

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.

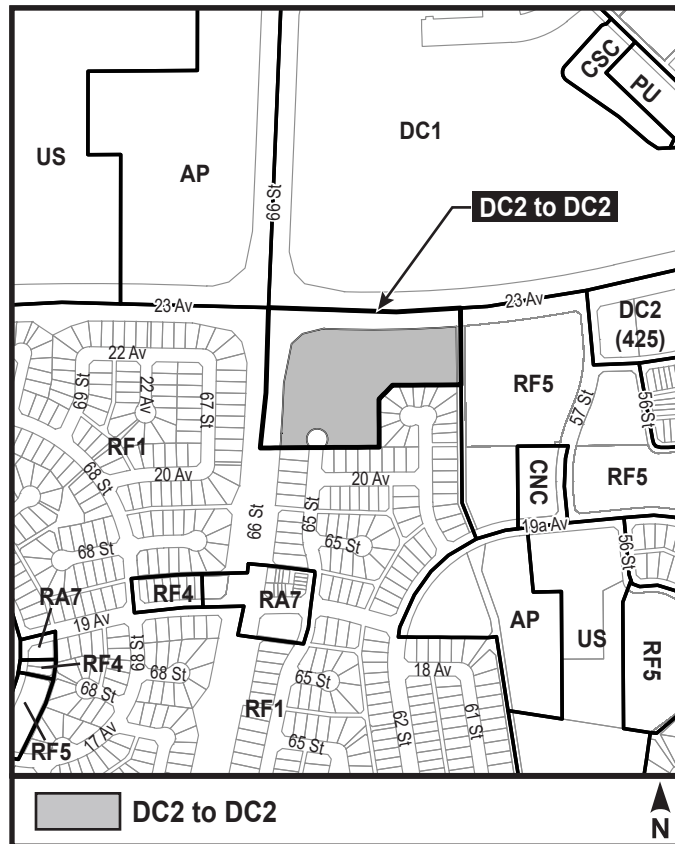
READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

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.

