

Bylaw 15228

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 1079

WHEREAS Lot C, Block 4, Plan 2904NY, located at 14788 - 156 Street NW, Mistatim Industrial, Edmonton, Alberta, is specified on the Zoning Map as (AGI) Industrial Reserve Zone; and

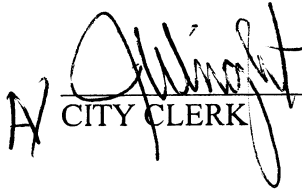
WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Development Control Provision;

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:

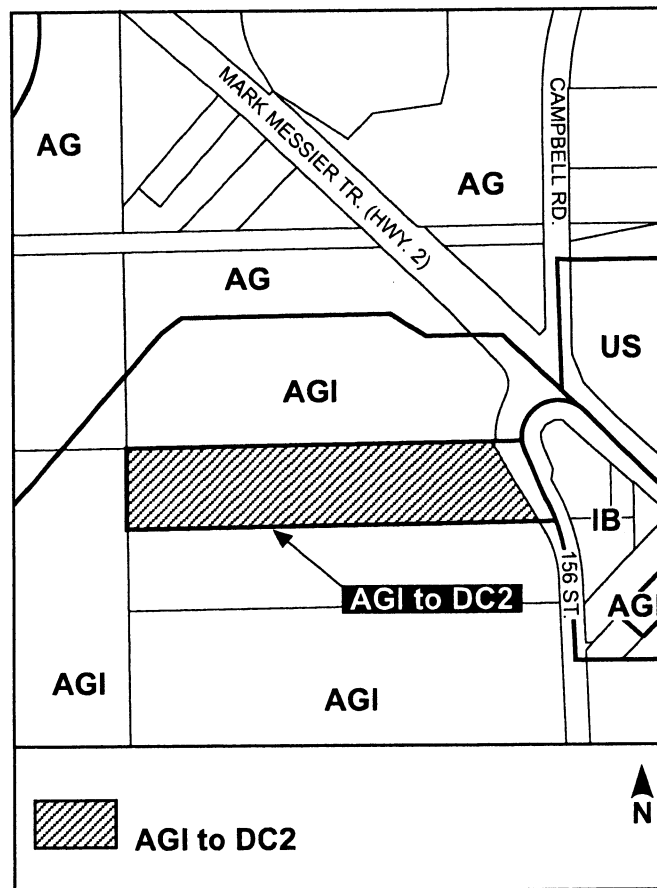
1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot C, Block 4, Plan 2904NY, located at 14788 - 156 Street NW, Mistatim Industrial, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AGI) Industrial Reserve Zone 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	6th	day of	July	, A. D. 2009;
READ a second time this	6th	day of	July	, A. D. 2009;
READ a third time this	6th	day of	July	, A. D. 2009;
SIGNED and PASSED this	6th	day of	July	, A. D. 2009.


MAYOR
CITY CLERK

BYLAW 15228



(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**1. General Purpose**

To establish a Site Specific Development Control Provision will accommodate a religious assembly building and associated uses, and provide an opportunity to allow for future industrial business uses on the remaining unused western portion of the site.

2. Area of Application

Lot C, Block 4, Plan 2904NY, located at 14788 - 156 Street NW, as shown on Schedule "A" of this Bylaw, adopting this provision, Mistatim Industrial.

3. Uses

- a. Child Care Services
- b. Community Recreation Services
- c. General Industrial Uses
- d. Private Education Services
- e. Government Services
- f. Public Libraries and Cultural Exhibits
- g. Indoor Participant Recreation Services
- h. Private Clubs
- i. Temporary Shelter Services
- j. Funeral, Cremation and Interment Services
- k. Private Clubs
- l. Religious Assembly, excluding rectories, manses, dormitories, convents, monasteries and other residential buildings
- m. Fascia Off-premises Signs
- n. Projecting On-premises Signs
- o. Freestanding Off-premises Signs
- p. Temporary On-premises Signs
- q. Roof On-premises Signs

4. Development Criteria for Religious Assembly and Associated Uses

The following criteria shall apply to the eastern portion of the site containing the Religious Assembly and other listed Use Classes, excepting General Industrial Uses:

