

April 16th, 2024

Via EMAIL

City of Prince George
Planning and Development Services Department
1100 Patricia Boulevard,
Prince George, BC

Attention: Mr. Bryce Deveau

Reference: Rezoning Application No. RZ100806

4330 Giscome Road, Prince George.

Thank you for your letter dated December 20th, 2023, in response to the joint Land Use Change applications submitted on November 3rd, 2023.

Generally, the O'Brien Group is pleased with the various departmental responses as noted below. We agree that the purpose of the application is to rezone the subject property from Z16 to a zone that supports the proposed storage, education, and warehousing land uses.

Official Community Plan

We agree with the comments contained in your December 20th, 2023, letter.

Zoning

The existing Z16 (Blackburn Commercial) zoning designation has not worked well for the subject property. The previous owners of the property (Pollyco) could not attract any development that fitted within the constraints of the complicated Z16 zoning designation.

The property was purchased by the O'Brien Group in October 2023. Our new ownership group has a different vision of how best to develop the subject property given its key location close to the Prince George Airport. The new vision for the property is also supported by the fact that it is easily accessible given its proximity to the key intersection of the Old Cariboo Highway and Giscome Road.

A new zoning designation is required to support the proposed education, warehousing and storage uses. The majority of the fifty-nine abandoned greenhouses which previously occupied much of the property have already been removed. In addition, the existing buildings which were formerly used for the storage of young trees seedlings are in the process of being renovated with new cladding, and functional overhead doors to permit improved access. Some of the much-needed remediation work has already commenced. Upgrading of the buildings is currently in progress, security lighting has been provided, and portions of the property have already been fenced. Quality landscaping will be planted in the Spring of 2024. There have been numerous Blackburn area residents who have stopped at the property to voice their appreciation for the work that is being performed.

The existing buildings located on the property were used for the cold storage of tree seedlings. These buildings are quite large in the order of 10,000 to 25,000 square feet. When these very old buildings are renovated, they will be used as large Warehouse storage, and also for Contractor Service where smaller contractors can locate. This Contractor Service use may include limited manufacturing, fabricating and assembly activities.

Property Title

The O'Brien Group is very much aware of the existing Covenants and Right-of-Way documents that impact the subject property. The aeronautical encumbrances respecting the heights of the property buildings will continue to be respected. Similarly, the drainage Right-of-Way will also be respected. Should the Land Use Changes be approved, the property owners may seek to eliminate the Section 219 Traffic Covenant CA3742303, following confirmation of the reduced traffic volumes which will be provided in the required Traffic Summary. It is anticipated that the proposed warehousing and storage uses will generate significantly less traffic than the existing Service Commercial zoning designation.

Land Use Planning Division

The O'Brien Group fully agrees that consultation with the neighbours is an important part of this Land Use Change application process. Our Group subscribes to the concept of "good fences make good neighbours". Our Group has already met with the neighbouring residential property owners located at 4402 Giscome Road and 1866 Old Cariboo Highway. Both neighbouring property owners are fully supportive of the proposed land uses.

4402 Giscome Road – Mary and Bernie Ruff were the previous owners of the Ruff's Greenhouse property until 2008. They both indicated that they were very impressed with the changes that have occurred to date on the property, particularly with respect to the removal of the greenhouses and the upgrades to the derelict buildings. Mary and Bernie presently operate kennels and horse boarding on their adjacent property, and they utilize approximately 4 acres of the subject property for their horses,

which consists of a fenced meadow. These neighbours will be permitted to continue the utilization of the meadow area for the medium-term future, until all other areas of the property have been developed. The O'Brien Group will assist them with improved fencing of the meadow area. Please refer to the attached map.

1886d Cariboo Highway – Valarie and Dale Haydey own a 2 acre property, adjacent to the northwest corner of the subject property, with access directly to the Old Cariboo Highway. Presently, their property is unfenced on the South and East sides which abut directly onto the subject property. Further to our meeting with Valarie and Dale, the O'Brien Group have agreed to provide 1.8m high chain link fencing, enhanced by regularly spaced evergreen trees located on the subject property. Valarie and Dale had one single concern related to the potential fire hazard of the tall grasses that presently exist on the O'Brien property. It was agreed that these grasses would be removed and replaced with a gravel surface in the Spring of 2024. In summary, Valarie and Dale Haydey were completed happy with the proposed Land Use Changes. Please refer to the attached map.

The proposed sideyard setbacks were fully explained to both of the neighbouring residential property owners, and they were both satisfied that the required 3m wide setback provisions would be adequate. The O'Brien Group would be pleased to register a Section 219 Covenant confirming the noted agreements with the neighbouring residential property owners.

The subject property does not contain significant slopes in the order of 20%. The property is very flat except for the previously reference meadow area which has some grades of approximately 10%. If these areas are developed at some future date, the O'Brien Group would be pleased to provide the recommended Geotechnical report.