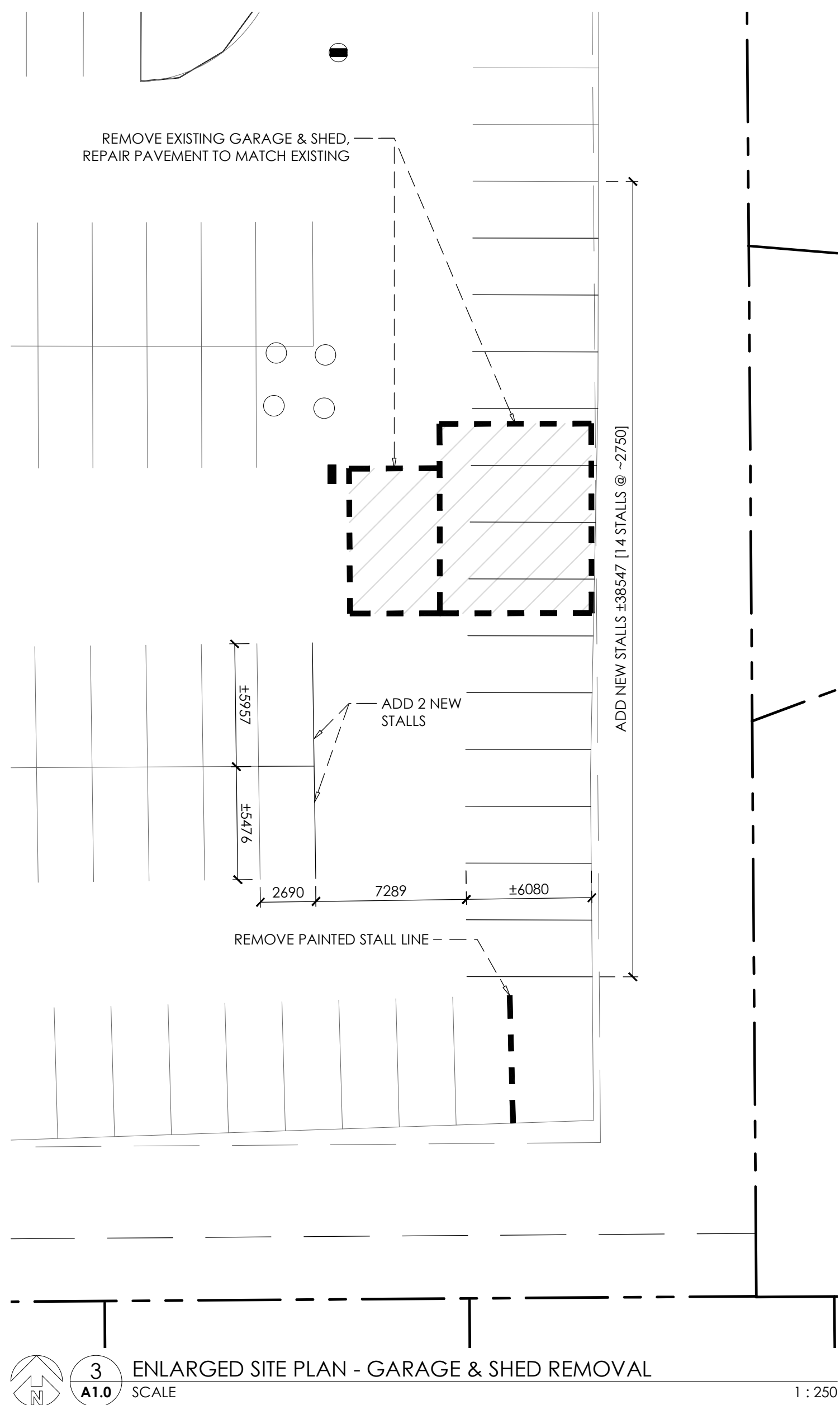
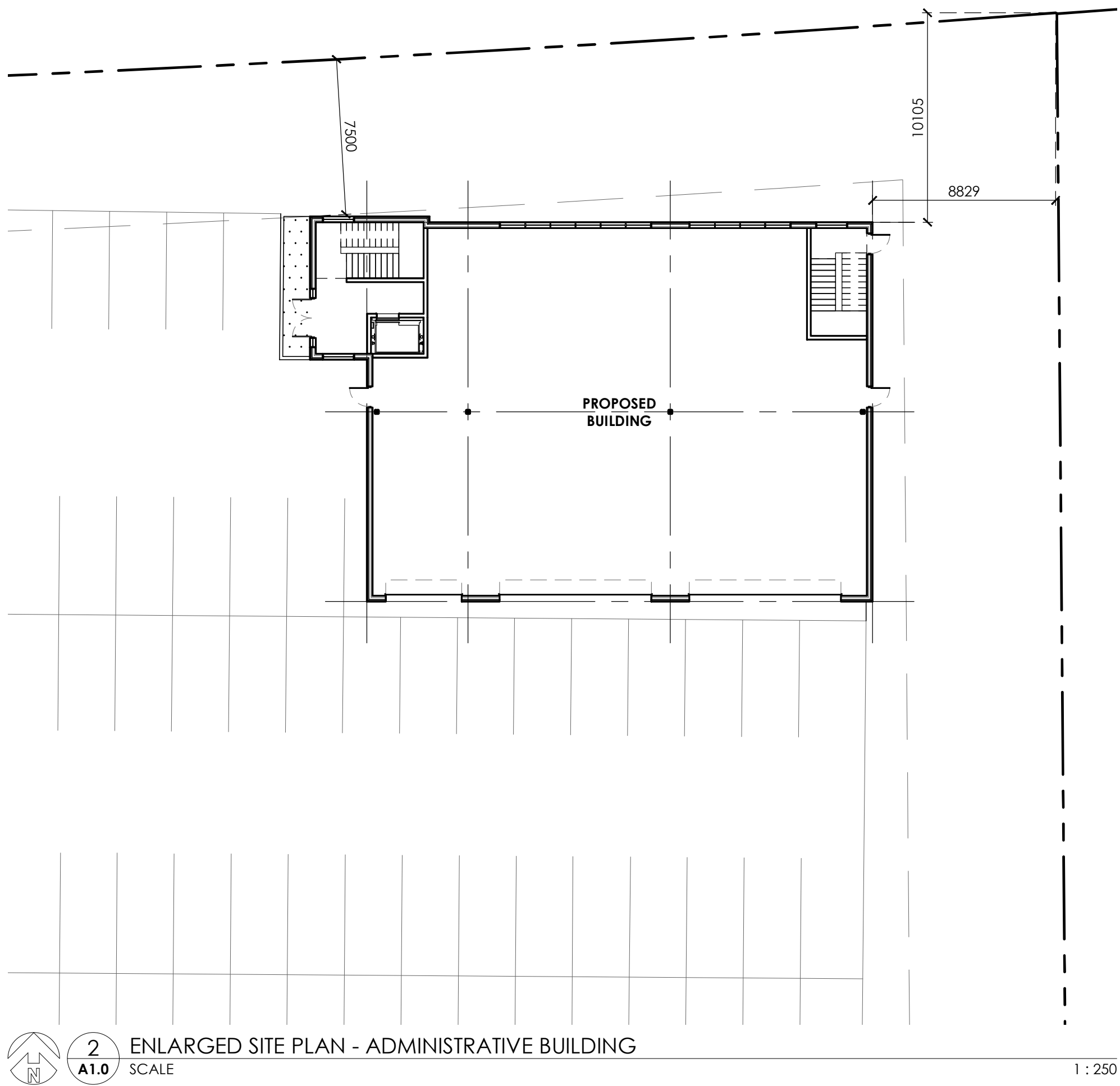
