

R.G. McLeod Developments Inc.
1635 4th Avenue
Prince George, BC V2L 3K2

CITY OF PRINCE GEORGE
PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT SERVICES
1100 Patricia Blvd
Prince George, BC
V2L 3V9

May 30, 2022

Attention: Kali Holahan A/Supervisor of Planning

RE: Development Variance Permit No. VP100619 - 700 Kinsmen Place

Thank you for your letter of May 20, 2022 advising me of the next step in the process of our variance application. The application for the 21,170 SF office building is designed for a tenant to accommodate approximately 80 employees requiring 68 parking stalls.

The tenant has done a thorough search of all properties in the city which would be suitable for their office. They have expressed great interest in 700 Kinsmen. There are no sites in the downtown area that meet the size required for their building and parking demands. The connectivity and accessibility to residential, commercial and downtown makes it an ideal site for their office and employees. We have secured a 10 year lease agreement with 4 - 5 year renewals with the tenant providing the variance for the office building is approved.

I would like to note that there are several larger structures in close proximity to the site. These include the Regional Police Station, Fire Hall, Kinsmen Hall, 7 -11 Complex, Pentecostal Church and Lakewood Alliance Church.

The most recent building developed in the area was the Skyline Dental building which also houses Trans Canada Pipe. This building was larger than the C4 zoning bylaw which restricts the gross leasable floor area of office space etc. The council approved the variance.

700 Kinsmen has been vacant for many years and a number of inquiries for the site have not been suitable given the restrictions of the C4 zoning bylaw.

This project offers local support to our community businesses and residents. The building was designed by local architect Chernoff Thompson, the soil testing was completed by a locally qualified GeoTec firm. L & M Engineering is doing the civil engineering along with other local engineering consultants that will be working on the project. Local trades and suppliers will be very much involved in the project.

The site is granular material and is confirmed suitable for onsite drainage.

The tenant has a number of other offices in BC and they value representation in the North. The tenant has expressed that 700 Kinsmen is their preferred site in Prince George. Should the variance not be approved, the tenant will be required to consider other options.

Although we are in a confidentiality agreement with the tenant there is a lease agreement in place if the variance is approved. This is a great, long-term and reliable tenant for Prince George which would employ approximately 80 employees and provide reliable tax revenue to the City of Prince George.

I would like to proceed with the next step option # 2: Proceed to Council with Recommendation of Non - Support.

Yours truly,

Rod McLeod
President, R.G. McLeod Developments Inc.



NOT FOR CONSTRUCTION

R.G. McLEOD DEVELOPMENT LTD. OFFICE

CHERNOFF THOMPSON ARCHITECTS NORTH

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555-21

PROJECT NUMBER



5TH AVENUE - NORTHWEST PERSPECTIVE

NOT FOR CONSTRUCTION

No.	DATE	REVISION

PROJECT TITLE
R.G. McLEOD
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700 KINSMEN PLACE
PRINCE GEORGE, BC

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SHEET TITLE

NORTHWEST
PERSPECTIVE

PROJECT No.	555-21
DRAWN	DK
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SCALE	12" = 1'-0"
DATE	09/12/2021
PRINTED	06/05/2022 11:22:28 AM

REVISION No.

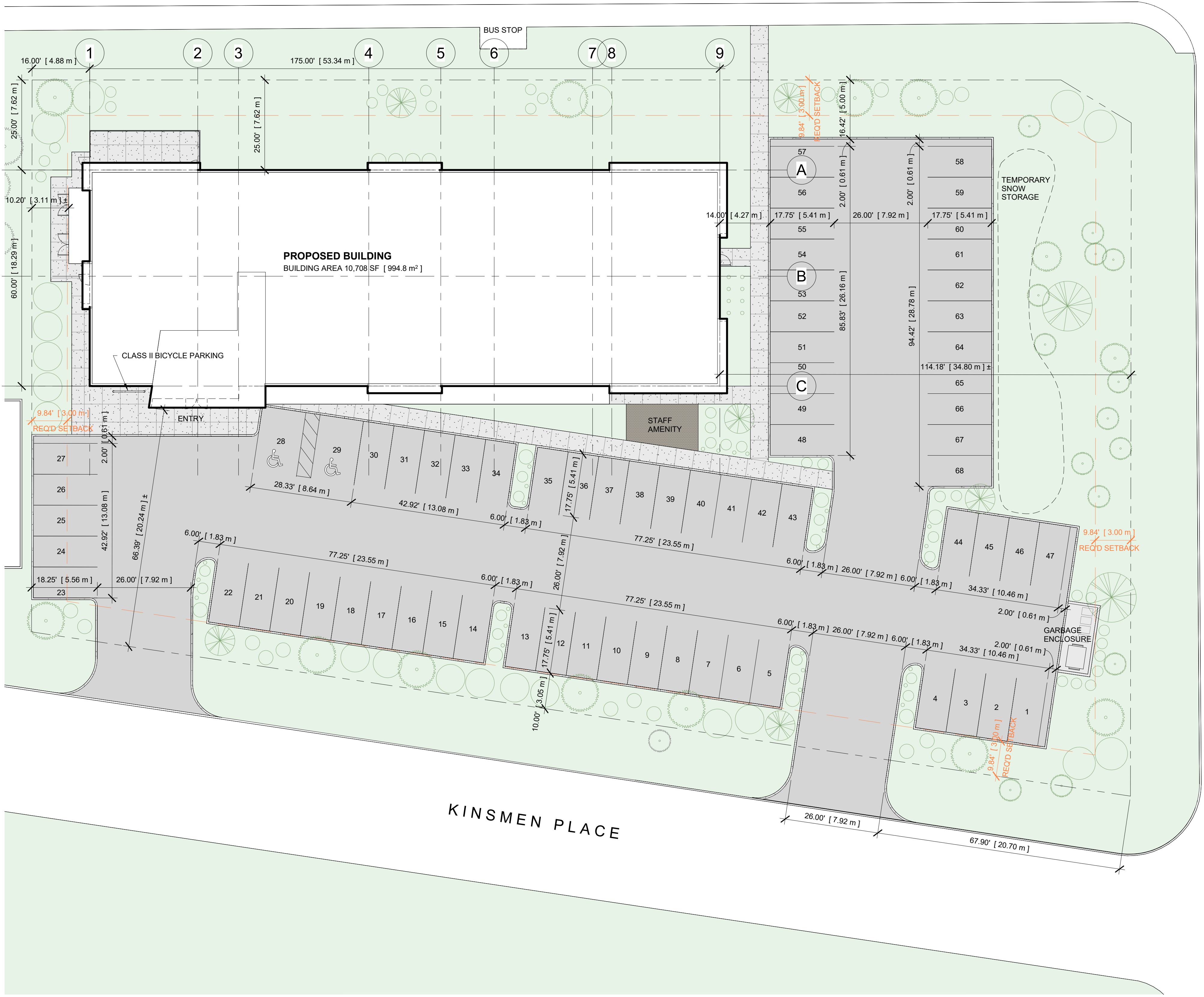
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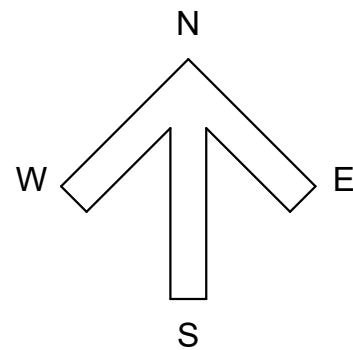
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SITE SCHEDULE

