



Memo

To: City of Prince George
From: Mark Gollner - MarLim
CC: file
Date: 4/29/2024
Re: TUP – Letter of Intent for 650 3rd Avenue

To Whom it May Concern,

Marlim Ecological has applied for a Temporary Use Permit for our office located at 650 3rd Avenue. We have made this application as the current zoning is very restrictive (unfair in my opinion) and does not allow for a more diverse array of business activities. The main reason for this TUP application is to allow us to rent some of our office space to help pay for the operating costs (gas, electricity, property taxes, etc). This will be a significant help with the day-to-day and month-to-month costs.

Our very small Fisheries & Environmental Consulting Services company (with a current and active Business Licence) currently has only 1 or 2 staff members using the space on an infrequent basis. We never have any clients visit the office. Although our offices are often used 7 days per week (but on a very infrequent basis), it is still very quiet.

It is because of this infrequent use that we have offered for rent one of the internal offices. The types of businesses that we feel are appropriate include: all professional services, accounting, counselling, book-keeping, massage therapy, physiotherapy, office management, etc. Any/all use will need to be respectful of the quiet, clean and well organized space.

The building is very secure with an active & monitored alarm system, including surveillance cameras. We have annual inspections by Prince George Fire and adhere to all safety standards. The building is in excellent physical condition and is well-maintained.

In the absence of a more diverse and inclusive zoning, we are confident that the current TUP application is both reasonable and justified. Being able to rent some of the space to a more diverse array of businesses will help us cover costs.

Please feel free to contact the undersigned if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Mark Gollner".

Mark Gollner, BSc, RPBio, PBIol

MarLim Ecological Consulting Ltd.

