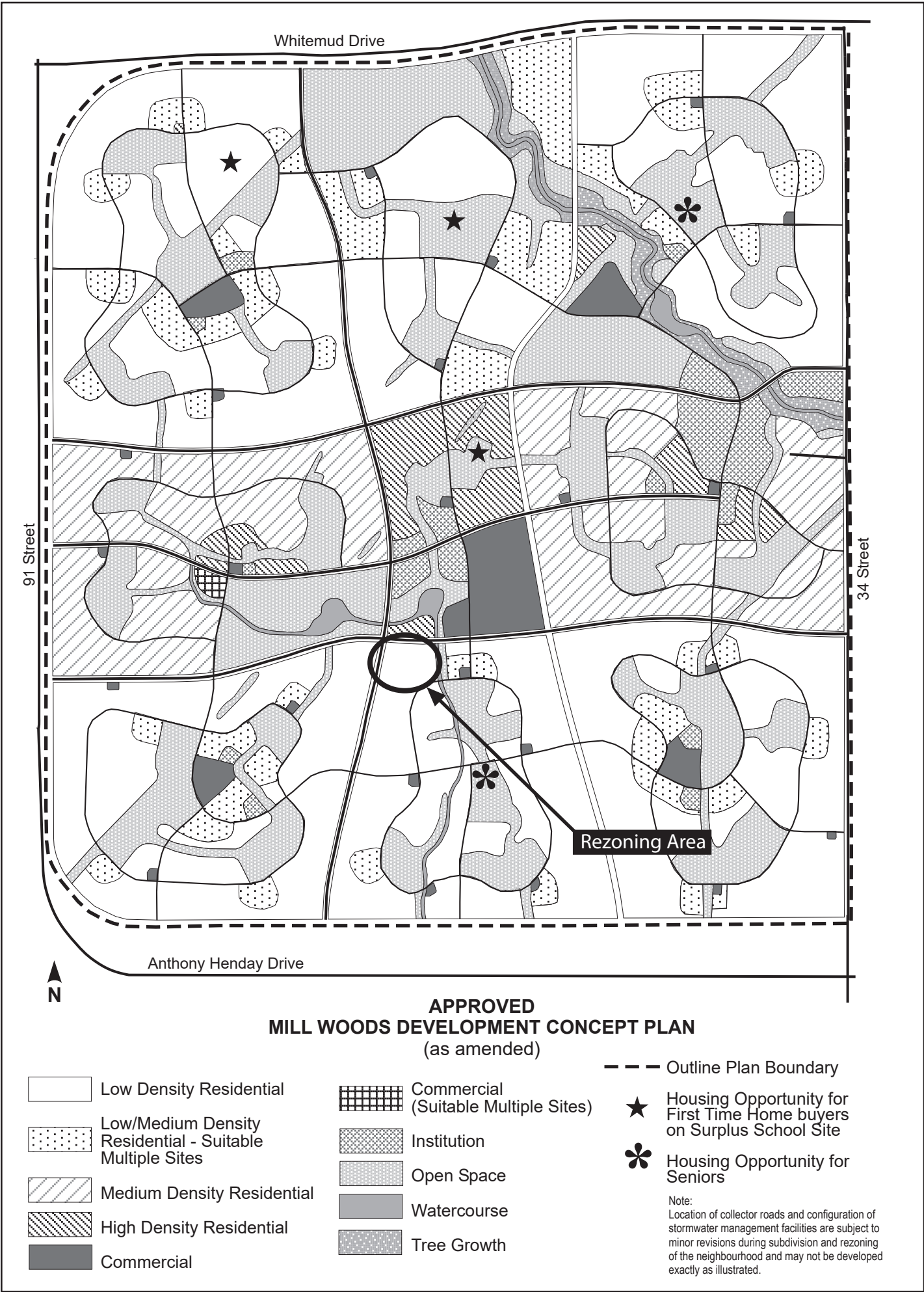
ADVANCE NOTICE March 27, 2020	<ul style="list-style-type: none">• Number of recipients: 194• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• www.edmonton.ca/meyokumin

CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 DC2 Tracked Changes
- 3 Application Summary



(DC2) Site Specific Development Control Provision

Part IV Edmonton Zoning Bylaw

~~Section DC2.375~~

~~Bylaw 10890~~

~~November 14, 1994~~

~~DC2.375.1.~~ 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.

~~DC2.375.2.~~ Area of Application

This District shall apply to **Lot 1, Block 1, Plan 9520748** ~~that portion of Lot 20, Block 1, Plan 722-1180~~, located east of 66 Street and south of 23 Avenue, Meyokumin, as shown on Schedule A of this Bylaw.

~~DC2.375.3.~~ Uses

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

~~DC2.375.4.~~ 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 ~~12 m nor 2½ storeys~~ **16 m**. ~~Any portion of a building exceeding 10 m in height shall be setback a minimum of 36 m from all property lines of the site.~~
- d. A minimum building setback of ~~30 m~~ **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. All landscaping requirements shall be completed with the first phase of development.~~

- j. 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.

~~k. Development within this District including the provision of parking, may be phased; provided that the development permit for the first phase is accompanied by a comprehensive site plan showing the overall building program and phasing, to the satisfaction of the Development Officer.~~

~~DC2.375.5.~~ 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 banquets 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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19387
Location:	South of 23 Avenue NW and east of 66 Street NW
Address:	2225 - 66 Street NW
Legal Description:	Lot 1, Block 1, Plan 9520748
Site Area:	3.23 hectares
Neighbourhood:	Meyokumin
Notified Community Organization(s):	Millhurst Community League; Woodvale Community League; and Knottwood Community League
Applicant:	Sheldon Taitinger, Remington Developments

PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Mill Woods Development Concept
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Marco Melfi
Tim Ford
Development Services
Planning Coordination