

# DEVELOPMENT PERMIT

## No. DP100787

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | [www.princegeorge.ca](http://www.princegeorge.ca)

1) This Development Permit is issued to:

**Name:** 1268628 B.C. LTD., Inc. No. BC1268628  
**Address:** 533 550 W Broadway  
Vancouver, BC V5Z 1E9

**cc: Name:** The HUB Collection  
**Address:** 533 550 W Broadway  
Vancouver, BC V5Z 1E9

2) This Development Permit applies to:

**Address:** 4500 Ospika Boulevard

**Legal Description:** Lot 147, District Lot 2003, Cariboo District, Plan 28774

3) Development Permit Area:

**Multiple Residential Development Permit Area**  
**Wildfire Hazard Development Permit Area**

4) This permit imposes conditions and standards as follows:

- a. The development must be completed in compliance with the plans attached as Exhibit "A", "B" and "C" for the construction of a four (4) and five (5) storey, 256 unit apartment building.
- b. The development must be completed in compliance with the Fuel Hazard and Abatement Assessment prepared by TDB Consulting Ltd., dated April 9, 2021.

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

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

- a. Section 10.13.5 3. by increasing the maximum height from 15.0 m to 16.6 m, as shown on Exhibit "B";
- b. Section 10.13.5 4. by increasing the maximum number of storeys from four (4) to five (5), as shown on Exhibit "B"; and
- c. Table 7-4 by decreasing the required parking from 1.0 space per studio dwelling to 0.72 spaces per studio dwelling, as shown on Exhibit "C".

7) At the Building Permit stage, the City will require that the applicant provide security in the amount of **\$349,320.00** in the form of a **Letter of Credit** to guarantee the performance of the terms of this permit.

- 8) Minor changes in the development, that do not violate the development permit guidelines, in accordance with which the permit was originally issued may be approved by the Director of Planning and Development and his or her designate.
- 9) 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.
- 10) **This Development Permit is not a Building Permit.**
- 11) **This Development Permit does not satisfy any other approvals required by the City of Prince George, the Province of British Columbia or the Federal Government.**

Issuance date: \_\_\_\_\_ Authorizing Signature: \_\_\_\_\_