

**Number 270 Holdings Ltd.**

**4330 Giscome Road, Prince George, BC**

**Proposed Land Use Changes**

**Applicant: McWalter Consulting Limited for Number 270 Holdings Ltd.**

**PID: 009-887-288**

**Legal Description: Lot "A", Plan PGP20590, District Lot 632, Cariboo Land District, Except Plans PGP36403 and PGP40335.**

**Street Address: 4330 Giscome Road, Prince George, BC. V2N 6S6**

**PROPERTY DESCRIPTION**

The subject property is located at the major intersection of Giscome Road and the Old Cariboo Highway. The property was formerly operated as a greenhouse facility. The property consists of approximately 33.584 Acres of land which has been previously shaped and graded to accommodate the former greenhouse facility.

The property is situated in a prominent location, immediately adjacent to the Prince George Airport. The property also forms a "gateway" to the Blackburn area of the City. The property is not located within the Agriculture Land Reserve.

## **PROPERTY HISTORY**

The subject property was recently purchased on October 27<sup>th</sup>, 2023 by Number 270 Holdings Ltd. Number 270 Holdings is a locally owned corporation which forms part of the O'Brien Group of companies. The former Ruff's greenhouse facility was permanently closed in 2006, and since that time the property has fallen into a state of serious disrepair, with abandoned buildings and debris scattered throughout the property. No work has been performed on the property since 2006. The buildings located on the property have been abandoned and are now in need of serious repair and rehabilitation. Many of the former greenhouse structures have collapsed and are beyond repair.

The property was rezoned by the previous owners in 2014. However, the restrictive Z16 zoning designation that was established in 2014 did nothing to encourage the development of the property.

## **DESCRIPTION OF PROPOSED LAND USE CHANGES**

The proposed land use changes consists of a Rezoning Application which is required to support the proposed future development of the subject property. The purpose of the Rezoning application is to convert the entire property to a single zoning designation which will include Self-Storage and Warehousing facilities, plus a significant Education Commercial component. (Please refer to L&M drawing number C001). The proposed Self-Storage and Warehousing facilities will be initially contained within the existing buildings when they have been repaired and rehabilitated. The O'Brien Group of Companies would also like to locate a number of their educational operations to the property including O'Brien Training, and Taylor Professional Driving. These educational facilities will include classrooms, study areas and a simulation centre.

The proposed Self-Storage facility will be a modern storage facility with keyless access to the property and to the individual self-storage units. The entire self-storage area will be contained within high quality, black coloured, powder-coated chain-link fencing. The proposed warehousing facilities will be contained within the existing structures and will include both large and small lease spaces. Additional warehouse buildings will be constructed when demand for warehouse and lease space warrants. All of the traffic maneuvering areas and driveways will be paved, and all of the self-storage units will be surrounded by concrete sidewalks. The entire property will be secured with high quality lighting and security cameras to ensure 24/7 security. In addition, the existing residence, located on the property, will be remediated and will be converted to an office/security building, where activity within the entire property can be monitored. The planned combination of professional landscaping, along the highway frontages, plus new fencing and lighting enhancements will represent a distinct improvement over the abandoned and neglected property which now exists.

The proposed Warehousing facilities will be located towards the rear of the property. The warehouses will consist of the existing buildings plus the phased development of new modern purpose-built warehouse buildings. The existing buildings will be repaired, rehabilitated and provided with new, modern siding and additional doors for enhanced functionality. The future warehouse buildings will be larger, multi-functional buildings which can accommodate bulk storage, large lease spaces and private covered storage for boats, campers, personal “toys” and recreational vehicles.

**Zoning** – Please refer to L&M drawing number RZ:03.

It is proposed that the entire property be rezoned to support the development of both the proposed Self-Storage, Education and Warehousing facilities. The proposed zoning designation will also support a residential security/operator building to be located on the same property. Following discussions with the City of Prince George professional planning staff it was agreed that the most appropriate zoning amendment would be based upon a retention and expansion of the existing Z16 zoning designation. The proposed changes to the Z16 zoning designation would include new “Principal Uses” to support the “Education, Commercial” operations. In addition, the Z16 boundaries would be expanded to include the entire property.