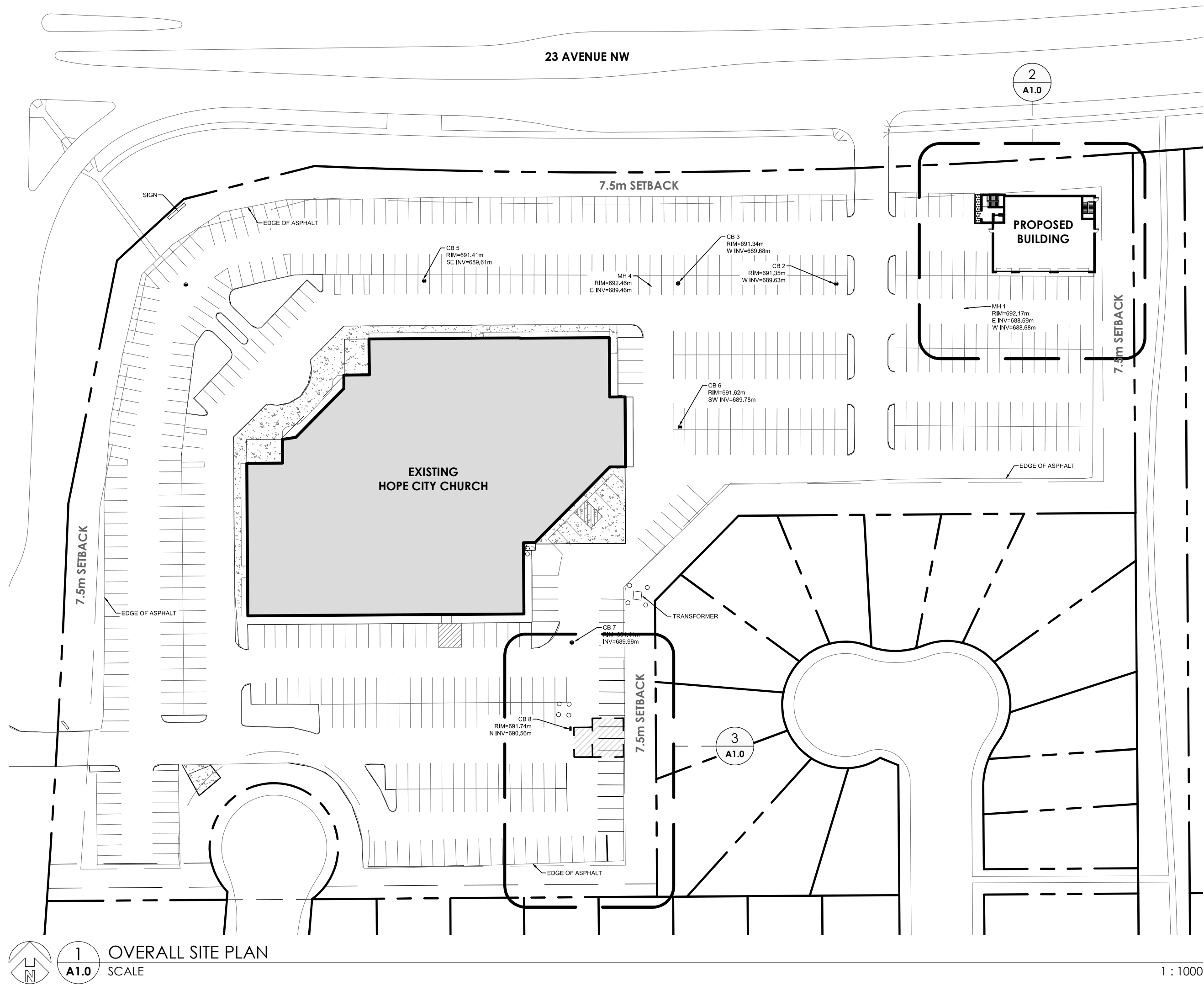
4. Development Criteria

