

Date: April 1, 2026

To: **Mayor and Council.**

Name and title: Deanna Wasnik, Director of Planning and Development

Subject: Development Variance Permit Application No. VP100716

Applicant: Pratiksha Krantikumar and Rajtantra Lilhare

Location: 2460 Foot Street

Attachment(s): Location and Existing Zoning Map  
Development Variance Permit No. VP100716  
Exhibit "A" to VP100716  
Support Letters and Associated Map

## Recommendation(s):

### That Council:

1. APPROVES Development Variance Permit No. VP100716 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described Lot 258 District Lot 2611, Cariboo District Plan 21607 (PID 008-281-769) as follows:
  - a. Vary Section 10.9.5 6 by decreasing the minimum front yard setback from 4.5m to 0.5m as it applies to parking, as shown on Exhibit "A" to VP100716.

## Purpose:

The applicant wishes to operate a Community Care Facility, Major (i.e. daycare) on the subject property and is seeking to vary the minimum front yard setback of the RM1: Multiple Residential zone from 4.5m to 0.5m to provide the required parking stalls for the daycare, as shown on Exhibit "A" to VP100716.

## Background:

### Site Characteristics

Location	2460 Foot Street
Current Use	Residential
Site Area	0.05 ha (0.12 acres)
Current Zoning	RS2: Single Residential
Proposed Zoning	RM1: Multiple Residential
Servicing	City services available

### Official Community Plan

Future Land Use	Small Scale Residential
Growth Management	Growth Priority

### Surrounding Land Use Table

North	Foot Street, Residential
South	Residential
East	Residential
West	Residential

### Relevant Applications

#### **Zoning Bylaw Amendment Application No. RZ100865, Bylaw No. 9602, 2026:**

Council considered Final Reading of Bylaw No. 9602, 2026 at the Regular Council Meeting held on April 27, 2026. Bylaw No. 9602, 2026 proposes to rezone the subject property from RS2: Single Residential to RM1: Multiple Residential to facilitate a Community Care Facility, Major use in the form of a daycare.

### Strategic Priorities:

This application is consistent with Council's Strategic Priority for "Economic Diversity and Growth" and the myPG goals for social development.

### Policy / Regulatory Analysis:

#### **Zoning Bylaw No. 7850, 2007**

The subject property is zoned RM1: Multiple Residential which has a purpose to provide primarily for row housing and apartments with not more than six units in a building, and a maximum density of 30 dwellings/ha. The intent of the rezoning the subject property under Bylaw No. 9602 was to accommodate a community care facility, major use (i.e. daycare) on the subject property.

Section 7.1.11 of the zoning bylaw requires that parking be subject to all setbacks and yard requirements. Therefore, the applicant has applied to decrease the minimum front yard setback of the RM1: Multiple Residential zone to provide the required parking for the Community Care Facility, Major.

The variance application proposes varying Zoning Bylaw section 10.9.5.6 from 4.5 m to 0.5 m, as shown on Exhibit “A” to VP100716. The proposed variance will provide the space for 4 parking spaces as required for the proposed Community Care Facility, Major use.

The subject property is separated from Foot Street by approximately 2.5 m of City Boulevard as well as an approximately 1.5 m wide sidewalk. This allows for an appropriate separation between the parking area and Foot Street even with the reduced setback area.

Administration supports the variance request for the following reasons:

- The variance is minor in nature as it only applies to an area for parking and not an expansion of a building or structure;
- The area proposed for parking allows for parking regulations to be met for the Community Care Facility, Major use which further reduces the need for on street parking to support the Community Care Facility;
- The parking plan maintains a maximum driveway width of 8 m which aligns with the City design guidelines for access width. This guideline helps to ensure adequate space is available in the City boulevard for infrastructure and snow storage; and
- The development of the subject property is consistent with all other zoning requirements, including setbacks, height, and site coverage.

#### Other Considerations:

#### **Statutory Notification and Public Consultation**

Members of the public wanting to provide comment on the application may submit written correspondence to Council. As per the requirements set out in the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 9423, 2023”, the City of Prince George will mail or otherwise deliver a public notice to property owners and tenants whose interests may be affected by this application. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application and granting of the permit is being considered. Submissions received after the Council meeting agenda has been published and before the submission deadline indicated on the public notice will be provided to Council as a handout on the day of the Council meeting.

#### **Referrals**

This application was referred to internal City divisions and external agencies with no outstanding concerns.

#### **Letters of Support**

The applicant has provided three (3) letters of support from neighbouring properties. These letters are attached to this report along with an associated map as a supporting document. The map shows the City mailout notification area with properties marked that have written support letters in advance.

### Alternatives:

1. Approve the permit
2. Approve the permit as amended
3. Refuse the permit
4. Defer or otherwise deal with the permit

Administration recommends that Development Variance Permit No. VP100716 be approved.

### Summary and conclusion:

The applicant has applied to vary the minimum front yard setback from 4.5m to 0.5m. The proposed variance will assist in providing the required parking spaces to operate a Community Care Facility, Major (i.e. daycare) on the subject property.

Administration is supportive of the application for the reasons outlined in this report.

### Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by Vyakhya Srivastava, Planner 1

### Approved:

Walter Babicz, City Manager

Meeting date: 2026/04/27