

## **CHARTER BYLAW 20429**

### **To allow a wider range of industrial uses, Coronet Industrial**

#### **Purpose**

Rezoning from IH to IM; located at 9505 - 56 Avenue NW

#### **Readings**

Charter Bylaw 20429 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 20429 be considered for third reading.

#### **Advertising and Signing**

This Charter Bylaw was advertised in the Edmonton Journal on March 17, 2023, and March 25, 2023. 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 subject site from (IH) Heavy Industrial Zone to (IM) Medium Industrial Zone to allow for a wider variety of industrial uses. 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 heavy industrial use, but acknowledges that a change to medium industrial use is appropriate.

The proposed rezoning is compatible with existing development in the area and is located along 56 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**

A notice of the proposed land use changes was mailed to surrounding property owners on December 12, 2022. No responses were received.

## **Attachments**

1. Charter Bylaw 20429
2. Administration Report