- 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	[Pattern]	NEW CONCRETE SIDEWALK
---	LINE OF SETBACK	[Pattern]	EXISTING BUILDING
---	EXISTING SITE ELEMENTS	[Pattern]	STRUCTURE BEING REMOVED, NEW PAVEMENT
---	LINE OF NEW CURB		
---	LINE OF NEW PARKING STALL PAINT LINES		
---	ELEMENTS BEING REMOVED		

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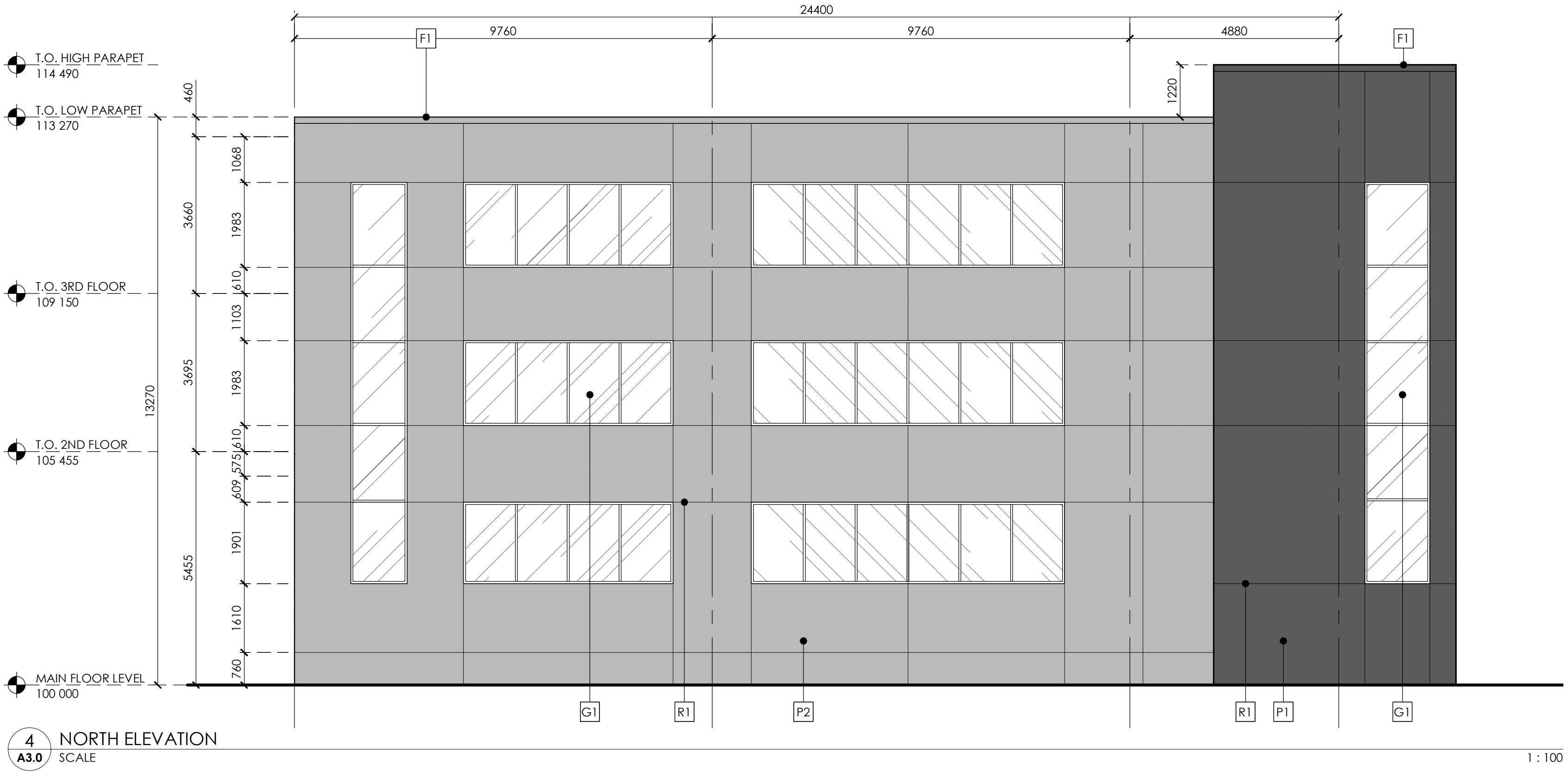
