

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
September 27, 2018**

**Hearing Room No. 3
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 3**

I	9:00 A.M.	SDAB-D-18-157	Construct an Apartment House with 14 Dwellings 10720 - 78 Avenue NW and 10722 - 78 Avenue NW Project No.: 254856236-001
---	-----------	---------------	---

II	10:30 A.M.	SDAB-D-18-158	Expand an existing Child Care Service from 25 children to 67 children in an existing Religious Assembly and to construct interior alterations (movable walls on basement floor) 10721 - 86 Avenue NW Project No.: 282370794-001
----	------------	---------------	---

NOTE: *Unless otherwise stated, all references to "Section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-18-157

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 254856236-001

APPLICATION TO: Construct an Apartment House with 14 Dwellings

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: August 22, 2018

DATE OF APPEAL: August 23, 2018

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10720 - 78 Avenue NW and 10722 - 78 Avenue NW

LEGAL DESCRIPTION: Plan 2060Q Blk 168 Lot 6, Plan 2060Q Blk 168 Lot 7

ZONE: RA7-Low Rise Apartment Zone

OVERLAY: Medium Scale Residential Infill Overlay

STATUTORY PLAN: Garneau Area Redevelopment Plan

Grounds for Appeal

The Appellant provided the following reasons for appealing the decision of the Development Authority:

The development officer, Kenneth Yeung, has refused the application of the development of a 14 suite units apartment building on 107 street and 78 avenue. There were 3 reasons for the refusal as follows:

1. No visitor parking (1 short)
2. Density (2 too many units)
3. Balconies (too long)

In response to these reasons respectively,

1. The apartments are small and we expect that the occupants will be young or retired. The amount of car drivers and ownership is dropping drastically of those age groups, and we expect we will not have a full parking lot as is.

2. We designed the apartment keeping the size and location in mind and we concluded that it would not be difficult to have more units than bylaw would allow. The City is after more density in the mature Edmonton neighborhoods and we support this direction strongly.

3. With the density there is a shortage of "breathing space" and the size of the balconies will allow the occupants to have more recreational space. It would have been easy just to make the balconies smaller in order to comply, however we feel strongly that the balcony size should be maintained.

We would like to thank you for reviewing this appeal.

General Matters

Appeal Information:

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

Grounds for Appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

Appeals

686(1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board,

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, [...]

Hearing and Decision

687(3) In determining an appeal, the subdivision and development appeal board

...

- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (d), must comply with any land use bylaw in effect;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

- (i) the proposed development would not

- (A) unduly interfere with the amenities of the neighbourhood, or

- (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Edmonton Zoning Bylaw*

Section 210.2 states **an Apartment Housing** is a **Permitted Use** in the **(RA7) Low Rise Apartment Zone**.

Under Section 7.2(1), **Apartment Housing** means:

a development consisting of one or more Dwellings contained within a building in which the Dwellings are arranged in any horizontal or vertical configuration, which does not conform to the definition of any other Residential Use.

Under Section 6.1, **Dwelling** means:

a self-contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is used permanently or semi-permanently as a residence for a single Household.

Section 210.1, the **General Purpose** of the **(RA7) Low Rise Apartment Zone** is to provide a Zone for Low Rise Apartments.

Section 823.1 states that the **General Purpose** of the **Medium Scale Residential Infill Overlay** is to accommodate the development of medium-scale infill housing in Edmonton's mature residential neighbourhoods in a manner that ensures compatibility with adjacent properties while maintaining or enhancing a pedestrian-friendly streetscape

Building Design

Section 823.4 (2)(j) states that the length of balconies shall not comprise more than 50% of any building facade. Balconies shall be designed as integral components of buildings and shall be recessed or partially recessed.

Development Officer's Determination

Building Design – The length of balconies shall not comprise more than 50% of any building façade. (Section 823.4.2.j)

Proposed

-69% (Front Façade)

-84% (Rear façade) [unedited]

Density

Section 210.4(2)(a) states that the maximum Density shall be 125 Dwellings/ha and this shall be increased by an additional 15 Dwellings/ha where Common Amenity Area of at least 2.5 metres squared per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.

