



January 29, 2025

City of Prince George
Development Services
1100 Patricia Blvd
Prince George, BC
V2L 3V9

Re: Variance VP100694 - 2595 Queensway

To Whom It May Concern,

As we were looking to expand our company, we came to realize the existing office space we occupied would no longer meet our requirements. As we set out to look for a new space, we expanded our search from lease buildings to purchase buildings.

During our search we were fortunate enough to locate the property at 2595 Queensway which was vacant, for sale and the renovation demolition of the existing pub interior had already begun. The current building was destined to be a Denturist Office.

We purchased this property with the intent to renovate both the interior to meet our requirements and the exterior to improve the aesthetics. At the time of the purchase, we were aware the zoning was for service, financial and offices. We were unaware that the zoning limited the leasable space as one tenant to 280m² in which we require 493m². This was discovered during application for building permit.

With this building bordering a residential neighborhood we strongly believe that changing the use from the previous PUB, and the unfinished Dental Clinic to an Office establishment will have less walk in and vehicular traffic impact as our day-to-day operations take place through phone/internet with the occasional walk-in client. As well our hours of Business being 9:00am to 5:00 pm Monday to Friday further lessens the flow of traffic to the area than the previous building occupants would have been.

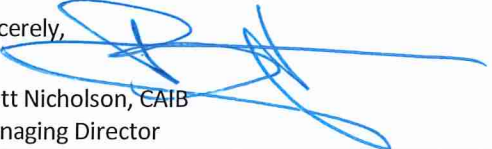
The building size itself remains the same and even with the increased zoning allowable leasable space of 213m² there will be fewer building occupants than the previous Pub or the proposed Dental Clinic.

With the proposed extensive exterior renovations and land cleanup property value will not only increase itself but also the adjacent properties and bring new life to the area.

We thank Council in advance and look forward to approval of the Development Variance Application.

We trust that this meets with your approval. Should you have any questions regarding this matter or, if you would like to make any other changes, please do not hesitate to give our office a call.

Sincerely,


Brett Nicholson, CAIB
Managing Director