

CHARTER BYLAW 20176

To allow for a wider range of industrial business uses and limited, compatible non-industrial uses, Coronet Industrial

Purpose

To rezone Lot 5 and a portion of Lot 7, Block 9, Plan 1269MC from IM to IB.

Readings

Charter Bylaw 20176 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 20176 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on July 29, 2022 and August 6, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the site from (IM) Medium Industrial Zone to (IB) Business Industrial Zone to allow for light industrial uses and limited, compatible non-industrial businesses. The stated intent of the applicant is to develop a Professional, Financial, and Office Support Service use on the site.

The proposal aligns with The City Plan by facilitating the redevelopment of industrial and commercial lands. The South-East Industrial Area Outline Plan designates the site for Medium Industrial use, but acknowledges that a change to Light Industrial use may be appropriate.

The proposed rezoning is compatible with existing development in the area and is located along 60 Avenue NW with good access and visibility.

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

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Community Insights

Advance Notice was sent to surrounding property owners, the Hazeldean Community League, and the Kenilworth Community League on February 5, 2022. No responses were received.

Attachments

1. Charter Bylaw 20176
2. Administration Report