- a. The development shall be generally in accordance with the site plan (Appendix I)
- b. The building design and materials shall be generally in accordance with the elevation drawings (Appendix II).
- c. The maximum Floor Area Ratio shall be 1.2.
- d. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard.
- e. The Height shall be a maximum of 20 m.
- f. A 6.0 m landscaped front yard shall be provided as per the Appendix I.
- g. To ensure that a high standard of appearance is achieved for the entire site, detailed landscaping plans shall be submitted with the initial Development Permit application. All loading, service, trash collection and Accessory storage areas, and trucking yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway other than a Lane, and from adjacent Sites, by building walls, landscape materials, berms, fences or a combination of these. Such Landscaping plans shall be in accordance with Section 55 of the Zoning Bylaw and shall be to the satisfaction of the Development Officer.
- h. All site signage shall comply with the regulations in Schedule 59C and 59F of the Zoning Bylaw.
- i. All Uses and activities, except those noted below, shall be located and carried on within an enclosed building and there shall be no outdoor display areas.
- j. The Development Officer may require that exposed projections outside the building such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment be screened from view from any public roadway other than a Lane, and from adjacent Sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this Zone;
- k. All buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Development Officer may require that the appearance of metal, or concrete block walls exposed to public view from beyond the Site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development. Such plans shall be submitted with the initial Development Permit application.
- l. Parking shall comply with the regulations in Schedule 54 of the Zoning Bylaw.
- m. The Development Officer shall encourage the inclusion of design elements that readily allow for casual surveillance, particularly for commercial, industrial Uses. These elements may include, but are not limited to, large window areas, high quality interior and exterior lighting, physical layout that reduces the vulnerability of pedestrians (avoiding long public

corridor spaces, stairwells, or other movement predictors), the placement and use of Landscaping that limits areas of concealment, and the location of parking areas close to building access points. The Development Officer shall require a Crime Prevention Through Environmental Design assessment prepared by a qualified security consultant for commercial/institutional/industrial developments that, in the opinion of the Development Officer, requires such an assessment. The Development Officer shall advise applicants of the approved crime prevention design guidelines contained in the Design Guide for a Safer City, such as the layout and design of buildings and associated parking and loading areas, yards and landscaped areas, to promote a safe, well-lit physical environment. Such plans shall be submitted with the initial Development Permit application.

- n. That the owner enters into an agreement with the City of Edmonton, in conjunction with the first development permit, for off-site improvements necessary to serve the development. The agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the agreement include but are not limited to the following:
 - i. Upgrade, and if required, realign the service road from 156 Street to the north property line including all intersection modifications on 156 Street to the satisfaction of the Transportation Department.
 - ii. Construction of a northbound left turn bay on 156 Street at the service road intersection to the satisfaction of the Transportation Department.
 - iii. Construction of a 1.5 m sidewalk from the south site access to bus stop # 6424 located on Mark Messier Trail south of 156 Street.
 - iv. Construction of site accesses as per the City of Edmonton Design and Construction Standards.
 - v. Upgrades and/or changes to the existing traffic control devices in the vicinity of the site including signage, pavement markings, and traffic signals.
 - vi. Repair of any damage to the abutting roadways, and/or boulevards resulting from the construction of the development.
 - vii. Provision of sanitary and storm sewer systems as per the Servicing Report submitted in support of the rezoning application.
- o. Completion of a Transportation Impact Assessment (TIA) to the satisfaction of the Transportation Department is required prior to approval of a development permit application. The TIA must include analysis of development for the entire site, roadway improvements required to support the traffic generated by this development, required pedestrian connections, and service road upgrades.
- p. The owner will be required to make the necessary provisions for future permanent sanitary and storm water drainage on-site sewage connections and disposal facilities to the satisfaction of the Development Officer in consultation with the Drainage Branch of Asset Management and Public Works Department prior to the approval of the development permit. At time of permanent drainage systems being made available to the site the owner

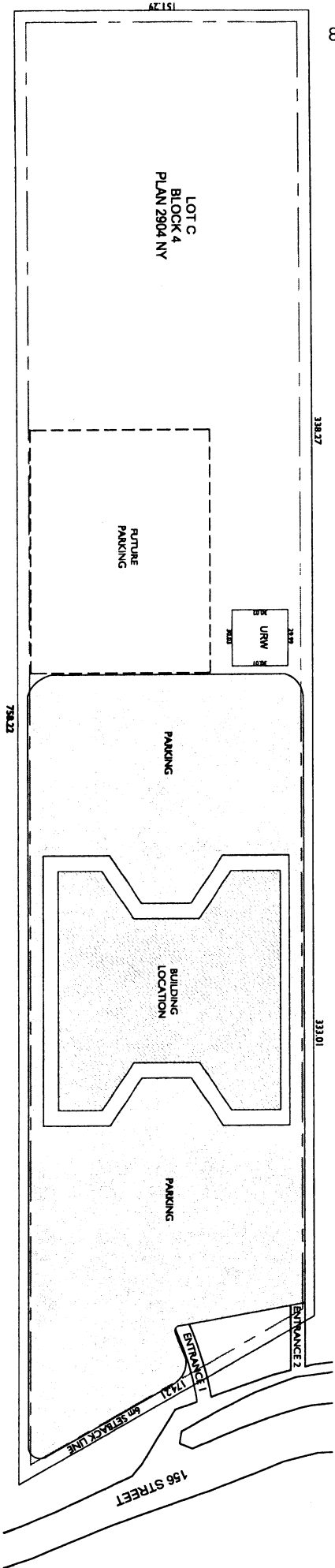
shall be required, at his expense, to connect to these services in accordance with regulations contained in the Sewers Bylaw 9425.