Development Officer's Determination

Density – Maximum number of dwelling is 14 instead of 10 (Section 210.4.1) [unedited]

Visitor Parking

Section 54.1 Schedule 1(A)(1) states that Visitor parking shall be provided at a minimum rate of 0 visitor parking spaces for the first 7 Dwellings, and 1 visitor parking space per 7 Dwellings thereafter. Visitor parking spaces shall be readily available to the primary building entrance for each multi-unit residential building on Site, and be clearly identified as visitor parking, to the satisfaction of the Development Officer.

Development Officer’s Determination

Visitor Parking – The site has zero parking spaces instead of 1 (Section 54.2 and Schedule 1) [unedited]

Community Consultation

Section 823.6 states

1. When the Development Officer determines that a Development Permit application for the construction of new Apartment Housing or new Stacked Row Housing does not comply with the regulations contained in this Overlay:
 - a. the Development Officer shall send notice to the Recipient Parties specified in Table 823.6(2) to solicit comments directly related to the variance;
 - b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from the specified Affected Parties in accordance with Table 823.6(2); and
 - c. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit application in accordance with Section 11.3.

Table 823.6(2)			
Tier Number	Recipient Parties:	Affected Parties:	Regulation proposed to be varied
Tier 1	The municipal address and assessed owners of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each applicable Community League	The municipal address and assessed owners of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each applicable Community League	823.4(2) – Building design

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.



Application for Major Development Permit

Project Number: **254856236-001**
 Application Date: JUN 21, 2017
 Printed: August 23, 2018 at 11:12 AM
 Page: 1 of 2

This document is a Development Permit Decision for the development application described below.

<p>Applicant</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p>Property Address(es) and Legal Description(s)</p> <p>10720 - 78 AVENUE NW Plan 2060Q Blk 168 Lot 6 10722 - 78 AVENUE NW Plan 2060Q Blk 168 Lot 7</p>
---	---

Scope of Application
 To construct an Apartment House with 14 Dwellings.

<p>Permit Details</p> <p>Class of Permit: Gross Floor Area (sq.m.): 678 New Sewer Service Required: Y Site Area (sq. m.): 810</p>	<p>Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: 2 Stat. Plan Overlay/Annex Area: Medium Scale Residential Infill Overlay</p>
---	--

I/We certify that the above noted details are correct.

Applicant signature: _____

Development Application Decision
 Refused
Issue Date: Aug 22, 2018 **Development Authority:** YEUNG, KENNETH

Reason for Refusal

Building Design - The length of balconies shall not comprise more than 50% of any building facade (Section 823.4.2.j).

Proposed
 - 69% (Front facade)
 - 84% (Rear facade)

Density - Maximum number of dwelling is 14 instead of 10 (Section 210.4.1).

Visitor Parking - The site has zero parking spaces instead of 1 (Section 54.2 and Schedule 1).

Rights of Appeal
 The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.

Fees	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee # of dwelling units	\$730.00	\$730.00	04224830	Jun 21, 2017
Major Dev. Application Fee	\$818.00	\$818.00	04224830	Jun 21, 2017
Development Permit Inspection Fee	\$500.00			
Lot Grading Fee	\$341.00			
Sanitary Sewer Trunk Fund 2012+	\$15,652.00			

