

Charter Bylaw 19755

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3258

WHEREAS Lot 1, Block B, Plan 8022354; Lot 2, Block 79, Plan 3022HW; and Lot 3, Block 86, Plan 3022HW; located at 10171 - Saskatchewan Drive NW, 10318 - 83 Avenue NW and 8403 - 104 Street NW, Strathcona, Edmonton, Alberta, are specified on the Zoning Map as (DC1) Direct Development Control Provision; and

WHEREAS an application was made to rezone the above described properties to two different (DC1) Direct Development Control Provisions;

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 B, Plan 8022354; Lot 2, Block 79, Plan 3022HW; and Lot 3, Block 86, Plan 3022HW; located at 10171 - Saskatchewan Drive NW, 10318 - 83 Avenue NW and 8403 - 104 Street NW, Strathcona, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision.
2. The uses and regulations of the aforementioned DC1 Provisions are attached as Schedule "B" and Schedule "C".

3. The sketch plan attached as Schedule “A” and the uses and regulations of the DC1 Provisions shown on Schedule “B” and Schedule “C” attached 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. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

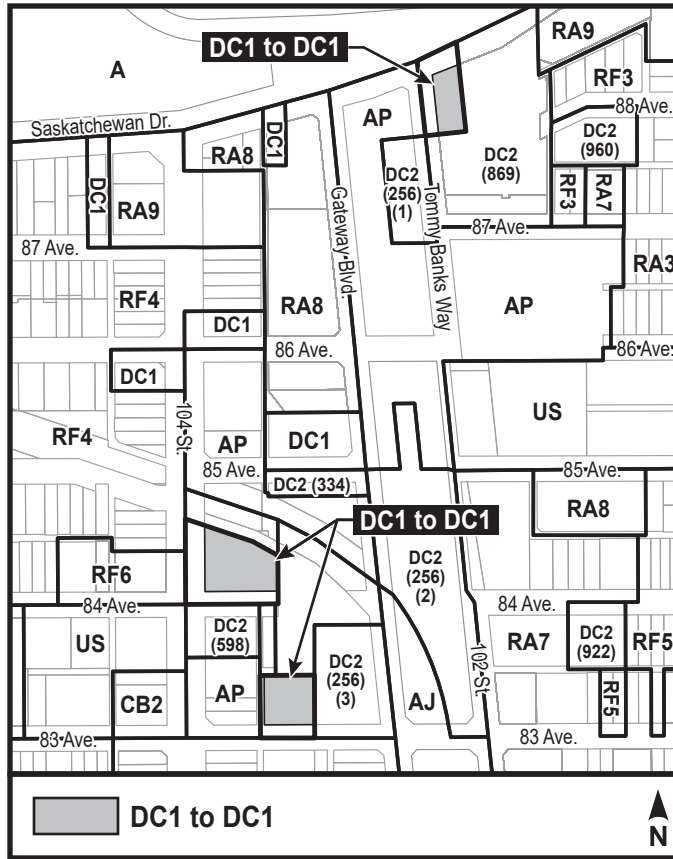
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MAYOR

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CITY CLERK

CHARTER BYLAW 19755



**SCHEDULE “B”****(DC1) DIRECT DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To preserve the historic Ritchie Mill by accommodating a mix of commercial uses within the historic structure as well as a contextually appropriate building expansion.

**2. Area of Application**

This Provision shall apply to Lot 1, Block B, Plan 8022354, located at the southeast corner of Saskatchewan Drive NW and Tommy Banks Way NW, as shown in Schedule “A” of the Charter Bylaw adopting this Provision, Strathcona.

**3. Uses**

1. Bars and Neighbourhood Pubs
2. Business Support Services
3. Cannabis Retail Sales
4. Child Care Services
5. Commercial Schools
6. Convenience Retail Stores
7. Creation and Production Establishments
8. General Retail Stores
9. Government Services
10. Health Services
11. Liquor Stores
12. Media Studios
13. Personal Service Shops
14. Private Clubs
15. Private Education Services
16. Professional, Financial and Office Support Services
17. Public Education Services
18. Public Libraries and Cultural Exhibits
19. Publicly Accessible Private Park
20. Religious Assembly
21. Restaurants
22. Specialty Food Services
23. Special Event
24. Fascia On-premises Signs

25. Freestanding On-premises Signs
26. Projecting On-premises Signs
27. Temporary On-premises Signs

#### **4. Development Regulations for Uses**

1. A comprehensive sign design plan, compatible with the historic character of the Ritchie Mill, shall be prepared and submitted with the Development Permit application for the construction of the addition, to be approved in consultation with the Heritage Officer. Signage shall complement the historic nature of the Ritchie Mill commercial environment.
2. Signs shall comply with the General Provisions of Section 59 of the Zoning Bylaw and the regulations found in Schedule 59H of the Zoning Bylaw.
3. Temporary On-premises Signs shall be limited to project advertising and commercial sale or leasing purposes only, and shall not include trailer mounted signs and/or signs with changeable copy.