Infrastructure and Subdivision Services Division

The various comments provided by the Infrastructure and Services Division are noted.

The subject property is well serviced with existing municipal utilities located on the Old Cariboo Highway and on Giscome Road. The subject property is already serviced from Giscome Road with a 100mm diameter sanitary sewer service and a 50mm diameter water service, which is metered.

The O'Brien Group is aware that the future construction of new buildings on the subject property will trigger the requirement for potential upgrades to the adjacent roads however, it is noted that there are no concrete sidewalks or concrete curb and gutter, within miles of the subject property. Street lighting upgrades may be required. However, we would be pleased to have these discussions with the Infrastructure and Subdivision Services Division at the appropriate time when future building development is contemplated.

Snow storage is not considered an issue at this time. However, when the property is further developed with additional buildings, snow storage will be fully considered.

Building Inspection Division

At this time, the O'Brien Group has been in contact with the Building Inspection Group regarding the initial upgrades that are planned for the existing (almost derelict) buildings. In the future, we are contemplating the provision of washroom facilities inside these renovated buildings, and we will certainly contact the Building Services Division to obtain the necessary Plumbing Permits. In the Spring of 2024, (or sooner), we would be happy to tour the subject property with representatives from the Building Services Division to seek their advice and guidance.

A Code Analysis of the proposed storage and warehousing uses within the existing buildings is presently being prepared by Tomas Horalek, P.Eng. of Struo Engineering.

Environmental Services Division

The requirements of the Environmental Services Division are noted and accepted.

Transportation Services Division

The O'Brien Group have had preliminary discussions with L&M Engineering to discuss the various traffic issues, and L&M were engaged to provide the requested Traffic Summary. This Traffic Summary has been prepared in advance of the scheduled Third Reading and Public Hearing. The Traffic Summary has been completed, and a copy is submitted with this updated letter.

At the present time, the Southwest corner of the property is landlocked and can only be accessed from the Old Cariboo Highway. In the future, when this portion of the property is developed, the O'Brien Group will be seeking a direct access to the Old Cariboo Highway. Our group would like to discuss this possibility with the Transportation Services Division. It is noted that several other adjacent properties with the proposed M2 (General Industrial) zoning designation have direct access to the Old Cariboo Highway. The potential to slightly relocate the existing transition from the 70km/h speed zone to the 50km/h speed zone should also be a topic for further discussion. It might make some sense to relocate the speed zone change slightly southwards.

Giscome Road is a City Collector Road with 70% weight restrictions each and every Spring. Accordingly, for the occasional larger vehicle that needs to access the property, a direct access to the Old Cariboo Highway is desirable. The O'Brien Group will engage L&M Engineering to review the various access considerations and provide a report for review by the Transportation Service Division.

Private Utilities

Thank you for providing the comments from the private Utility companies.

Nav Can

As previously noted, the O'Brien Group is aware of the various Nav Can restrictions, particularly with respect to the height of onsite buildings. These restrictions are enshrined within the current property encumbrances and these restrictions will be respected with respect to any future buildings that are planned for the property.

Ministry of Transportation and Infrastructure

No comment required.

Summary

In summary, the O'Brien would like to thank the City of Prince George Planning and Development Department for their thorough review of the referenced Land Use Change applications. It would appear that the only prerequisite for the drafting of the bylaws and for the scheduling of the Council approval process was the requirement for consultation with the neighbouring residential property owners. This process has now been completed, and we would like to move forward.

During the next few days, we will commence the process of engaging with L&M Engineering and preparing the required Traffic Summary.

Sincere regards,

David McWalter,

Agent for the O'Brien Group

Attachments

1. Map of 1886 Old Cariboo Highway
2. Map of 4402 Giscome Road

Property Boundary with 1886 OLD CARIBOO HIGHWAY



CITY OF
PRINCE GEORGE







Cadastre

Parcel Public View






Transportation Infrastructure

Roads

-  Arterial
-  Major Collector
-  Minor Collector
-  Ramp

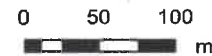
2020 Orthophotography

-  Red: Red
-  Green: Green
-  Blue: Blue

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This map should not be used for: navigation, a plan of survey, routes, nor locations.

Notes:

Printed: December 27, 2023 10:47



Property Boundary with 4402 Giscome Road



CITY OF
PRINCE GEORGE



Cadastre

Parcel Public View



Transportation Infrastructure

Roads

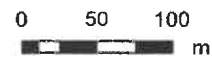
- Arterial
- Major Collector
- Minor Collector
- Ramp

2020 Orthophotography

- Red: Red
- Green: Green
- Blue: Blue

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This map should not be used for: navigation, a plan of survey, routes, nor locations.

Notes:



Printed: December 27, 2023 10:44