THIS IS NOT A PERMIT



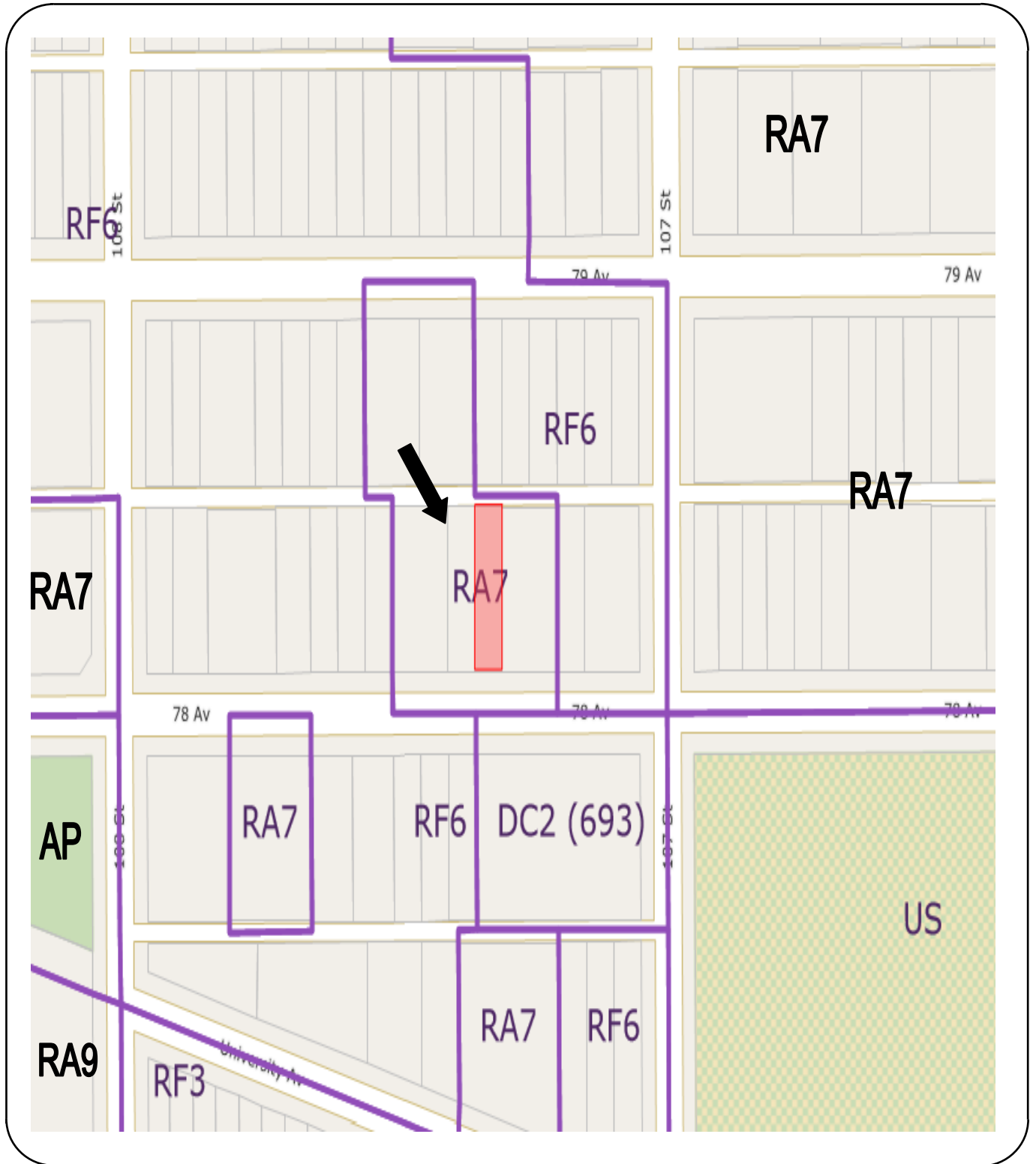
Application for Major Development Permit

Project Number: **254856236-001**
Application Date: JUN 21, 2017
Printed: August 23, 2018 at 11:12 AM
Page: 2 of 2

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Total GST Amount:	\$0.00			
Totals for Permit:	\$18,041.00	\$1,548.00		
(\$16,493.00 outstanding)				

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-18-157



ITEM II: 10:30 A.M.

FILE: SDAB-D-18-158

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 282370794-001

APPLICATION TO: Expand an existing Child Care Service from 25 children to 67 children in an existing Religious Assembly and to construct interior alterations (movable walls on basement floor)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: August 8, 2018

DATE OF APPEAL: August 28, 2018

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10721 - 86 Avenue NW

LEGAL DESCRIPTION: Plan 8036ET Blk 135 Lot E, Plan 8036ET Blk 135 Lot D, Plan 3901AJ Blk 135 Lots 29-30

ZONE: RA7-Low Rise Apartment Zone

OVERLAY: Medium Scale Residential Infill Overlay

STATUTORY PLAN: Garneau Area Redevelopment Plan

Grounds for Appeal

The Appellant provided the following reasons for appealing the decision of the Development Authority:

Dear Members of the Appeal Board.

On Behalf of the MCE Mosque Childcare Services, we would like to appeal the ruling from the city of Edmonton regarding the application for development permit # 282370794-001. The development permit calls for an increase of Child Care Services from their current capacity of 25, to a maximum capacity of 67.