## **PLANNED PROPERTY IMPROVEMENTS**

As noted, the purchase of the property was only concluded on October 27<sup>th</sup>, 2023. Already, there have been major site enhancements which have received a number of very positive public comments from the Blackburn community. Abandoned greenhouse structures have been removed and have been recycled as scrap metal. Garbage and waste materials have been transferred to the Landfill. Derelict vehicles have also been removed. The existing buildings are undergoing immediate improvements, including structural repairs, plus new modern siding. Ultimately, all of the existing buildings will be re-sided with new metal cladding, new roofs and new overhead doors as per the photographs in this submission. The metal cladding and doors have already been ordered and the construction work has commenced. The front portion of the property, adjacent to Giscome Road has been regraded to improve drainage and to provide an aesthetically pleasing appearance. Major landscaping improvements will be provided in the Spring of 2024. New property fencing has already been installed. The improvements that have been completed to date have received many compliments from neighbours and from the Blackburn community.

Planning for the future Self-Storage, Education and Warehousing facilities will commence when the land use changes are approved. All new works will be closely coordinated with the City Of Prince George and will take the form of phased Development Permit applications. The applicant wants to work with the City of Prince George to make the proposed Self-Storage, Education and Warehousing facilities as attractive as possible for users and for the travelling public on the adjacent roadways.

## **SURROUNDING DEVELOPMENT**

**West Side** – The property is bounded on the west side by the Old Cariboo Highway which separates the property from the Prince George Airport lands.

**South Side** – The property is bounded on the south side by Giscome Road which separates the property from existing Agricultural and Forestry lands.

**East Side** – The adjacent properties located on the east side generally consist of land which is zoned AG. There is also a single residence adjacent to the southeast corner of the property. The applicant has met with this neighbour to confirm that the neighbouring property is separated from the storage activities by both fencing and landscaping.

**North Side** – The property is bounded on the north side by a mixture of AF, AG and AR3 lands. The applicant has met with several of the neighbouring property owners to ensure that adequate visual landscaping and screening will be provided.

It should be noted that the proposed Self-Storage, Education and Warehousing facilities are generally benign types of developments which do not impact neighbouring properties. The proposed land uses are not noisy, and they do not generate high traffic volumes. The proposed fencing, landscaping and paving attributes will actually be a benefit to the existing neighbourhood.

## **EXISTING MUNICIPAL SERVICES**

Both the Old Cariboo Highway and Giscome Road are well endowed with trunk municipal watermains and trunk sanitary sewer mains.

The Old Cariboo Highway is designated as an Arterial Road which contains an existing 250mm diameter sanitary sewer main and a 250mm diameter watermain.

**Giscome Road is designated as a Major Collector Road which contains an existing 150mm diameter watermain and a 250mm diameter sanitary sewermain.**

**The subject property is already serviced with both municipal water and municipal sanitary sewer. Most typically, storage and warehouse buildings do not require sanitary sewer and water services for public utilization. However, when the future education and warehouse facilities are developed, the existing water service will be upgraded as necessary to provide domestic water and onsite fire protection.**

**The subject property contains an existing stormwater storage pond. Future storm water that is collected within the storage facility will be directed towards this existing storm pond. The storm pond presently discharges to a 600 mm diameter culvert which drains southwards across Giscome Road.**

**In summary, there are no immediate servicing concerns or servicing requirements. Future storage buildings will be the subject of a future Development Permit application which may trigger the production of a future Servicing Brief.**