#### **5. Development Regulations for Site Layout and Built Form**

1. The development shall be in general conformance with the attached appendices.
2. The maximum Height of the addition to the Ritchie Mill shall be 17.0 m, except that the Height shall not exceed the Height of the eaves of the north roof of the historic Ritchie Mill building.
3. The maximum Floor Area Ratio shall be 2.7.
4. There shall be no requirement for building Setbacks.

#### **6. Development Regulations for Building Design and Features**

1. The historic Ritchie Mill shall be retained.
2. There shall be a distinct material differentiation between the historic portion of the Ritchie Mill building and the north addition to the building.
3. The north addition to the Ritchie Mill shall include design techniques including the use of Stepbacks and the use of glazed material, in order to minimize the perception of massing, and to create visual interest, as identified in the appendices.
4. All entrance features shall front onto a public roadway.

5. All mechanical equipment, including surface level venting systems and transformers, shall be screened in a manner compatible with the architectural character of the building or be concealed by incorporating it within the building.

## **7. Development Regulations for Parking, Loading, Storage and Access**

1. All waste collection, storage, or loading areas shall be located to the rear of the building in the south Yard, and designed to the satisfaction of the Development Officer in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation).

## **8. Development Regulations for Landscaping, Lighting and Amenity Area**

1. A Landscape Plan prepared by a registered Landscape Architect shall be submitted prior to the issuance of a Development Permit for the construction of the addition, to the satisfaction of the Development Officer.
2. The Landscape Plan shall include pavement materials, sizes and species of new plantings, any street furniture materials, off Site improvements, and other detailed Landscaping elements.
3. Exterior lighting associated with the historic Façades shall be to the satisfaction of the Development Officer in consultation with the Heritage Officer.
4. A minimum of 150 m<sup>2</sup> of Common Amenity Area shall be provided for use by the tenants and visitors. Common Amenity Area may include, but is not limited to, patio areas and Rooftop Terraces.

## **9. Public Improvements and Contributions**

1. As a condition of the Development Permit for the construction of the addition to the historic building, the owner shall enter into an Agreement with the City of Edmonton for improvements necessary to serve or enhance the development. The Agreement process includes an engineering drawing review and approval process. The cost of these improvements shall be the responsibility of the owner, and shall be designed to the satisfaction of the Development Officer in conjunction with Subdivision and Development Coordination (Transportation). Improvements to address in the Agreement include, but are not limited to:
  - a. the repair of any damage to the abutting roadways, sidewalks and/or boulevard resulting from construction of the development; and

- b. the installation of a minimum of sixteen (16) new shrubs on or off Site between the addition and the public Walkways, in general conformance with Appendix 1. Landscaping that extends onto City-owned lands shall be developed in accordance with the Traffic Bylaw 5590 and the City Design and Construction Standards.

## **10. Heritage Regulations**

1. The Ritchie Mill is a Designated Provincial Historic Resource and a Municipal Historic Resource (Municipal Bylaw 11554). Exterior alterations and additions shall be sympathetic to and compatible with the historic Façades of the Ritchie Mill to the satisfaction of the Development Officer in consultation with the Heritage Officer. The following standards and guidelines shall be applied when reviewing development applications for the Ritchie Mill:
  - a. The General Guidelines for Rehabilitation from City Policy C-450B, A Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton; and
  - b. The Standards and Guidelines for the Conservation of Historic Places in Canada.
2. Any application to demolish, alter, restore or repair a building or structure, or to excavate or otherwise disturb land, shall require prior written authority, in accordance with the Historical Resources Act.