CIVIC ADDRESS		700 KINSMEN PLACE PRINCE GEORGE, BC	
ZONING		C4 - LOCAL COMMERCIAL ZONE SITE SPECIFIC ZONE	
BUILDING DESCRIPTION		NEW 2-STOREY OFFICE BUILDING	
SITE AREA		54,796 SF	5,090.7 m ²
BUILDING AREA			
PROPOSED BUILDING FOOTPRINT AREA		10,708 SF	994.8 m ²
SITE COVERAGE			
MAXIMUM ALLOWABLE			50.0%
PROPOSED SITE COVERAGE		10,708 SF + 54,796 SF =	19.5%
GROSS FLOOR AREA			
LEVEL 1		10,708 SF	994.8 m ²
LEVEL 2		10,392 SF	965.4 m ²
TOTAL GROSS FLOOR AREA		21,100 SF	1,960.3 m ²
FLOOR AREA RATIO			
MAXIMUM ALLOWABLE			NO LIMIT
PROPOSED SITE COVERAGE		21,100 SF + 54,796 SF =	0.39
BUILDING SETBACKS		REQUIRED	PROVIDED
FRONT (SOUTH)		9.84' 3.00 m	66.39' 20.24 m
REAR (NORTH)		9.84' 3.00 m	25.00' 7.62 m
SIDE (EAST)		9.84' 3.00 m	114.18' 34.80 m
SIDE (WEST)		9.84' 3.00 m	10.20' 3.11 m
BUILDING HEIGHT			
MAXIMUM ALLOWABLE HEIGHT		32.80'	10.00 m
PROPOSED BUILDING HEIGHT		26.00'	7.92 m
PARKING REQUIRED			
OFFICE USE		3.4 STALLS PER 100m ² x 1,960.3 m ² =	66.7 STALLS
TOTAL REQUIRED PARKING			67 STALLS
PARKING PROVIDED			
STANDARD STALLS (8'-7" X 17'-9")			66 STALLS
SMALL CAR - MAX 20% (7'-7" X 15'-2")			0 STALLS
DISABLED STALLS (13'-2" X 17'-9")			2 STALLS
TOTAL PARKING PROVIDED			68 STALLS
LOADING BAY REQUIREMENTS			
REQUIRED		1 PER 1,900m ² x 1,960.3 m ² =	1 BAY
PROVIDED (MIN. 13'-2" WIDTH, MIN. 301.4 SF)			1 BAY
BICYCLE PARKING REQUIREMENTS			
CLASS I - LONG TERM STALLS			
REQUIRED 5% OF VEHICLE STALLS x 67 STALLS =			4 STALLS
PROVIDED, SEE LEVEL 1 FLOOR PLAN			STALLS
CLASS II - SHORT TERM STALLS			
REQUIRED 5 PER BUILDING 500m ² OR MORE =			5 STALLS
PROVIDED, SEE SITE PLAN			5 STALLS



1 SITE PLAN
1/16" = 1'-0"



STUART DRIVE

No. DATE REVISION
(mm/dd/yyyy)