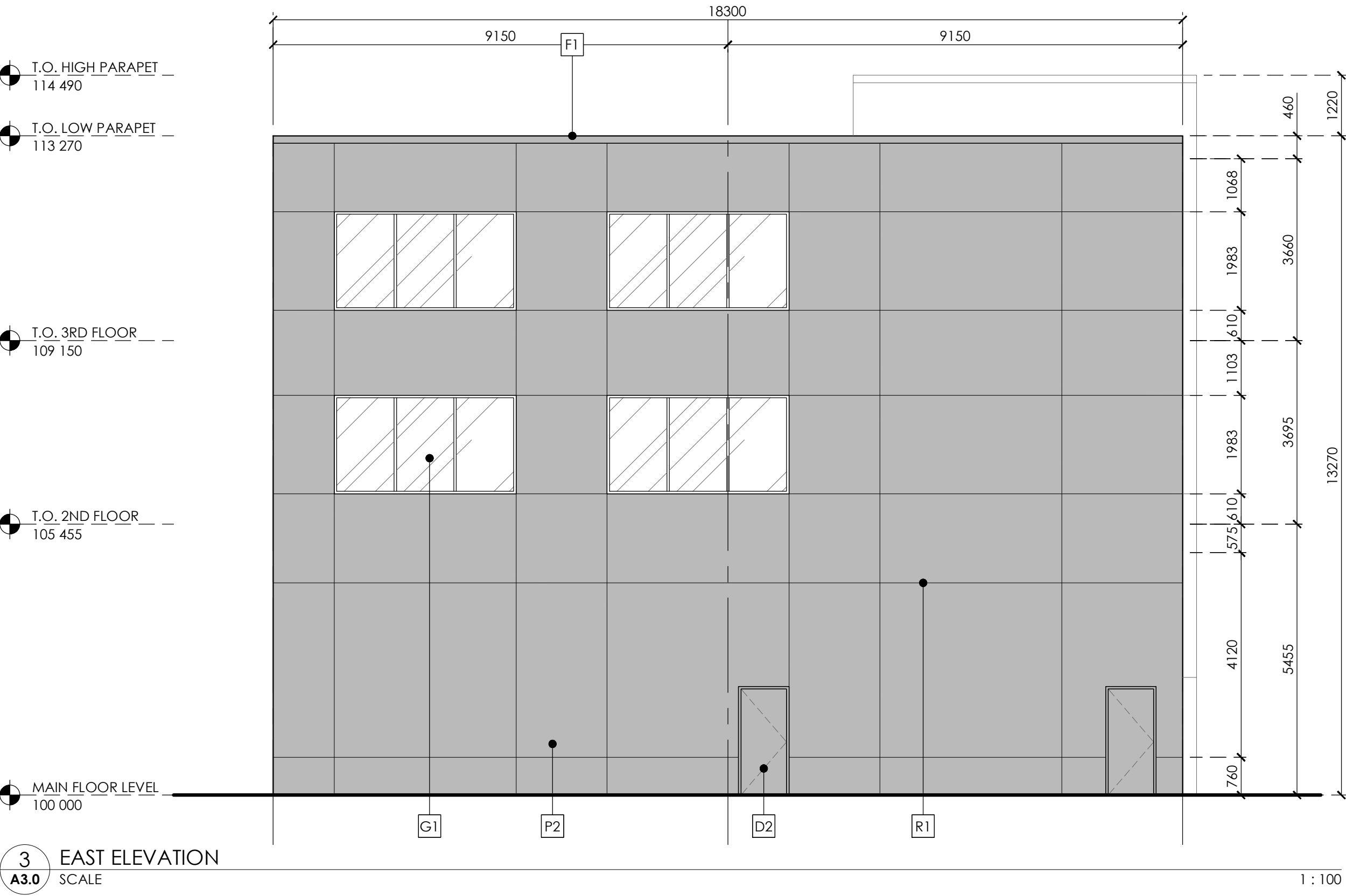
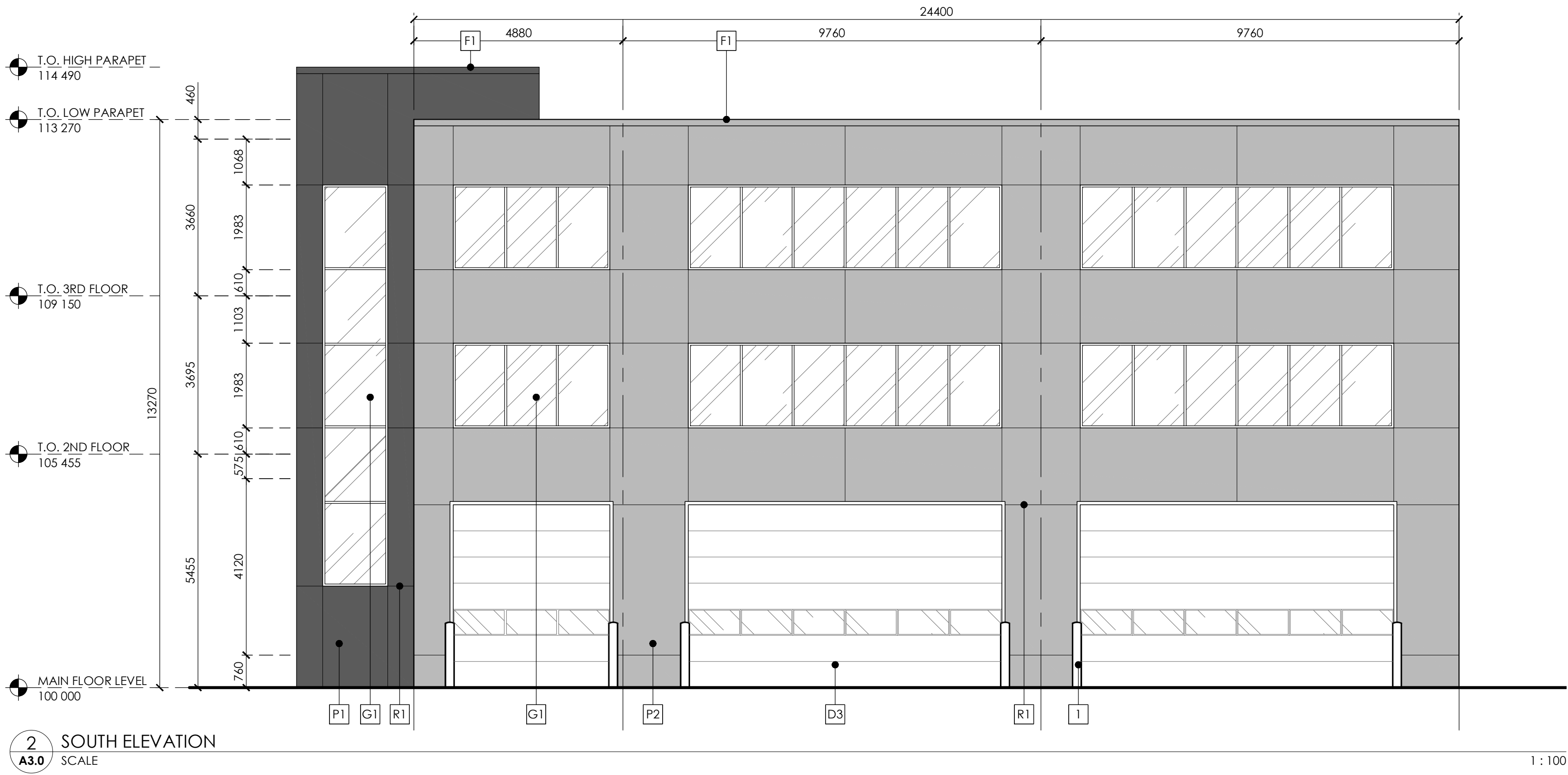
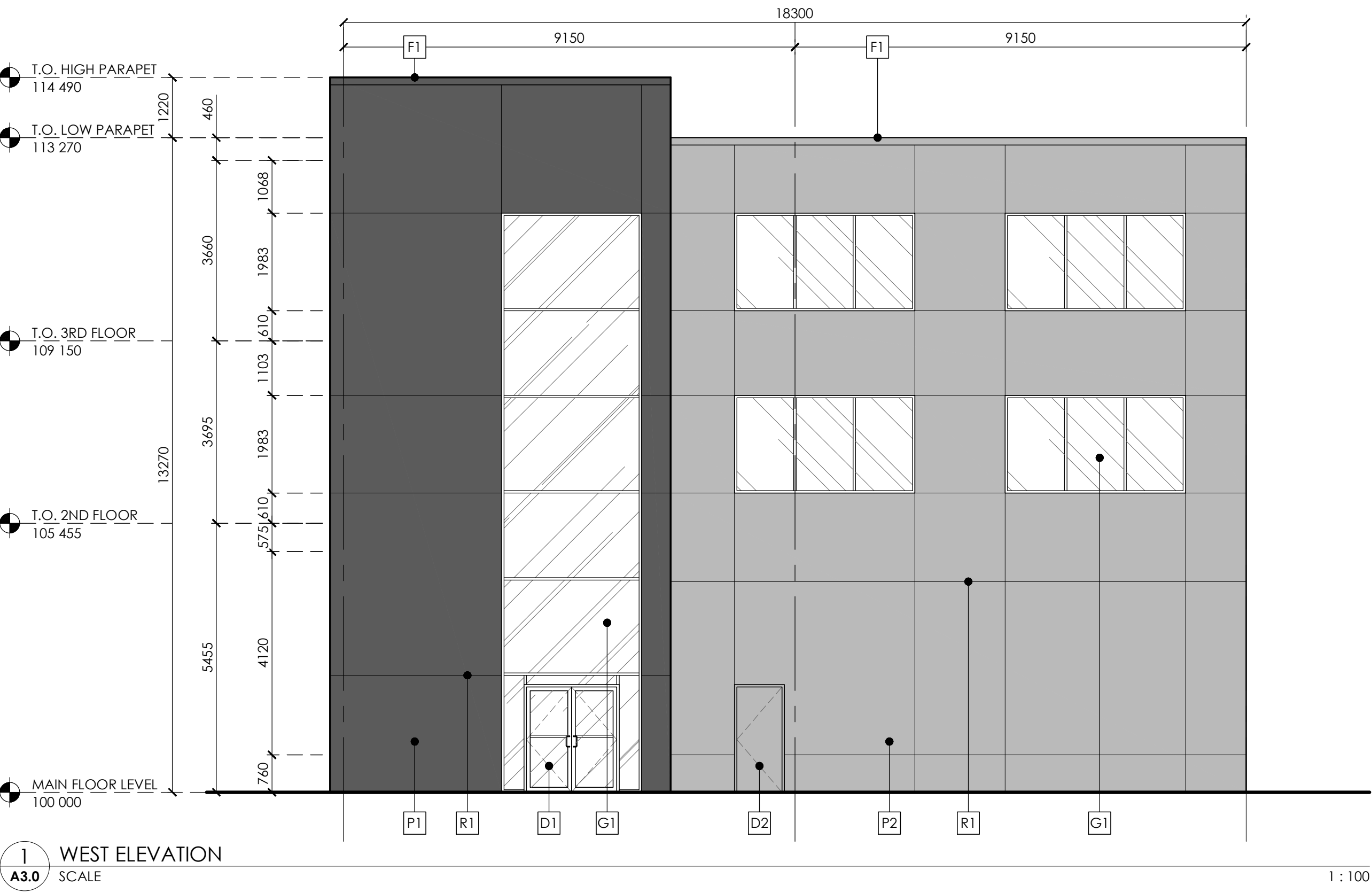
CLIENT NAME
HOPE CITY CHURCH