SASKATCHEWAN DRIVE

PROPERTY LINE

EXISTING CONCRETE  
SIDEWALKS

NEW SHRUBBERY /  
LANDSCAPING

PROPERTY LINE

SETBACK = 0.0m

NEW  
ADDITION

EXISTING LANDSCAPE

NEW CONCRETE  
SIDEWALK / STAIR

NEW GRASS /  
LANDSCAPING

EXISTING ELECTRICAL  
TRANSFORMER /  
BOLLARDS

EXISTING CONCRETE  
SIDEWALKS

EXISTING CONCRETE  
RETAINING WALLS /  
STAIRS

R/W PLAN 812 2386  
AREA 'B'  
EASEMENT Doc. 832 087 612

PROPERTY LINE SETBACK = 0.0m

EXISTING  
BUILDING

EXISTING LANDSCAPE

EXISTING WOOD RAMP

TOMMY  
BANKS WAY

PROPERTY LINE SETBACK = 0.0m

EXISTING LANDSCAPE

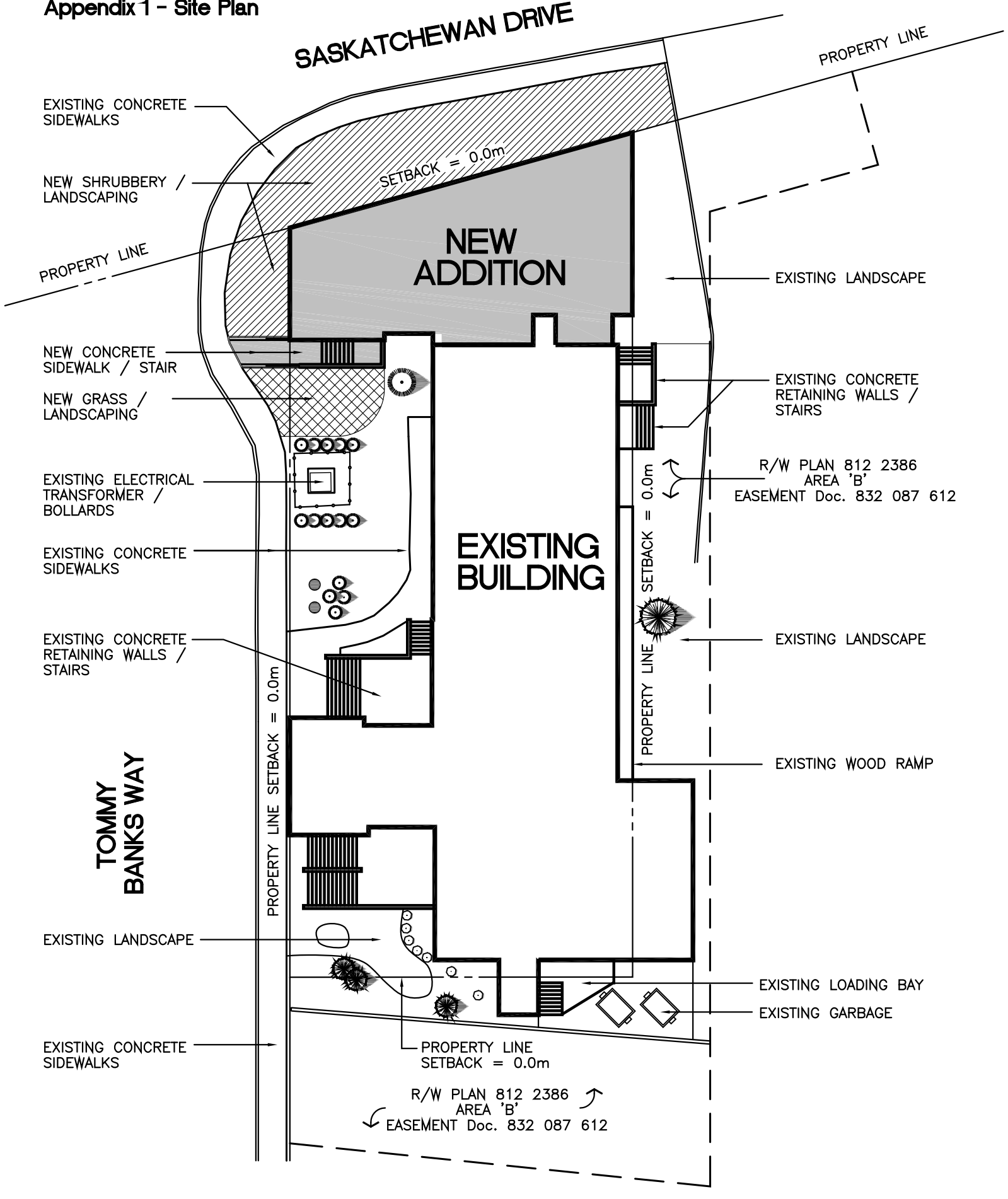
EXISTING CONCRETE  
SIDEWALKS

PROPERTY LINE  
SETBACK = 0.0m

EXISTING LOADING BAY

EXISTING GARBAGE

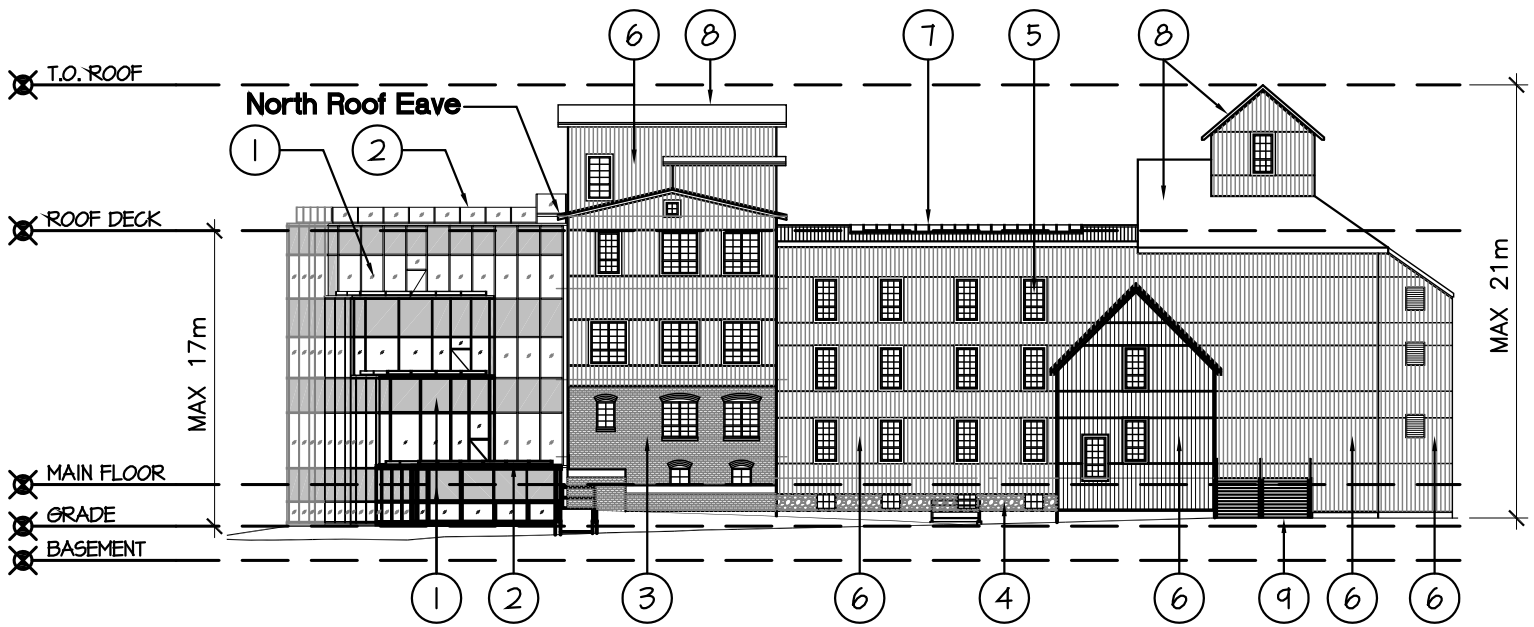
R/W PLAN 812 2386  
AREA 'B'  
EASEMENT Doc. 832 087 612