Associated construction within the Mosque and minor alterations to the property exterior are proposed.

The development application noted above was refused based on a formula for parking requirements, and on-street drop-off/pickup that concludes that parking is not adequate for both Mosque and Child Care services operating at the same time. In addition, there was noted a concern for noise that could affect the neighborhood.

Required Parking for Childcare Services does not occur at the same time as required parking for the Religious Assembly services. We understand that the city has a formula for calculating required parking, but believe we can demonstrate that in reality, no conflict for parking will occur outside of what the MCE Mosque has demonstrated that they can handle.

In addition, with respect to the noise concern, we have briefly spoken to the affected neighbors in the community and expect to have letters of acceptance from the neighbors by the time of the appeal.

We are prepared to present to the board of Appeal an outline of the proposal, with detailed parking statistics and letters of consent, to hopefully alleviate concerns for parking and noise.

We believe that with minor modifications to the existing application, it can be revisited and approved without a re-application of a new permit.

Thank you for your consideration - we look forward to an opportunity to present.

<i>General Matters</i>

Appeal Information:

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

Grounds for Appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

Appeals

686(1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board,

(a) in the case of an appeal made by a person referred to in section 685(1)

(i) with respect to an application for a development permit,

(A) within 21 days after the date on which the written decision is given under section 642, [...]

Hearing and Decision

687(3) In determining an appeal, the subdivision and development appeal board

...

(a.1) must comply with the land use policies;

(a.2) subject to section 638, must comply with any applicable statutory plans;

(a.3) subject to clause (d), must comply with any land use bylaw in effect;

...

(c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

(d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

(i) the proposed development would not

(A) unduly interfere with the amenities of the neighbourhood, or

(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Edmonton Zoning Bylaw*

Section 210.3(1) states **Child Care Services** is a **Discretionary Use** in the **(RA7) Low Rise Apartment Zone**.

Under Section 7.8(2), **Child Care Services** means:

a development intended to provide care, educational activities and supervision for groups of seven or more children under 13 years of age during the day or evening, but does not generally include overnight accommodation. This Use typically includes daycare centres; out-of-school care centres; preschools; and dayhomes/group family care providing child care to seven or more children within the care provider's residence.

Section 210.3(10) states **Religious Assembly** is a **Discretionary Use** in the **(RA7) Low Rise Apartment Zone**.

Under Section 7.8(14), **Religious Assembly** means:

development used for worship and related religious, philanthropic or social activities and includes Accessory rectories, manses, meeting rooms, food preparation and service facilities, classrooms, dormitories and other buildings. Typical Uses include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries. This Use does not include Private Education Services, Public Education Services, and Commercial Schools, even as Accessory Uses.

Section 210.1, the **General Purpose** of the **(RA7) Low Rise Apartment Zone** is to provide a Zone for Low Rise Apartments.

Section 823.1 states that the **General Purpose** of the **Medium Scale Residential Infill Overlay** is to accommodate the development of medium-scale infill housing in Edmonton's mature residential neighbourhoods in a manner that ensures compatibility with adjacent properties while maintaining or enhancing a pedestrian-friendly streetscape.

Onsite Parking

Section 54.2 Schedule 1(A)(32) states for **Child Care Services**:

- a. Passenger pick-up/drop-off spaces shall be provided at the rate of 2 pick-up/drop-off spaces for the first 10 children, plus 1 additional pick-up/drop-off space for every 10 additional children.