PROJECT TITLE
**R.G. McLEOD
DEVELOPMENT
LTD. OFFICE**

700 KINSMEN PLACE
PRINCE GEORGE, BC

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SHEET TITLE
SITE PLAN

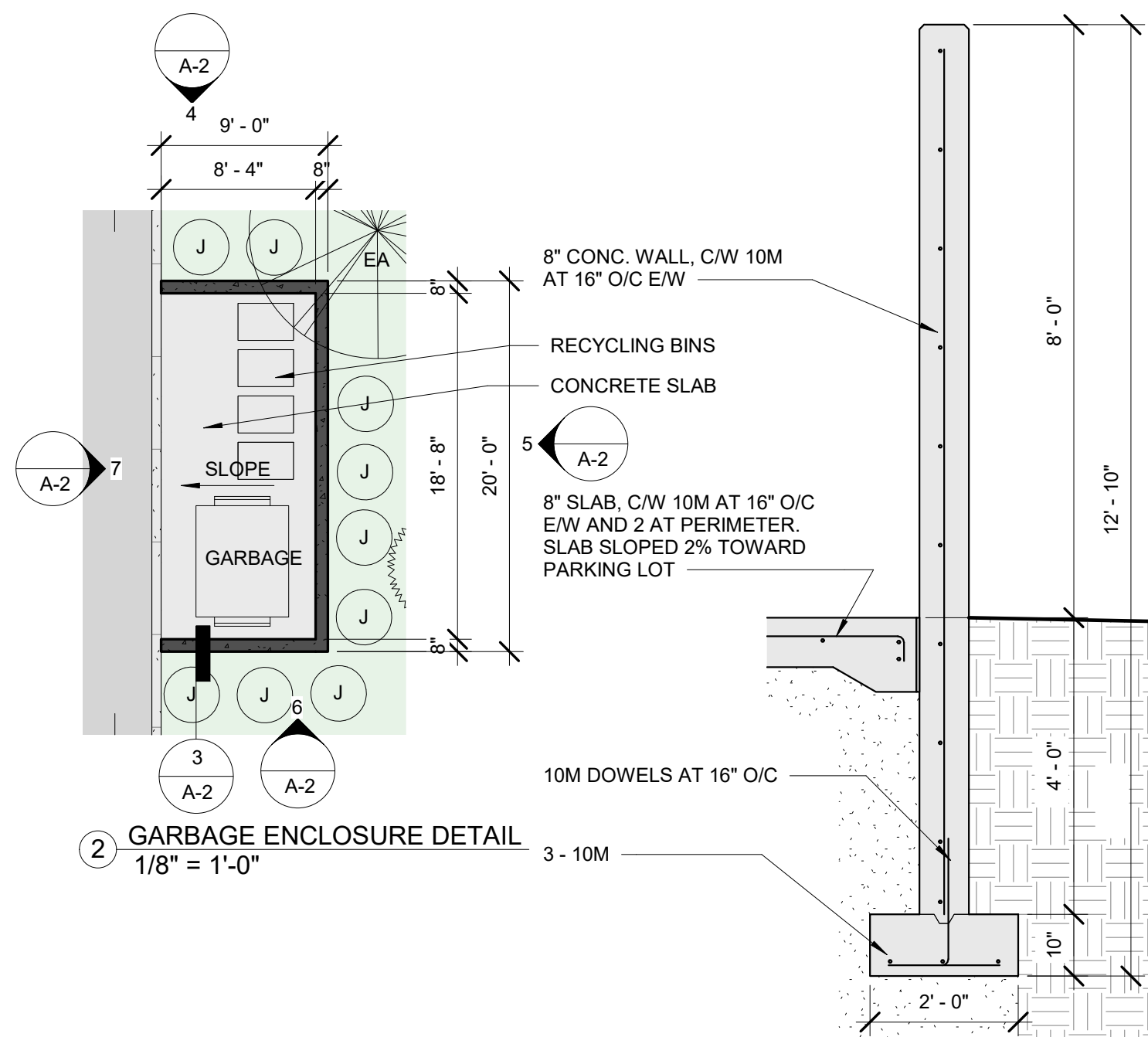
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DATE 26/01/2021
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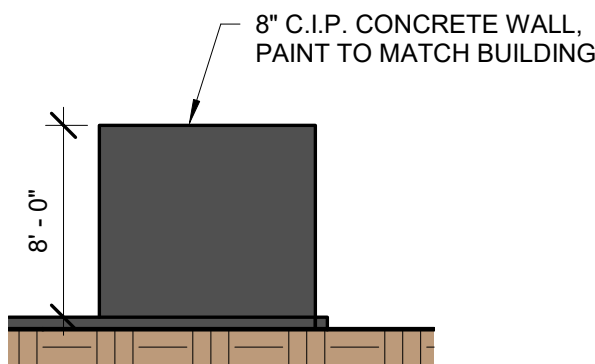
A-1

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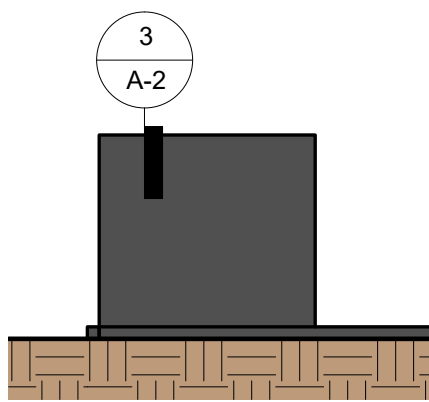
CHERNOFF THOMPSON ARCHITECTS NORTH



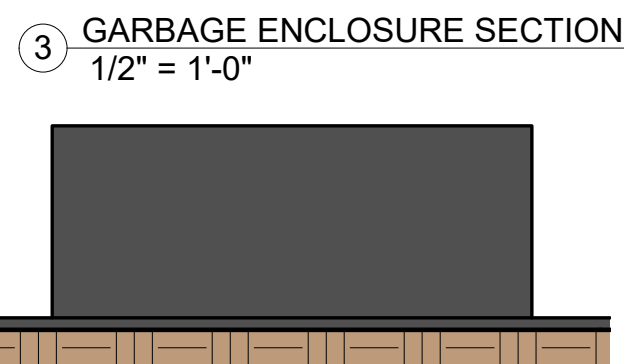
2 GARBAGE ENCLOSURE DETAIL
1/8" = 1'-0"



