

Charter Bylaw 19755

To allow for an addition to the Ritchie Mill, a Designated Municipal and Provincial Historic Resource, Strathcona

Purpose

Rezoning from DC1 to DC1; located at 10171 - Saskatchewan Drive NW.

Readings

Charter Bylaw 19755 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19755 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 4 and June 12, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19755 is to change the zoning from the Historical Institutional (DC1) Direct Development Control Provision to a new (DC1) Direct Development Control Provision for the Ritchie Mill (10171 - Saskatchewan Drive NW).

The proposed new DC1 Provision would continue to retain the Ritchie Mill as a municipally and provincially designated historic resource and commercial building, but allow an addition to be built off the north facade of the building. The addition would be 17 metres tall, matching the height of the eaves of the north roof of the historic Ritchie Mill and add approximately 570 square metres of commercial floor area to the building, for a new total of approximately 2,820 square metres.

The existing Historical Institutional DC1 Provision applies to the Ritchie Mill, but also to the nearby Strathcona Firehall #1 and the Knox Evangelical Free Church. In order for the Ritchie Mill to have its own zoning, the other sites (10318 - 83 Avenue NW and 8403 - 104 Street NW) need to also be rezoned to a new Historical Institutional DC1 Provision that does not include the Ritchie Mill. No changes to the other sites are proposed by this application.

An amendment to the Strathcona Area Redevelopment Plan (Bylaw 19754) is also proposed to facilitate this rezoning.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the presidents of the Strathcona Community League, Central Area Council of Community Leagues and the Old Strathcona Business Association on March 11, 2021. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19755
2. Administration Report (attached to Bylaw 19754 - item 3.16)