

(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 that portion of Lot 20, Block 1, Plan 722 1180, north and west of proposed single detached development on 61 Street in Lot 20, Block 1, 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 maximum total coverage shall be 25% of the site area.
- b. The maximum building height shall not exceed 16 m nor 3 storeys. Any portion of a building exceeding 16 m in height shall be setback a minimum of 36 m from all property lines of the site.
- c. A minimum building setback of 7.5 m shall be provided from all property lines of the site.
- d. A landscaped yard, a minimum of 6 m in width, shall be provided adjacent to 23 Avenue and to 66 Street.
- e. 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.
- f. Parking shall be provided in the ratio of a minimum of 1 parking stall for every 2 to 3.3 seats in the sanctuary.
- g. Vehicular access to this site shall be provided only from 23 Avenue and 66 Street.
- h. All landscaping requirements shall be completed with the first phase of development.

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.

j. 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.