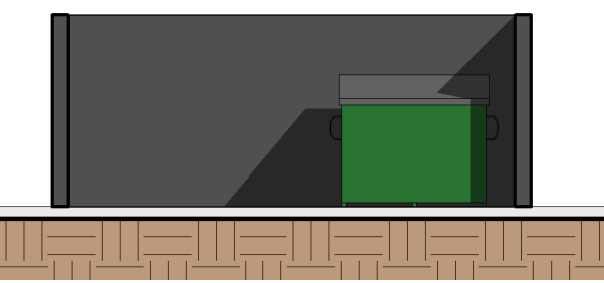
4 GARBAGE ENCLOSURE - NORTH
1/8" = 1'-0"



6 GARBAGE ENCLOSURE - SOUTH
1/8" = 1'-0"



5 GARBAGE ENCLOSURE - EAST
1/8" = 1'-0"

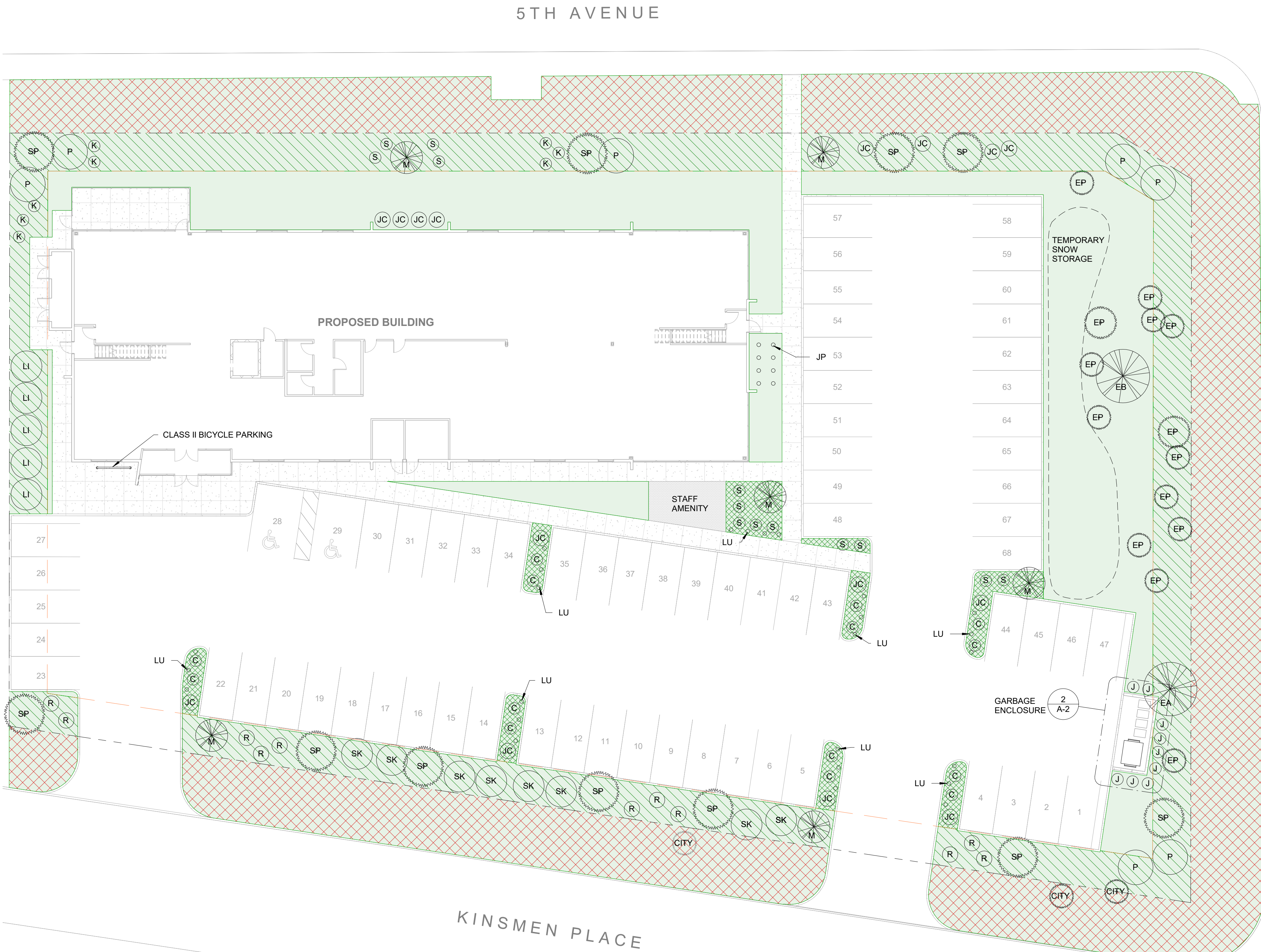


7 GARBAGE ENCLOSURE - WEST
1/8" = 1'-0"

PLANT LIST

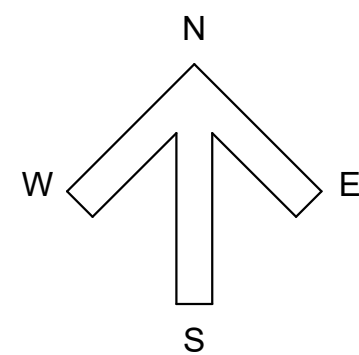
MARK	QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	REMARKS
1) EXISTING TREES					
EA	1		EXISTING ASPEN		
EB	1		EXISTING BIRCH		
EP	14		EXISTING PINE		
2) PROPOSED TREES					
M	6	ACER GINNALA	AMUR MAPLE	20' - 0" 15 GAL. STAKED	
SP	14	PICEA PUNGENS	COLORADO BLUE SPRUCE	40' - 0" 15 GAL. STAKED	
3) PROPOSED SHRUBS					
C	14	DASIPHORA FRUTICOSA	SHRUBBY CINQUEFOIL	4' - 0" 5 GAL.	
J	9	JUNIPERUS SCOPULORUM	MEDORA UPRIGHT JUNIPER	8' - 0" 5 GAL.	
JC	11	JUNIPERUS COMMUNIS	COMMON JUNIPER	3' - 0" 5 GAL.	
K	8	ARCTOSTAPHYLOS UVA-URI	KINNIKINNICK	1' - 6" 5 GAL.	
LI	5	SYRINGA VULGARIS	COMMON LILAC	13' - 0" 5 GAL.	
P	6	PINUS MUGHO	MUGHO PINE SHRUB	10' - 0" 5 GAL.	
R	11	ROSA GYMNOCARPA	WILD ROSE	5' - 0" 5 GAL.	
S	13	SPIREA TRILOBATA	SPIREA	3' - 0" 5 GAL.	
SK	8	AMELANCHIER ALNIFOLIA	SASKATOON	15' - 0" 5 GAL.	
4) PROPOSED FLOWERS					
JP	8	EUPATORIUM MACULATUM	JOE-PYE WEED	3' - 6"	
LU	25	LUPINUS ARCTICUS	ARCTIC LUPINE	1' - 6"	

1 SITE LANDSCAPE PLAN
1/16" = 1'-0"



