

# DEVELOPMENT PERMIT WITH VARIANCE NO. DP100807

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

- 1) This Development Permit with Variance is issued to:

**Name:** 1253545 BC Ltd., Inc. No. BC1253545  
**Address:** 26063 26 Avenue  
Aldergrove, BC V4W 2W1

cc: **Name:** EFG Architects Inc.  
**Address:** 9834 105 St NW  
Edmonton, AB T5K 1A6

- 2) This Development Permit with Variance applies to:

**Address:** 1177 Foothills Boulevard

**Legal Description:** Lot 104, District Lots 2507 and 2609, Cariboo District, Plan 22809

- 3) Development Permit Area:

**Multiple Residential Form and Character Development Permit**

- 4) This permit imposes the following conditions and standards:

- a. The development must be completed in accordance with the plans attached as Exhibit "A" to DP100807 for a 6-storey, 125-unit apartment;
- b. Receipt of a security deposit in the amount of 120% of the cost of the landscaping works identified on the Landscape Plan, as shown on Exhibit "A" to DP100807; and
- c. A Geotechnical Report prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required that addresses the construction of the 2 levels of underground parking and that it will not impact "Covenant Area 1" on EPP124828.

- 5) This permit is issued subject to compliance with all the Bylaws of the City of Prince George applicable thereto, except as specifically varied by this permit.

- 6) This permit varies "City of Prince George Zoning Bylaw No. 7850, 2007" as follows:

- a. Varies Table 7.4 by decreasing the required parking for 2 bedroom dwellings in Apartment Housing from 1.5 to 0.9 parking spaces and by decreasing the required visitor parking from 1 per 7 dwellings to 1 per 9 dwellings, as shown on Exhibit "B" to DP100807; and
- b. Varies Section 10.14.5 5. by decreasing the minimum interior side yard setback from 3.0 m to 1.1 m, as shown on Exhibit "C" to DP100807.

The variance is only granted for the construction of a 6-storey, 125-unit apartment, as shown on Exhibit "A" to DP100807.

- 7) If a Building Permit for the development permitted by this permit has not been issued and construction substantially commenced within **two years** after the date of this permit's issuance, this permit shall lapse.
- 8) This Development Permit with Variance is not a Building Permit.
- 9) This Development Permit with Variance does not satisfy any other approvals required by the City of Prince George, the Province of British Columbia or the Federal Government.

Authorizing resolution passed by Mayor and Council on \_\_\_\_ day of \_\_\_\_\_, 2023.

Issuance date: \_\_\_\_\_

Authorizing Signature: \_\_\_\_\_