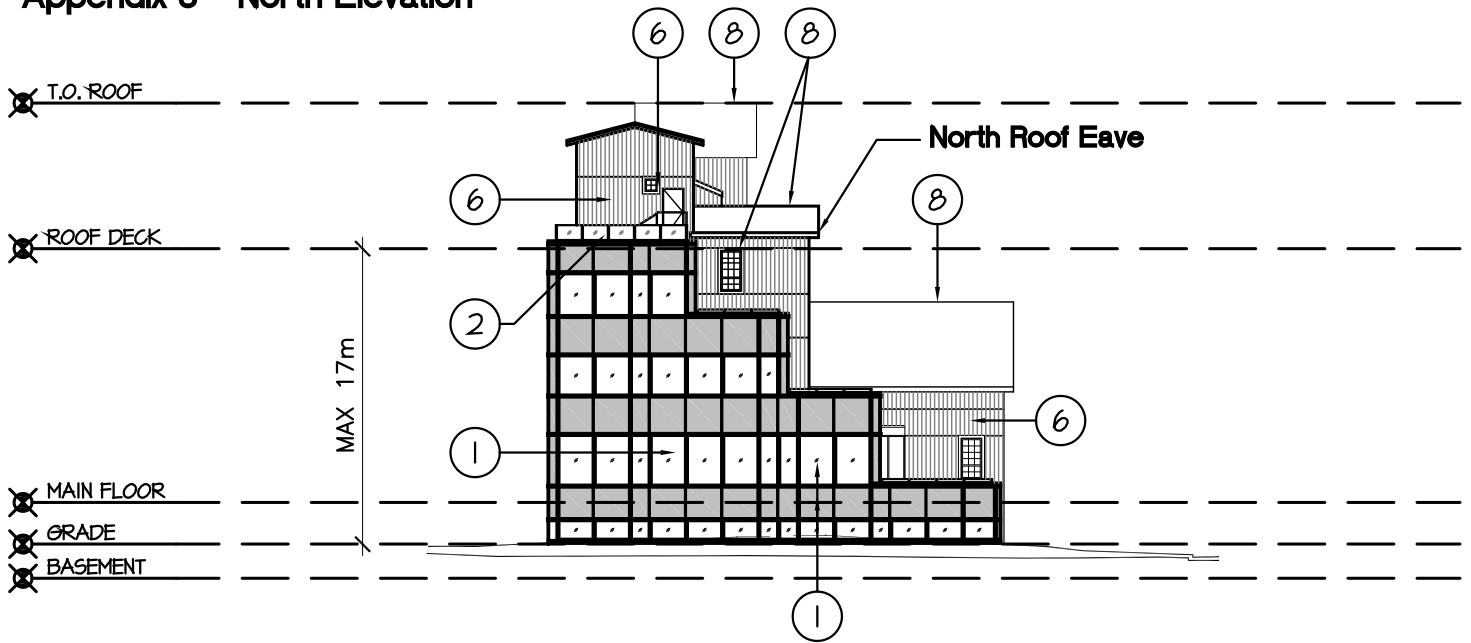


**Ritchie Mill  
Appendix 2 - West Elevation**

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**Ritchie Mill  
Appendix 3 - North Elevation**



