

Charter Bylaw 19387

A Bylaw to amend Bylaw 12800,
as amended, The Edmonton
Zoning Bylaw
Amendment No. 3062

WHEREAS Lot 1, Block 1, Plan 9520748; located at 2225 - 66 Street NW, Meyokumin, Edmonton, Alberta, is specified on the Zoning Map as (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Development Control Provision;

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. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 1, Block 1, Plan 9520748; located at 2225 - 66 Street NW, Meyokumin, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

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;

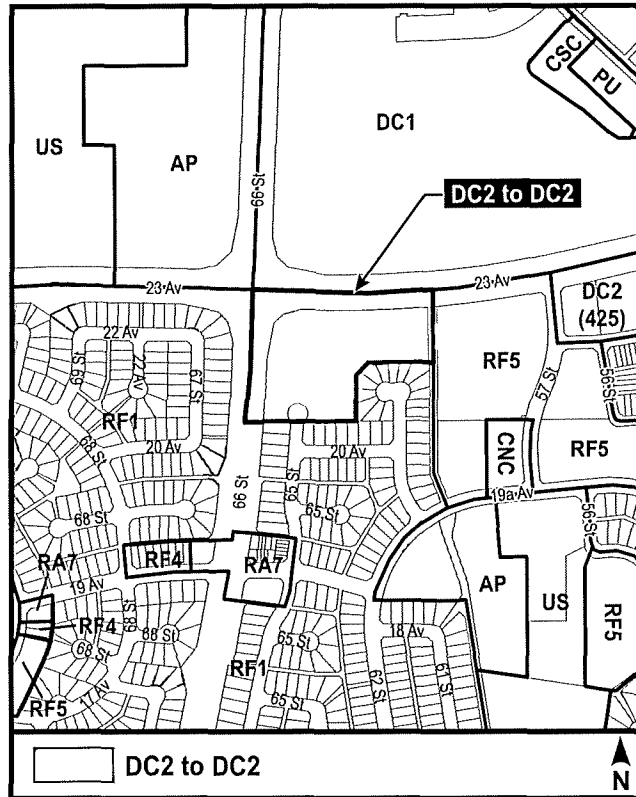
SIGNED and PASSED this 22nd day of September, A. D.
2020.

THE CITY OF EDMONTON


MAYOR


A/ 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.

ISSUED FOR:		
ON	DEVELOPMENT POINT	2020-13-12

[illegible]

CLIENT NAME
HOPE CITY CHURCH

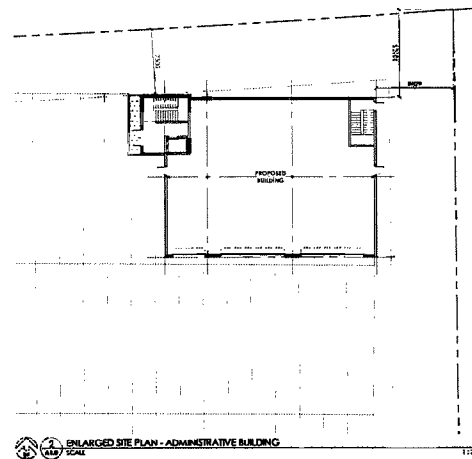
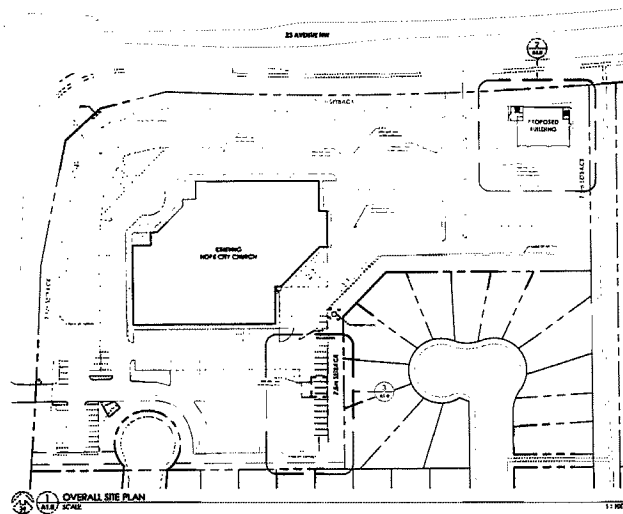
PROJECT NAME
**ADMINISTRATIVE BUILDING
NEW BUILD**