LANDSCAPE REQUIREMENTS & LEGEND

CITY BOULEVARD LANDSCAPE		NON-VEHICULAR OPEN SPACE		VEHICULAR OPEN SPACE		BUILDING LANDSCAPE	
REQUIRED AREA	FROM SIDEWALK EDGE TO PROPERTY LINE	REQUIRED AREA	WITHIN REQUIRED YARDS	REQUIRED AREA	68 STALLS x 0.4m² PER STALL	REQUIRED AREA	WITHIN 6m OF BUILDING OR PAVING EXCLUDING REQ'D OPEN SPACE
PROVIDED AREA	12,525 S.F. [1,163.6 m²]	PROVIDED AREA	7,804 S.F. [725.0 m²]	PROVIDED AREA	293 S.F. [27.2 m²]	PROVIDED AREA	7,287 S.F. [676.0 m²]
REQUIRED	NEW GRASS PER MUNICIPAL STANDARDS	TREES REQUIRED	725 m² x 1 PER 25 m² = 29	TREES REQUIRED	27.2m² x 1 PER 15m² = 2	REQUIRED	GRASS, GROUND COVER OR PLANTING
	EXISTING TREES TO REMAIN	TREES PROVIDED	9 TREES x 2 = 18	TREES PROVIDED	2		LANDSCAPE AS INDICATED ABOVE
	EXISTING SHRUBS TO BE REMOVED	EXISTING >150mm	0 TREES x 3 = -				- SHRUBS
		EXISTING >250mm	TOTAL 32				
		SHRUBS REQUIRED	725 m² x 1 PER 15 m² = 48	SHRUBS REQUIRED	27.2m² x 1 PER 10m² = 3		
		SHRUBS PROVIDED	51	SHRUBS PROVIDED	30		



STUART DRIVE

No. DATE REVISION

PROJECT TITLE
R.G. McLEOD
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PRINCE GEORGE, BC

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SHEET TITLE

SITE
LANDSCAPE
PLAN

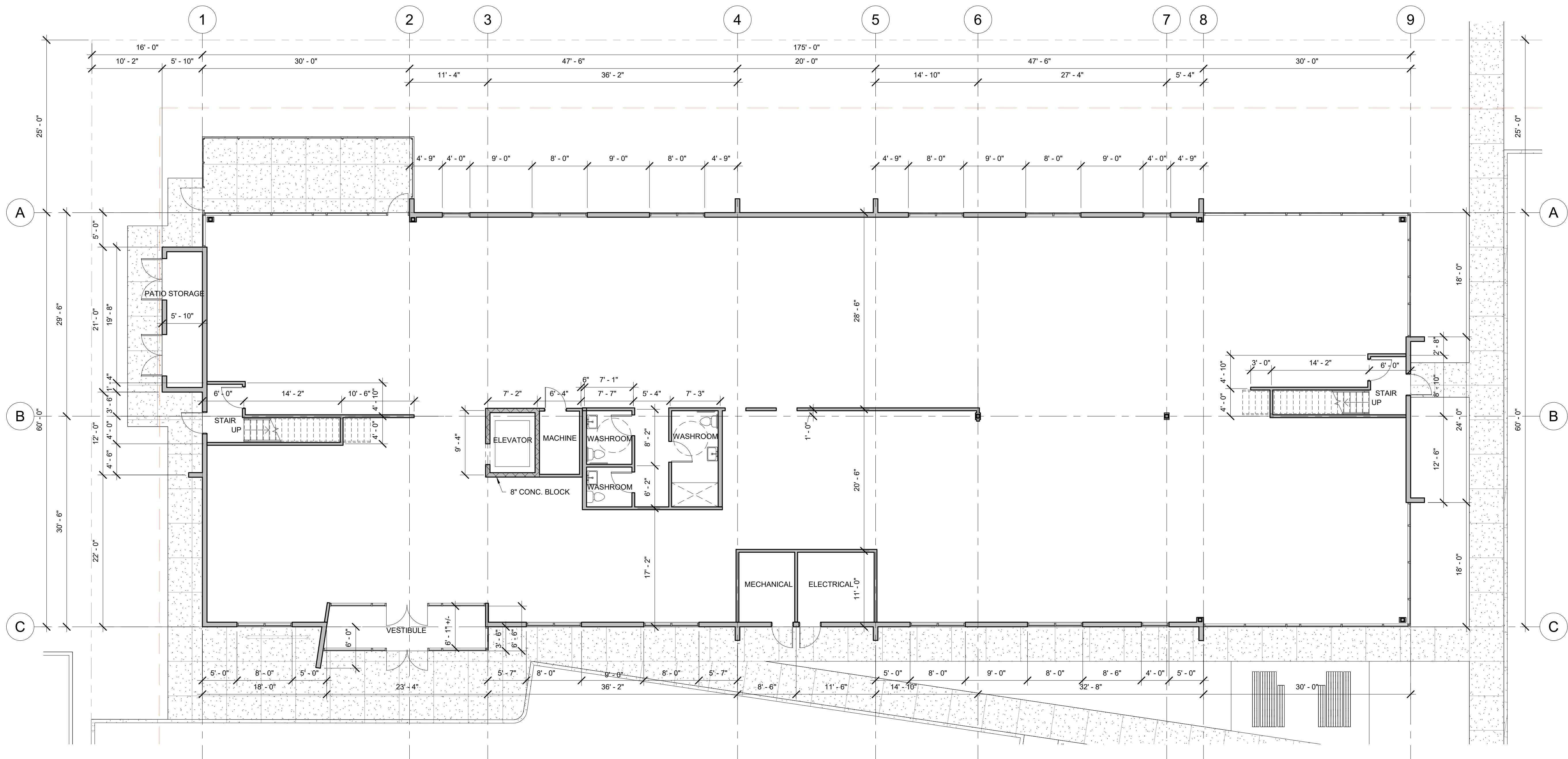
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A-2