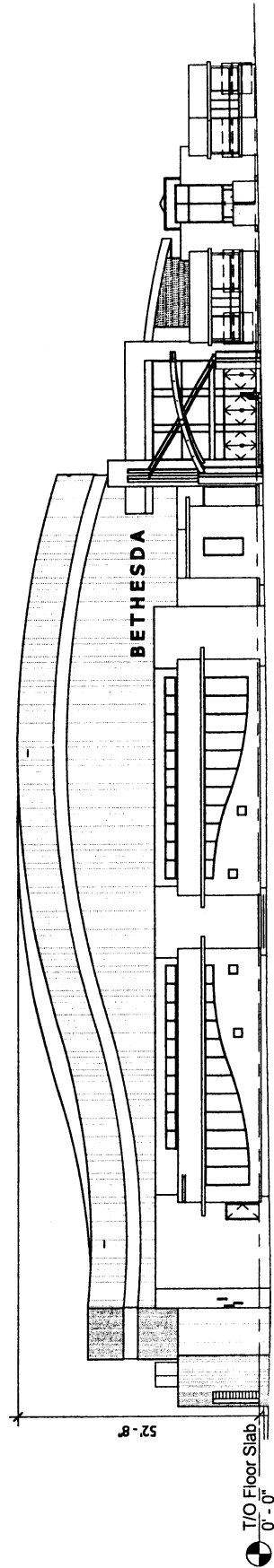
- q. Water supply, storm water drainage, and on-site sewage disposal facilities shall be provided in accordance with the Public Health Act regulations and requirements of the appropriate provincial and municipal agencies.
- r. Prior to issuance of any development permit, the applicant shall provide proof satisfactory to the Development Officer in consultation with City of Edmonton, Alberta Environment and the Alberta Health Services that the lands have been remediated to allow the full range of allowable uses.
- s. The owner shall register a road plan to provide additional road right-of-way at no cost to the City to accommodate the realignment of the service road, the addition of a northbound left turn bay on 156 Street, and any intersection modifications required at the intersection of 156 Street and the service road. The road plan registration will only include improvements deemed necessary by the Transportation Department and must conform to an approved concept plan or to the sole discretion of the Transportation Department.
- t. Further to clauses n) and p), the owner must enter into an agreement with the City of Edmonton, in conjunction with the first development permit, for the construction of the permanent public sanitary sewer system extensions to service the proposed development area in accordance with the sanitary servicing scheme identified the Mistatim Area Master Plan and current Draft Mistatim Industrial Basin 5 Neighbourhood Design Report.
- u. Further to Clauses n) and p), the owner must include a provision of temporary onsite storm water management and temporary storm servicing as detailed in a Temporary Storm Drainage Servicing Report to be submitted by the applicant to the satisfaction of the Drainage Services Branch of Asset Management and Public Works Department prior to approval of the development permit. All temporary facilities must be constructed, operated, maintained and abandoned by the owner/developer at his own sunk cost until such time as connections have been made to the permanent system once available

5. Development Criteria for General Industrial Uses

The following criteria shall apply to the western portion of the site containing the General Industrial Uses:

- a. General Industrial Uses shall be developed in accordance with Section 400.4 and the general regulations of the Zoning Bylaw.