### **SUPPORTING DOCUMENTATION**

**Appointment of Agent Form - Appointing McWalter Consulting Limited;**

**Development Services Application Form – Rezoning and Community Plan Amendment;**

**Site Disclosure Statement;**

**Application Fee cheque in the amount of \$4,800.00;**

**State of Title Certificate;;**

**Rezoning Application Drawings (Set of 3 drawings)**

**Conceptual Site Plan illustrating the future concepts for the property;**

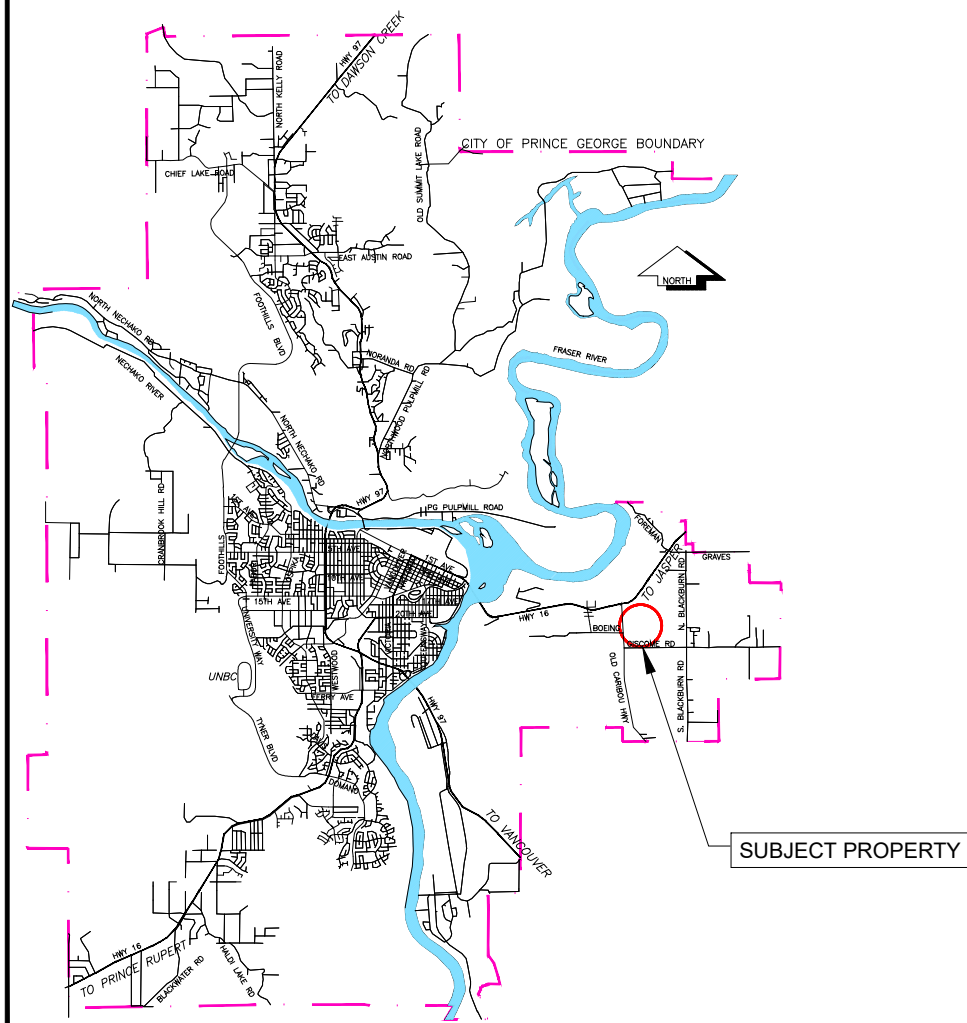
**Zoning Map illustrating the existing zoning of surrounding Properties;**