PROJECT NAME
ADMINISTRATIVE BUILDING
NEW BUILD
64 STREET & 23 AVENUE, EDMONTON, AB

SITE PLANS

PROJECT NO.: 19031
PLOT DATE: 2020-3-19 11:51:36 MST

A1.0
REV. 00



MATERIALS KEYNOTES

[P1] LIGHT GREY PANELED FINISH	[D1] CLEAR ANODIZED ALUMINUM DOOR W/ TINTED SEALED GLAZING
[P2] DARK GREY METALLIC PANELED FINISH	[D2] INSULATED HM DOOR C/W PS FRAMES. COLOR TO MATCH ADJACENT FINISHES
[R1] REVEAL	[D3] INSULATED METAL OVERHEAD DOOR C/W VISION PANEL. PRE-FINISHED WHITE
[F1] METAL FLASHING. COLOUR TO MATCH ADJACENT FINISHES	[I] BOLLARDS @ EACH EDGE OF OVERHEAD DOOR, PAINTED DARK GREY
[G1] CLEAR ANODIZED ALUMINUM FRAMING, TINTED SEALED GLAZING	

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CLIENT NAME

HOPE CITY CHURCH

PROJECT NAME

ADMINISTRATIVE BUILDING
NEW BUILD

66 STREET & 23 AVENUE, EDMONTON, AB

BUILDING ELEVATIONS

PROJECT NO.: 19031
PLOT DATE: 2020-3-19 11:51:48 MST

A3.0

REV. 00