- i. Passenger pick-up/drop-off spaces shall be designed with signs to reserve the parking spaces for Child Care Services pick-up/drop-off, to the satisfaction of the Development Officer.
 - ii. Passenger pick-up/drop-off space shall be located as close as possible to the main entrance used by the Child Care Service, and shall not be located further than 100 m from the main entrance used by the Child Care Service. The distance between the farthest parking space in the pick-up/drop-off area and the main entrance of the Child Care Service shall be measured along the shortest publicly accessible pedestrian route.
 - iii. An on-street loading zone shall satisfy a portion of the passenger pick-up/drop-off parking space requirement without a variance if the Development Officer, after consultation with Transportation Operations, is satisfied with the proposal.
- b. employee parking shall be provided at the rate of:
 - i. 1 parking space per 100.0 m² of Floor Area; or
 - ii. 1 parking space per 360.0 m² of Floor Area where the Child Care Service is proposed within 400 m of an LRT Station, Transit Centre, Transit Avenue, or all Lots within the boundaries of the Oliver Area Redevelopment Plan, as adopted by Bylaw 11618, as amended, or all Lots within the boundaries of the Strathcona Area Redevelopment Plan, as adopted by Bylaw 11890, as amended; or
 - iii. Where the Child Care Service is for a dayhome/group family care providing care to 7 or more children within the residence of the child care provider, 1 parking space for each non-resident employee, in addition to the parking required for the principal Dwelling. Where a Front Yard Driveway provides access to a parking space that is not within the Front Yard, the Development Officer may consider this Driveway as the provision of a parking space that is in tandem.

Section 54.2 Schedule 1(A)(44) states that for **Religious Assembly**:

Location	Minor	Major
Central Core Neighbourhoods, excluding the Downtown Special Area	<p>1720 m² of Floor Area or less: No minimum parking requirement</p>	<p>Greater than 1720 m² of Floor Area: The minimum parking requirement shall be determined by the Development Officer based on a parking impact assessment for the Site, completed in accordance with Section 14.11.</p>
Mature Neighbourhoods, excluding the Central Core Neighbourhoods	<p>1400 m² of Floor Area or less: 1 parking space per 45.0 m²</p>	<p>Greater than 1400 m² of Floor Area: The minimum parking requirement shall be determined by the Development Officer based on a parking impact assessment for the Site, completed in accordance with Section 14.11.</p>

Locations are as identified in Edmonton's The Way We Grow: Municipal Development Plan, Bylaw 15100, Maps.

Development Officer's Determination

Overall on site parking shall be provided in accordance to Section 54.2, Schedule 1:

Existing Religious Assembly
Required: 29 Spaces

Proposed Child Care Service
Required: 10 Spaces

Overall required: 39 spaces
Proposed: 24 Spaces
Deficient by: 15 spaces

The City's Parking Services section OBJECTS to this development application based on the proposed on-site parking deficiency of 15 parking stalls (provided 24 stalls, required 39 stalls):

- a) There are on-street parking restrictions in the area, including no parking on the north side of 86 Avenue and the east side of 107 Street. this area includes walk-up apartments and the Granite Curling Club and the on-street parking is already at capacity. Required parking for this development should meet the requirements of the Zoning Bylaw.

- b) Additionally, on-street loading for child care pick-up and drop-off cannot be supported due to the high demand existing for parking in this area. On-street parking cannot be relied upon as it is not always available as an alternative parking measure. Available on-street parking diminishes as a result of variances for parking being granted and neighbourhood parking programs being approved. The consequences of a lack of on-street parking results in an ongoing management issue for the City to establish parking availability on public road right of way through restrictive measures impacting all users in the area.
- c) The parking justification indicates that the maximum number of stalls simultaneously occupied by the existing business on the site during regular business hours is 13 parking stalls as observed by the applicant. the expected drop-off and pick-up will be up to 64 times a day with 6 to 10 visits of up to 15 minutes daily. The child care is operating within the existing Mosque that has an average attendance at 120 people once a week on Friday in addition to 50-60 students attending classes at the Mosque. The addition of another 42 children intensifies the use of the site in a predominately residential community and could potentially result in a spill over into these areas.

Note: In accordance to Development Permit 066604973-003, the SDAB approved 29 parking spaces [unedited]

<i>Noise Concerns</i>

Section 80(3) states that:

- a. Where outdoor play space is provided at ground level it shall be allowed in any Yard. It shall be Fenced on all sides and all gates shall be self-latching. Fencing shall not be required where outdoor play space is proposed to share existing play equipment on Sites zoned (US) Urban Services Zone or (AP) Public Parks Zone, or if an exemption is permitted by the Government of Alberta.
- b. Where outdoor play space is provided above the first level such as on a Rooftop Terrace, balcony, or similar, the following regulations shall apply:
 - a. Perimeter guard rails, or parapet walls, or a combination thereof that is at least 1.83metres in Height and provides a secure perimeter shall be installed and shall be consistent with the architectural materials and style of the building.
 - b. Mechanical equipment and exhaust systems shall be designed to be integrated into the play space so the Development Officer is satisfied that it does not create adverse effects related to noise, fumes or safety, or shall be located a minimum of 2metres outside of the perimeter of the outdoor play space.

