
Subject: Agenda item D.8: 700 Kinsmen Place

From: Bob Hillhouse <*HANDOUT*>

Sent: Sunday, June 26, 2022 8:06 AM

To: Mayor <MAYOR@princegeorge.ca>; Councillor Everitt, Frank <Frank.Everitt@princegeorge.ca>; Councillor Frizzell, Garth <Garth.Frizzell@princegeorge.ca>; Councillor Krause, Murry <Murry.Krause@princegeorge.ca>; Councillor McConnachie, Terri <Terri.McConnachie@princegeorge.ca>; Councillor Ramsay, Cori <Cori.Ramsay@princegeorge.ca>; Councillor Sampson, Kyle <Kyle.Sampson@princegeorge.ca>; Councillor Scott, Susan <Susan.Scott@princegeorge.ca>; Councillor Skakun, Brian <Brian.Skakun@princegeorge.ca>

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Dear Mayor and Council,

Thank you very much for your hard work and dedication to the City of Prince George. I appreciate that you take the time to carefully consider the applications before you and to provide governance to our City.

I am writing regarding agenda item D.8 for Development Variance Permit Application No. VP100619. As many of you know, Majestic Management manages a good sized portion of the downtown. We manage roughly 27% of the tax base downtown and are responsible for most of the office space.

I read in the Prince George Citizen today that an unnamed tenant has done an exhaustive search of space downtown and has not been able to find space that will accommodate 21,170 square feet and 68 parking stalls.

We have been spending millions on the Royal Bank Building over the last several years. It has a new façade, a new HVAC system and we are presently putting in new lighting. It is now a modern office building. This winter we will be able to test out the heating and cooling system. This is a novel system that recycles heat from the building and coupled with the newly insulated façade, we should not need external heat down to -40C. We believe that this is a first in Canada for an office building this size.

The top three floors of the Royal Bank Building are available for lease. There is 21,660 square feet available. The City provides parking in the downtown along with numerous private lots. Most of the required 68 parking stalls can be accommodated within one block of the Royal Bank Building.

In the several years since Covid, we have not had any inquiries for large office space. No one has contacted us inquiring if 21,170 square feet can be provided in the downtown.

Even if the Royal Bank Building is not suitable for this tenant, there are lots available in the downtown ready for development. For example, there are six contiguous lots at 7th and Victoria available for sale and development that could easily accommodate such a development. This size is larger than the site that accommodates the HSBC Tower.

I would encourage Mayor and Council to turn down this proposal. It is not beneficial to encourage office sprawl throughout the City and it will become difficult for the City to provide basic services such as bussing and other services if the business area is not centralized. I also have some trouble with bold statements being made such as "The tenant has done a thorough search of all properties in the City which would be suitable for their office" and "there are no sites in the downtown that meet the size required for their building and parking demands." I worry that these statements appear to have been used in an attempt to mislead Mayor and Council. It's hard to imagine that a thorough review of downtown sites has been made given that sites are available.

I read further in the Prince George Citizen article that if this proposal is not accepted, that the tenant will be forced to consider other options. I hope that that tenant will consider looking at the options presently available in the downtown that they have not yet considered.

This is not a public hearing; however, if you feel that it is beneficial, I am happy to attend the council meeting on Monday to answer any questions.

Thanks again for the work that you do.

Yours truly,

Bob Hillhouse



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