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CHERNOFF THOMPSON ARCHITECTS NORTH



1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

No. DATE REVISION
(signature)

PROJECT TITLE
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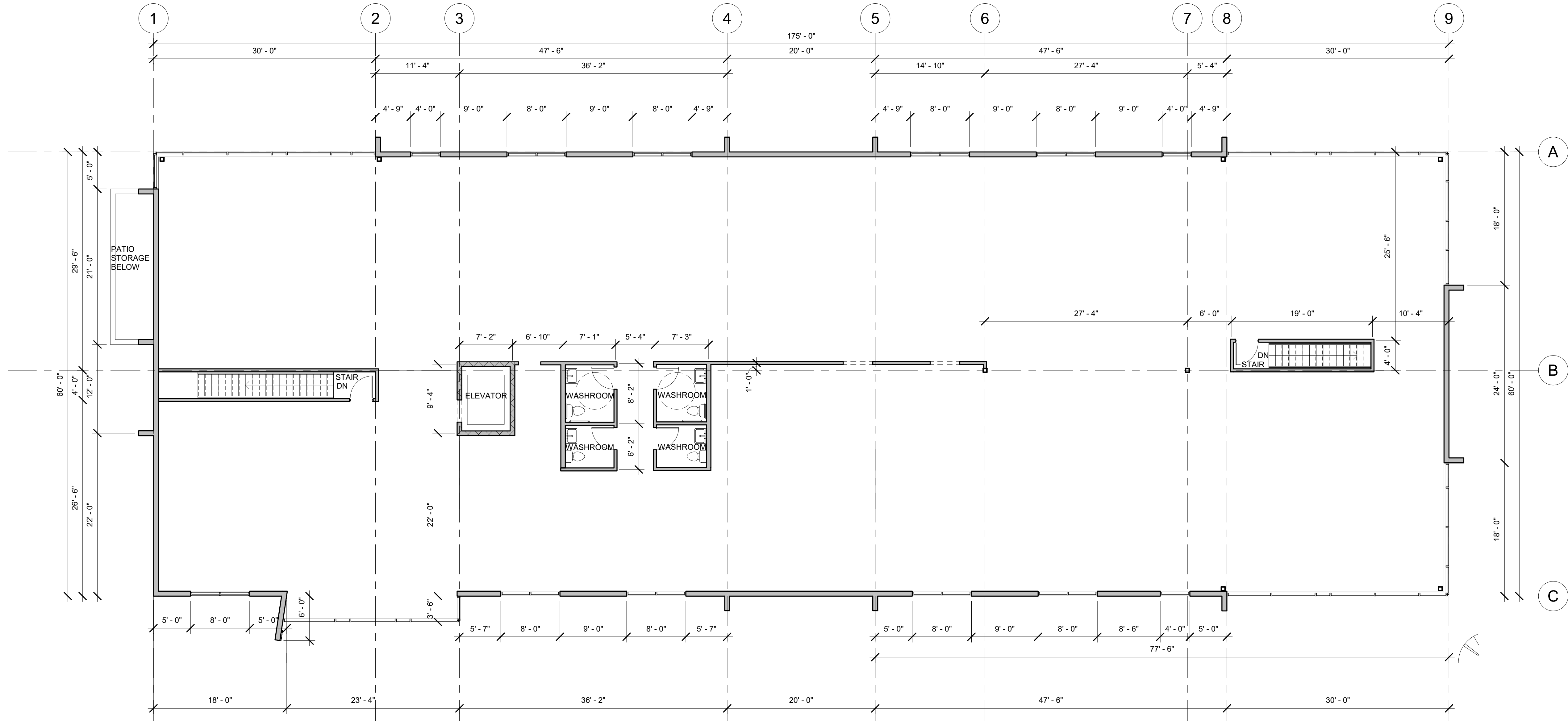
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SHEET TITLE
**LEVEL 1
FLOOR PLAN**

PROJECT No. 555-21
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SCALE 1/8" = 1'-0"
DATE 17/02/2021
PRINTED 06/05/2022 11:22:33 AM

REVISION No.