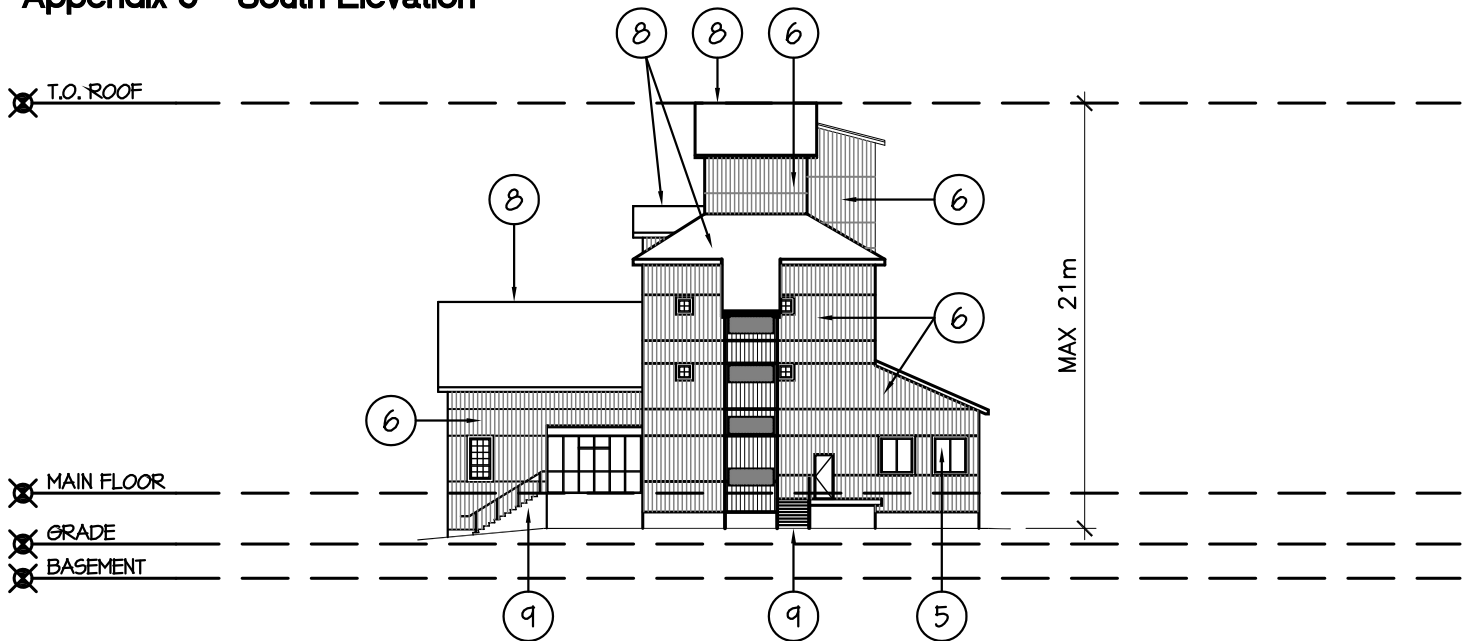
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|---|--|
| ① NEW ALUMINUM CURTAINWALL<br>TRIPLED GLAZED - GRAY               | ⑥ EXISTING METAL SIDING - GRAY           |
| ② NEW POWDER COATED STEEL GUARDRAILS<br>C/W TEMPERED GLASS - GRAY | ⑦ EXISTING METAL ROOF / SKYLIGHTS - GRAY |
| ③ EXISTING BRICK VENEER ASSEMBLY - BROWN                          | ⑧ EXISTING ASPHALT SHINGLES - GRAY       |
| ④ EXISTING STONE ASSEMBLY - BROWN / GRAY                          | ⑨ EXISTING CONCRETE STAIRS               |
| ⑤ EXISTING WOOD WINDOWS   |  |

**Ritchie Mill  
Appendix 4 - East Elevation**

10/12



**Ritchie Mill  
Appendix 5 - South Elevation**



- |   |  |
|---|--|
| ① NEW ALUMINUM CURTAINWALL<br>TRIPLED GLAZED - GRAY               | ⑥ EXISTING METAL SIDING - GRAY           |
| ② NEW POWDER COATED STEEL GUARDRAILS<br>C/W TEMPERED GLASS - GRAY | ⑦ EXISTING METAL ROOF / SKYLIGHTS - GRAY |
| ③ EXISTING BRICK VENEER ASSEMBLY - BROWN                          | ⑧ EXISTING ASPHALT SHINGLES - GRAY       |
| ④ EXISTING STONE ASSEMBLY - BROWN / GRAY                          | ⑨ EXISTING CONCRETE STAIRS               |
| ⑤ EXISTING WOOD WINDOWS   | ⑩ EXISTING WOOD RAMP                     |

**SCHEDULE “C”****(DC1) DIRECT DEVELOPMENT CONTROL PROVISION  
(Historical Institutional)****1. General Purpose**

To provide sensitive restoration and rehabilitation of some historic resources within the boundaries of the Strathcona Area Redevelopment Plan.

**2. Area of Application**

This Provision shall apply to:

1. Strathcona Firehall #1, 10318 - 83 Avenue NW (Lot 2, Block 79, Plan 3022HW); and
2. Knox Evangelical Free Church, 8403 - 104 Street NW (Lot 3, Block 86, Plan 3022HW)

as shown on Schedule “A” of the Charter Bylaw adopting this Provision, Strathcona.

**3. Uses**

1. Specialty Food Services
2. Restaurants
3. Bars and Neighbourhood Pubs
4. Spectator Entertainment Establishments
5. Indoor Participant Recreation Services
6. Private Clubs
7. Private Education Services
8. Public Education Services
9. Public Libraries and Cultural Exhibits
10. Public Park
11. Religious Assembly
12. Uses consistent with the purpose of this Provision and where applicable with designation as an historic resource under the Alberta Historical Resources Act.

**4. Development Regulations**

1. Each Bars and Neighbourhood Pubs Use shall be limited to 120 m<sup>2</sup> of Public Space
2. Development shall be accommodated within existing structures.
3. Modifications to interiors/exterior of existing structures shall only be made in the event of necessary structural reinforcement or repairs. Cosmetic alterations shall maintain the architectural theme and components of the existing structure.