**Servicing Map illustrating the locations of existing municipal services.**

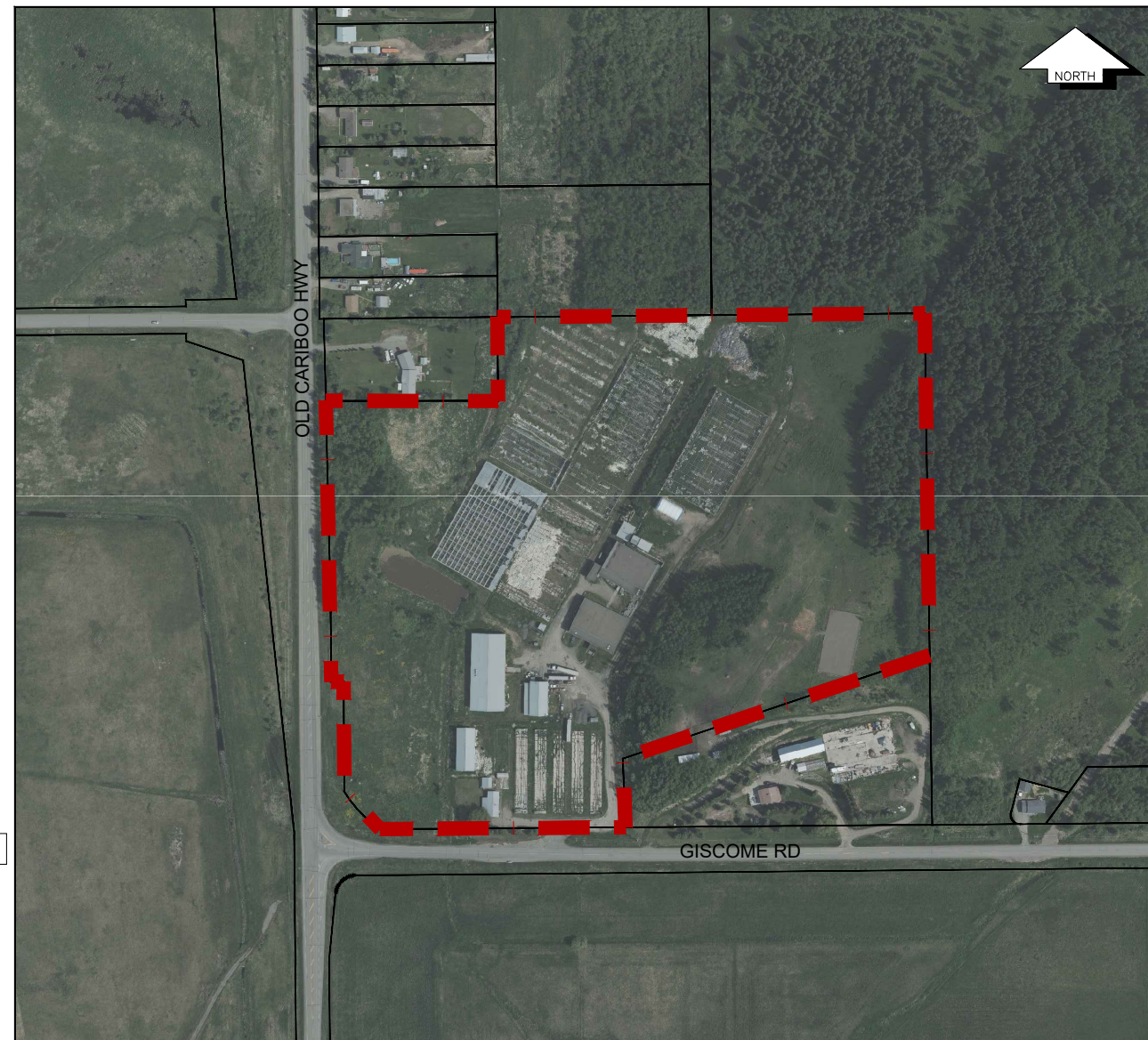
# NUMBER 270 HOLDINGS LTD.