Development Officer's Determination

Notwithstanding Section 80(3), in the opinion of the Development Officer, the location of the play space will generate excessive noise that will negatively affect the use and enjoyment of adjacent residential development, 10711 - 86 Avenue NW

Previous Subdivision and Development Appeal Board Decision

Application Number	Description	Decision
SDAB-D-07-279	To construct an addition to a Religious Assembly Building	December 14, 2007; that the appeal be DENIED and the DEVELOPMENT GRANTED subject to the conditions.

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.



Project Number: **282370794-001**
Application Date: MAY 15, 2018
Printed: August 28, 2018 at 2:28 PM
Page: 1 of 2

Application for Major Development Permit

This document is a Development Permit Decision for the development application described below.

Applicant



Property Address(es) and Legal Description(s)

10721 - 86 AVENUE NW
Plan 8036ET Blk 135 Lot E
10721 - 86 AVENUE NW
Plan 8036ET Blk 135 Lot D
10721 - 86 AVENUE NW
Plan 3901AJ Blk 135 Lots 29-30

Specific Address(es)

Entryway: 10721 - 86 AVENUE NW
Building: 10721 - 86 AVENUE NW

Scope of Application

To expand an existing Child Care Service from 25 children to 67 children in an existing Religious Assembly and to construct interior alterations (movable walls on basement floor)

Permit Details

Class of Permit: Class B
Gross Floor Area (sq.m.): 409
New Sewer Service Required: N
Site Area (sq. m.): 1542

Contact Person:
Lot Grading Needed?: N
NumberOfMainFloorDwellings: 0
Stat. Plan Overlay/Annex Area: Medium Scale
Residential Infill Overlay

I/We certify that the above noted details are correct.

Applicant signature: _____

Development Application Decision

Refused

Issue Date: Aug 08, 2018 **Development Authority:** XU, HAILEE

THIS IS NOT A PERMIT



Application for Major Development Permit

Project Number: **282370794-001**
 Application Date: MAY 15, 2018
 Printed: August 28, 2018 at 2:28 PM
 Page: 2 of 2

Reason for Refusal

1) Overall on site parking shall be provided in accordance to Section 54.2, Schedule 1:

Existing Religious Assembly
 Required: 29 Spaces

Proposed Child Care Service
 Required: 10 Spaces

Overall required: 39 spaces
 Proposed: 24 Spaces
 Deficient by: 15 spaces

The City's Parking Services section OBJECTS to this development application based on the proposed on-site parking deficiency of 15 parking stalls (provided 24 stalls, required 39 stalls):

a) There are on-street parking restrictions in the area, including no parking on the north side of 86 Avenue and the east side of 107 Street. this area includes walk-up apartments and the Granite Curling Club and the on-street parking is already at capacity. Required parking for this development should meet the requirements of the Zoning Bylaw.

b) Additionally, on-street loading for child care pick-up and drop-off cannot be supported due to the high demand existing for parking in this area. On-street parking cannot be relied upon as it is not always available as an alternative parking measure. Available on-street parking diminishes as a result of variances for parking being granted and neighbourhood parking programs being approved. The consequences of a lack of on-street parking results in an ongoing management issue for the City to establish parking availability on public road right of way through restrictive measures impacting all users in the area.

c) The parking justification indicates that the maximum number of stalls simultaneously occupied by the existing business on the site during regular business hours is 13 parking stalls as observed by the applicant. the expected drop-off and pick-up will be up to 64 times a day with 6 to 10 visits of up to 15 minutes daily. The child care is operating within the existing Mosque that has an average attendance at 120 people once a week on Friday in addition to 50-60 students attending classes at the Mosque. The addition of another 42 children intensifies the use of the site in a predominately residential community and could potentially result in a spill over into these areas.

Note: In accordance to Development Perm 066604973-003, the SDAB approved 29 parking spaces.