A-3



1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

No. DATE REVISION
(signature)

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LEVEL 2
FLOOR PLAN

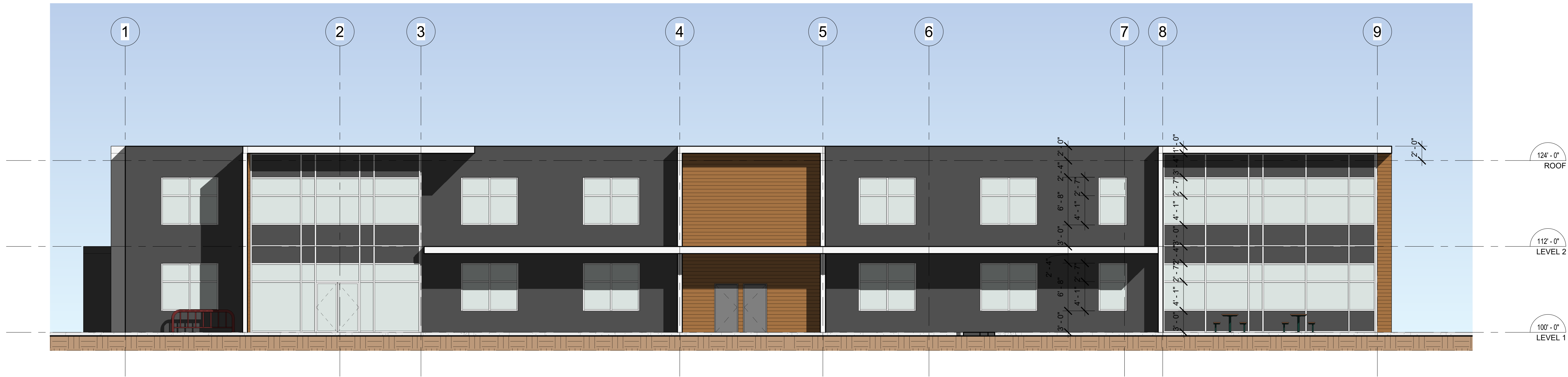
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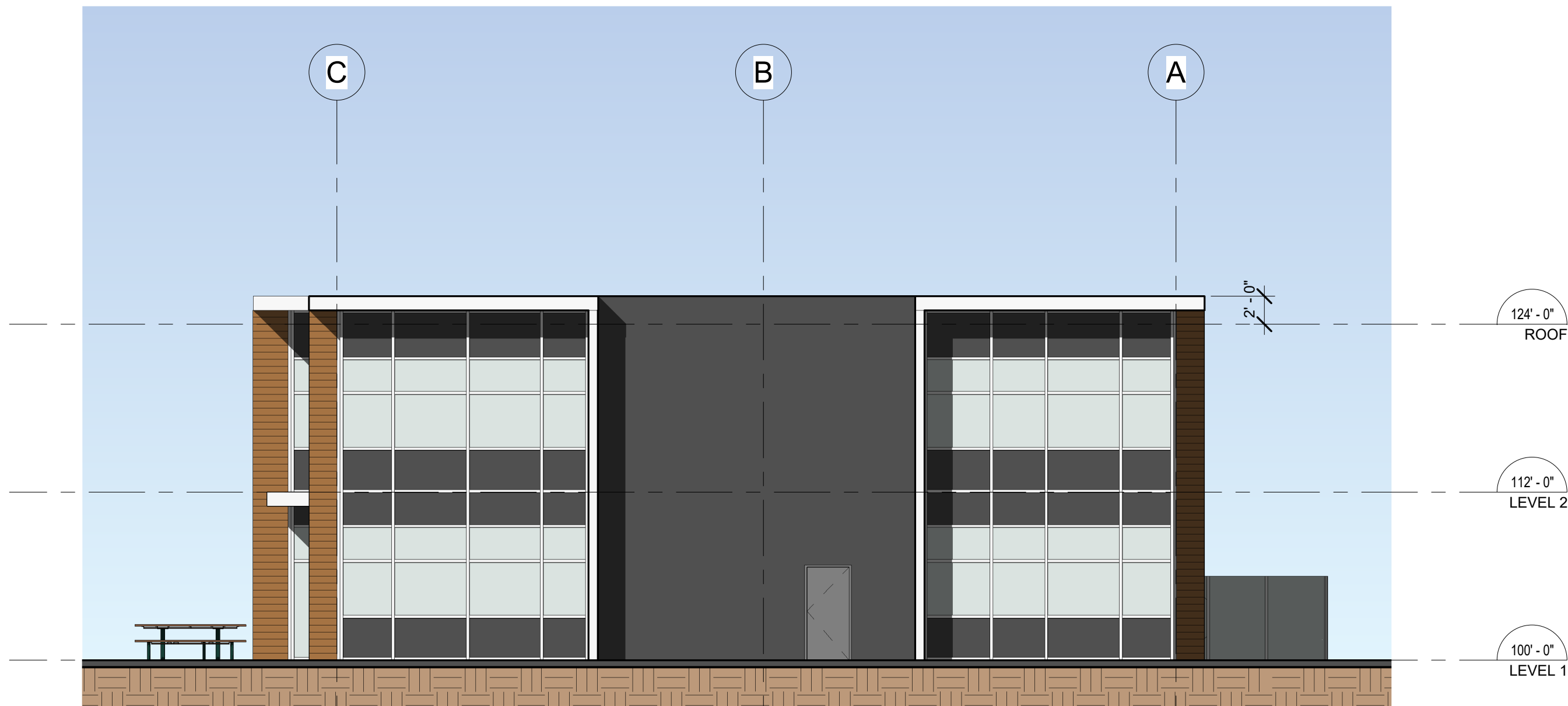
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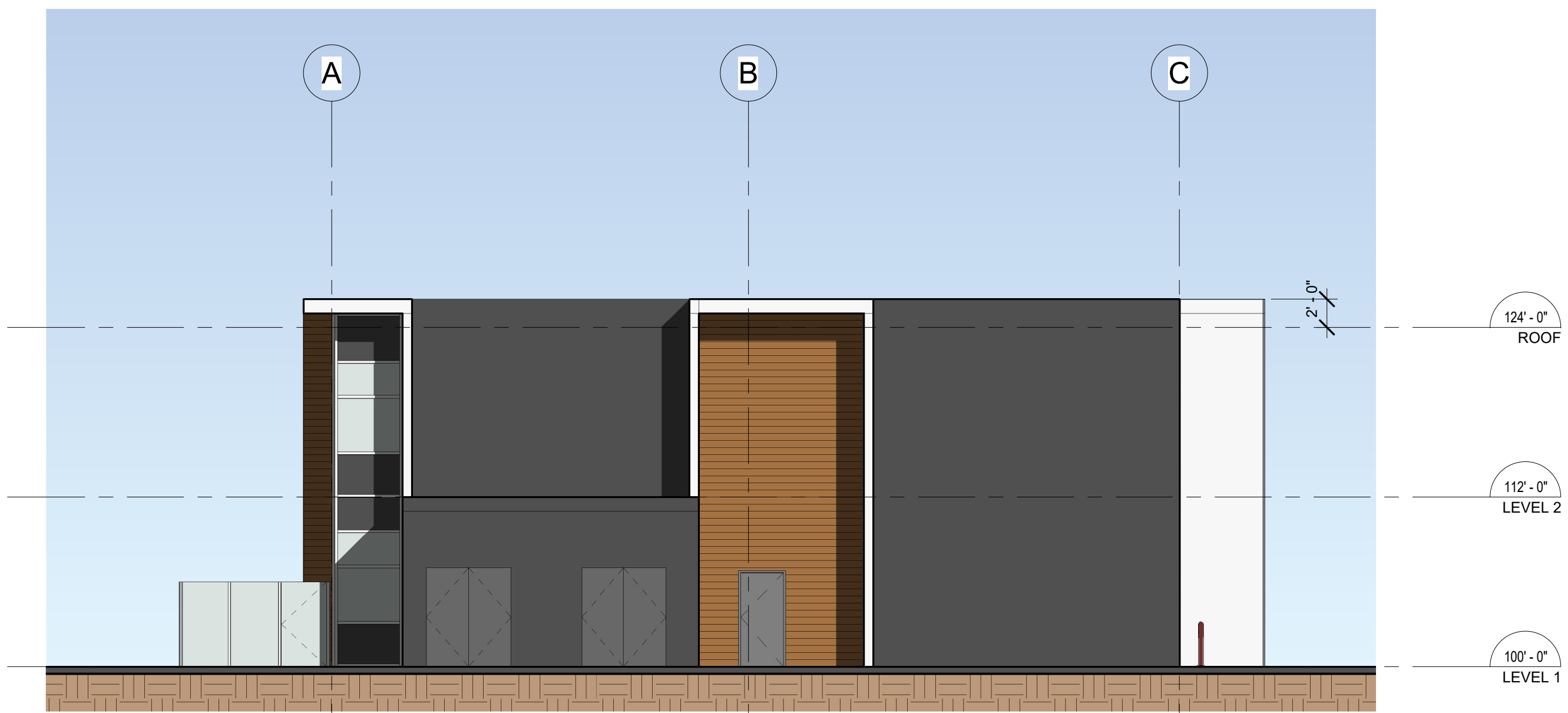