## 4330 GISCOME ROAD

### REZONING & OCP AMENDMENT APPLICATION DRAWINGS



**LOCATION MAP**  
N.T.S.



**AERIAL PHOTO**  
SCALE 1:5000

#### DRAWING INDEX

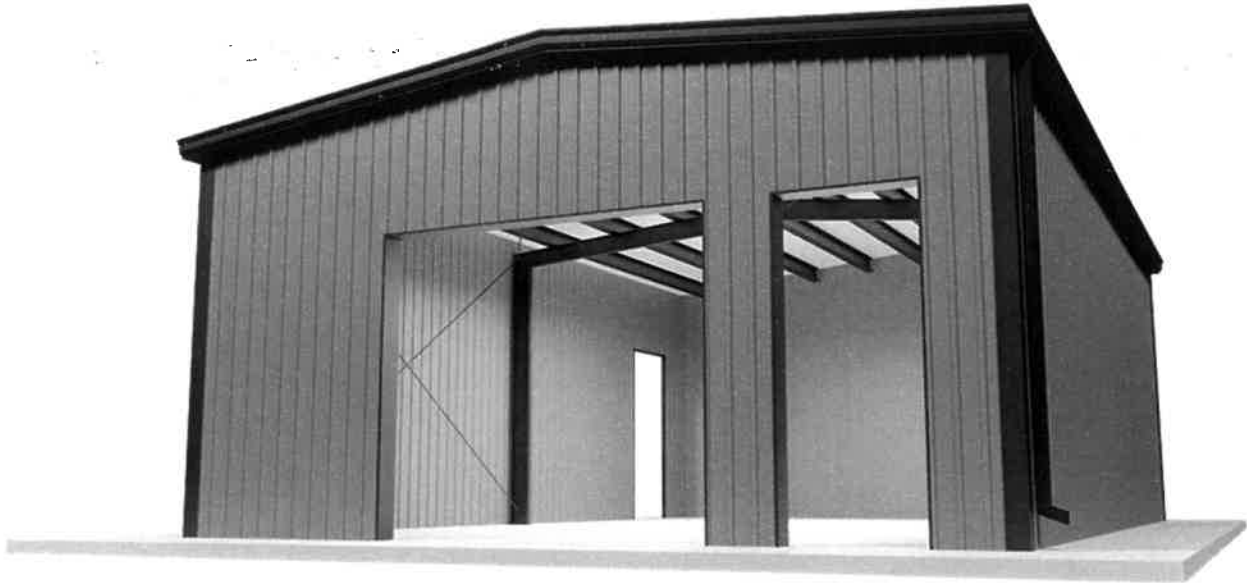
Dwg No.	Rev.	Description
RZ:01	0	TITLE PAGE, LOCATION MAP & AERIAL PHOTO
RZ:02	0	EXISTING & PROPOSED OCP
RZ:03	0	EXISTING & PROPOSED ZONING

**L&M** 1210 Fourth Avenue  
 Prince George, B.C. V2L 3J4  
 Tel. (250) 562-1977  
 Fax (250) 562-1967  
 ENGINEERING LIMITED  
 PLANNING CENTRE

PROJECT No.:	1787-04
DATE:	OCTOBER 2023
PLANNER:	ANE
ENGINEER:	MM
DESIGNER:	-












**LEGEND**

-  SUBJECT AREA BOUNDARY
-  8.0m WIDE PAVED ACCESS ROADS
-  QUALITY FENCING AND LANDSCAPING
-  GREEN SPACES

**DEVELOPMENT VISION**

-  OFFICE & SECURITY
-  EXISTING BUILDING 2, 3, 4, 5 AND 6 TO BE REHABILITATED FOR WAREHOUSING
-  NEW WAREHOUSE BUILDINGS (400,000 FT<sup>2</sup> OF STORAGE)
-  FUTURE SELF STORAGE FACILITIES
-  FUTURE STORAGE AREA



OLD CARIBOO HWY

GISCOME RD

NO.	DATE	REVISION



DRAWN:	
CHECKED:	
DATE:	
PLANNED:	
PLANNING FILE:	
DATE:	
SCALE:	

NUMBER 270 HOLDINGS LTD  
4330 GISCOME ROAD  
CONCEPTUAL SITE PLAN

1787-04  
C001

SHEET No.	1 OF 1
REV. No.	0