2) Notwithstanding Section 80(3), in the opinion of the Development Officer, the location of the play space will generate excessive noise that will negatively affect the use and enjoyment of adjacent residential development, 10711 - 86 Avenue NW.

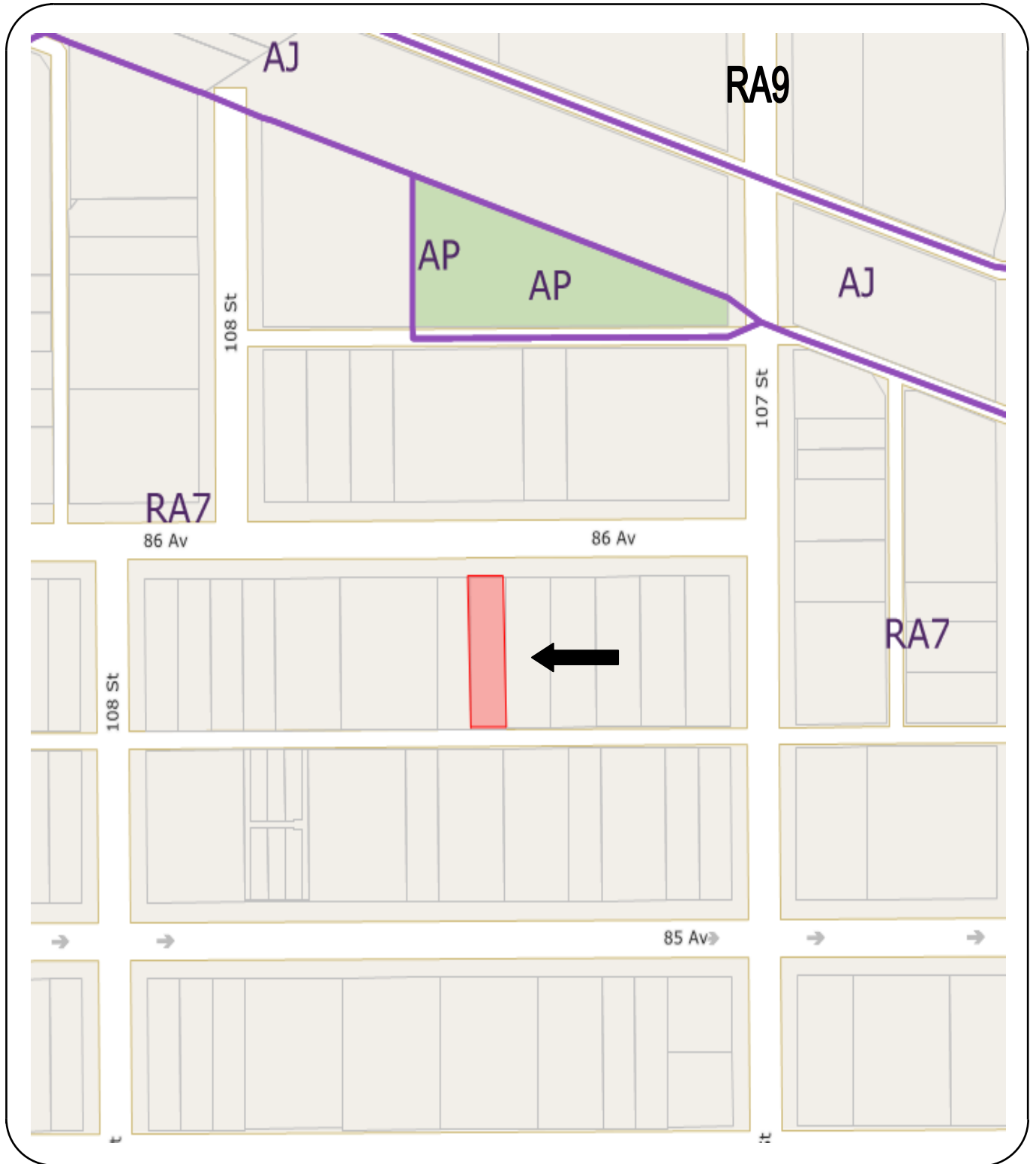
Rights of Appeal

The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$510.00	\$510.00	05023729	May 15, 2018
Total GST Amount:	\$0.00			
Totals for Permit:	\$510.00	\$510.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-18-158

