

SUMMARY AND RECOMMENDATION

4. Zoning and Development By-law Amendments to Schedule E Building Lines (Hastings Street, North Side, from Cassiar Street to Boundary Road)

Summary: To amend the Zoning and Development By-law to amend the building line on the north side of East Hastings Street from Cassiar Street to Boundary Road (3400 to 3600-blocks of East Hastings Street). The building line on East Hastings Street was introduced in 1993. The intent was to provide wider street right-of-way for vehicle turning bays on East Hastings Street in the event the Skeena Tunnel was closed as part of the Cassiar Connector project. The tunnel was not closed and City staff have determined the 4.3 m building line can be amended to 1.2 m.

Applicant: General Manager of Engineering Services

Referral: This relates to the report entitled “Zoning and Development By-law Amendments to Schedule E Building Lines (Hastings Street, North Side, from Cassiar Street to Boundary Road), (“Report”), referred to Public Hearing at the Council Meeting of January 31, 2023.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- A. That Council approves, in principle, the application to amend Schedule E of the Zoning and Development By-law to amend the building line for Hastings Street, north side, from Cassiar Street to Boundary Road from 4.3 m to 1.2 m, and from 3.69 m to 0.59 m, as applicable;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law generally in accordance with Appendix A, generally presented in the Report.

- B. THAT Recommendation A be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[Zoning and Development By-law Amendments to Schedule E Building Lines (Hastings Street, North Side, from Cassiar Street to Boundary Road)]