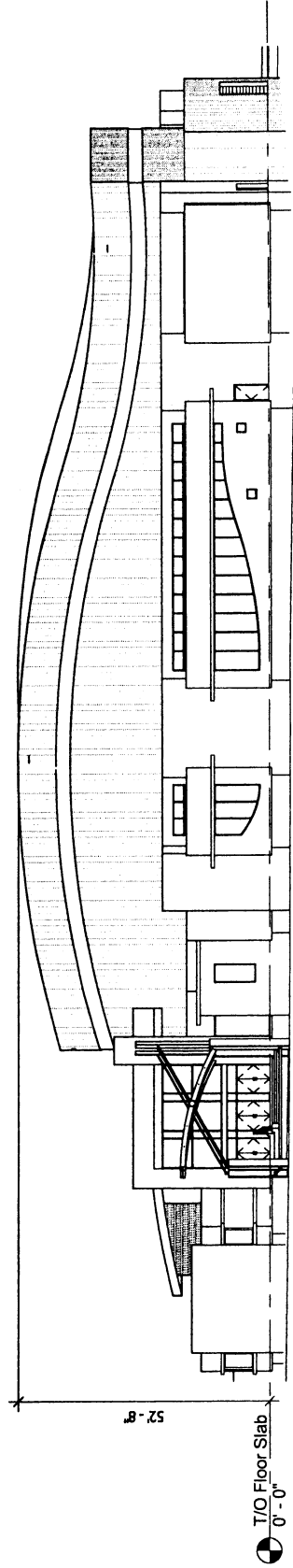


EAST ELEVATION DC2.1

BETHESDA CHURCH

BKA Project number 2727
Date 05/12/09

14788 - 156 Street
Lot C, Block 4, Plan 2904NY



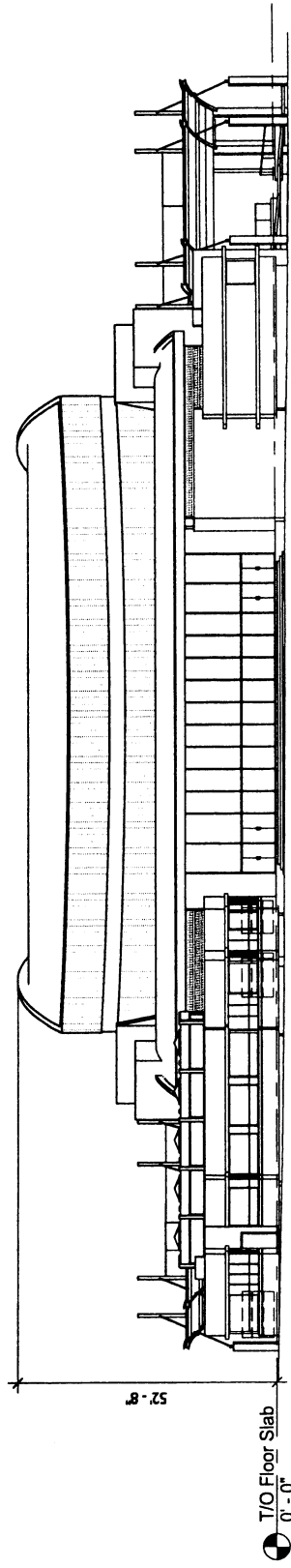
WEST ELEVATION DC22

BETHESDA CHURCH

2727
05/12/09

BKA Project number
Date

14788 - 156 Street
Lot C, Block 4, Plan 2904NY



T/O Floor Slab
0'-0"

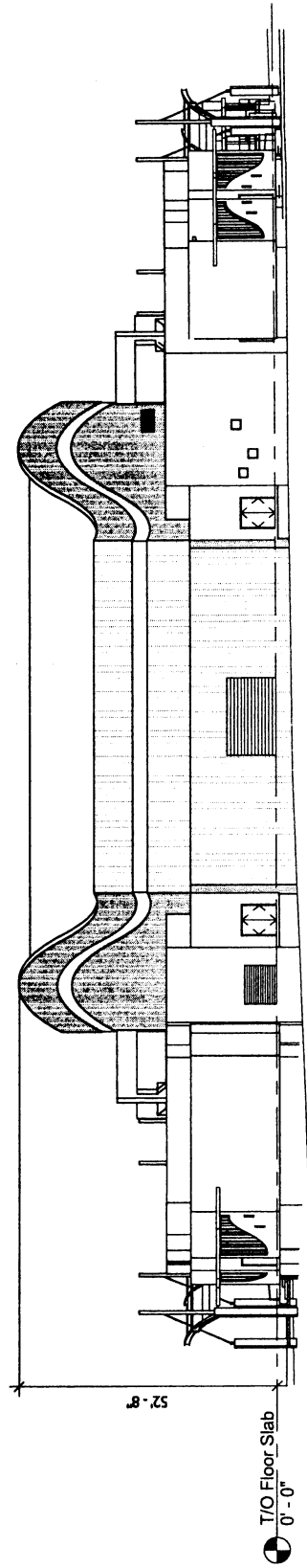
BETHESDA CHURCH

NORTH ELEVATION DC23

14788 - 156 Street
Lot C, Block 4, Plan 2904NY

BKA Project number
Date

2727
05/12/09



BETHESDA CHURCH

SOUTH ELEVATION DC2.4

BKA Project number 2727
Date 05/12/09

14788 - 156 Street
Lot C, Block 4, Plan 2504NY