46 STREET & 23 AVENUE, EDMONTON AB

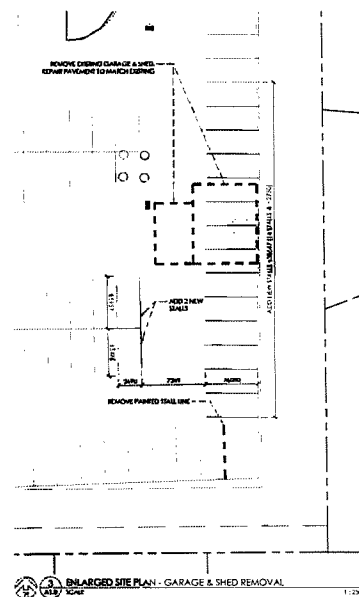
SITE PLANS

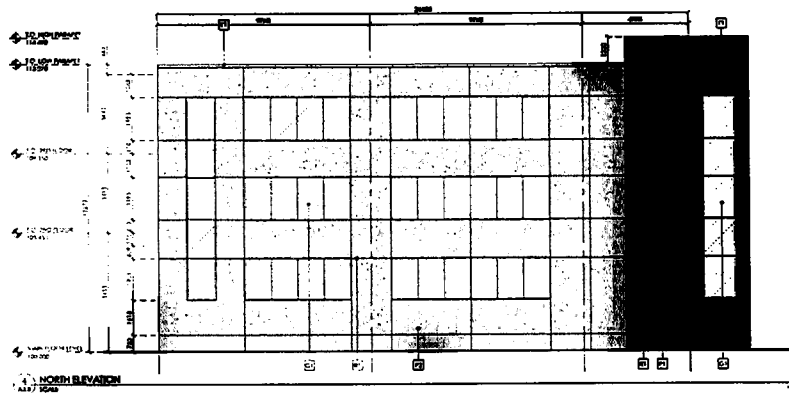
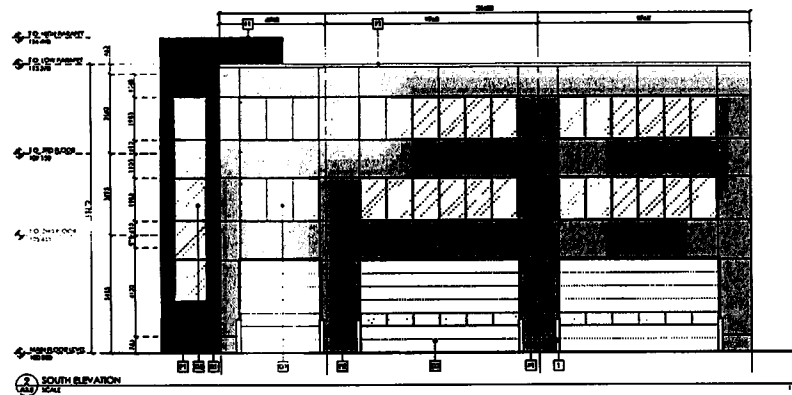
PROJECT NO.: 14631
PLOT DATE: 2000-3-19 11:51:36 AM

A1.0 REV. 00



_____	PROPERTY LINE	_____	NEW CONCRETE SIDEWALK
_____	LINE OF SEWAGE	_____	
_____	SEWERING SITE ELEVATIONS	_____	EXISTING BUILDING
_____	LINE OF NEW CURB	_____	
_____	LINE OF NEW PARKING STALL	_____	
_____	PAVING LINES	_____	STRUCTURE, BEING REMOVED
_____	ELEVATIONS BEING REPAIRED	_____	NEW PARKING





1	LIGHT GREY PANELLED FRISH	2	CLEAR ANODISED ALUMINIUM DOOR BY 1800 SIALED GLASS
3	DARK GREY METALLIC PANELLED FRISH	4	FINISHED 1800 DOOR PL FRAMES, COLOE TO MATCH ADJACENT FRISH
5	18" H	6	1800MM WIDE OYH-DR DOOR C/W 1800MM FRAMES, FINISHED TO MATCH
7	WIDE 1800MM COLOE TO MATCH ADJACENT FRISH	8	1800MM 8 EACH END OF OYH-DR DOOR, PAINTED DARK GREY
9	CLEAR ANODISED ALUMINIUM FRAMING, 1800 SIALED GLASS		

[illegible]

CLIENT NAME
HOPE CITY CHURCH

**ADMINISTRATIVE BUILDING
NEW BUILD**

14 STREET & 27 AVENUE (EDMONTON AB)

BUILDING ELEVATIONS

PROJECT NO: 1702
 PLOT DATE: 2010-07-11 11:24 AM

A3.0