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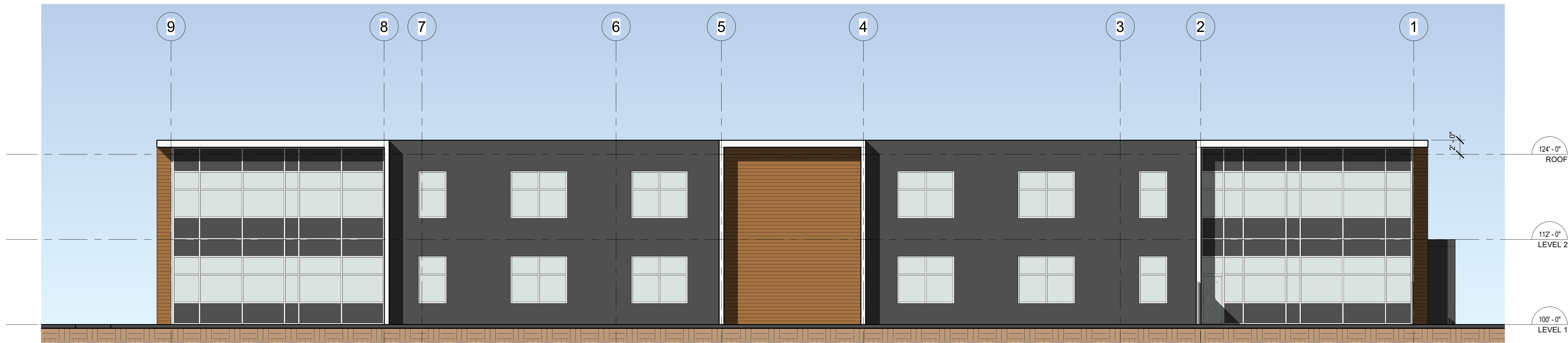
1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

No. DATE REVISION
(mm/yyyy)

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SHEET TITLE
ELEVATIONS

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