

**LSV Progress Management**  
2134 Progress Road  
Prince George, BC, V2K 5S1

**May 24, 2025**

City of Prince George  
Attn: Bryce Deveau  
Planning and Development Department  
1100 Patricia Boulevard  
Prince George, BC V2L 3V9

**RE: Temporary Use Permit TU000107**

Dear Mr. Deveau

I am writing in support of my application for a Temporary Use Permit for the building located at 944/952 4th Avenue in downtown Prince George. The purpose of this application is to formally permit three existing tenants to operate their businesses from this location under additional allowable uses.

**Background on Proposed Uses**

I am requesting that "Health Service, Minor" be added as a permitted use. This will support:

- Inside Insights (Unit 210, 952 4th Ave), a sole proprietorship operated by a mental health counsellor providing one-on-one client services
- Health River Natural Therapies (Unit 200, 952 4th Ave), another single-operator practice offering holistic health services addressing concerns such as chronic fatigue, stress, learning difficulties, and related challenges.

In addition, I am requesting that the category "Service, Massage" be added to accommodate Blue Ocean Wellness, which shares the space with Health River and also operates on a one-on-one client basis.

All three tenants are owner-operators who work by appointment only, seeing one client at a time. There is no excessive noise, environmental impact, or increase in traffic beyond that of a typical office or educational space, both of which are currently permitted under the M4 zoning. These proposed uses are consistent in scale and intensity with existing zoning allowances and do not pose a risk related to contaminants, food production, cannabis or other disruptive activity.

## **Site Context and Building Use**

This building is a four-unit structure with a central split. The ground floor contains warehouse space with minor office frontage along 4<sup>th</sup> Avenue. The upper level, where the proposed uses are located, consists solely of office space. The lower-floor tenants primarily use their unit for warehouse space as they are contractors whose day-to-day work occurs off-site.

I have owned this building since 2019 and have experienced tenant turnover largely due to external factors affecting downtown. Many businesses express hesitation about relocating to the core because of challenges including homelessness, trespassing and waste around entrance ways- such as garbage, feces and used needles. These issues have created safety concerns for tenants' staff members and discouraged long-term tenancy, contributing to relatively low rental rates in the downtown area.

Despite these challenges, I have successfully attracted high-quality, community-orientated tenants who are contributing positively to the revitalization of downtown Prince George. These are businesses that care about their clients and their community and are helping to improve the reputation of the area.

## **Why This Temporary Use Permit Matters**

There is significant interest from small, independent business owners in moving to more affordable downtown spaces, but the lack of zoning alignment often deters them. Prospective tenants are reluctant to relocate without zoning certainty, as moving is costly and disrupts business operations.

The businesses currently occupying 952 4<sup>th</sup> Avenue have taken a leap of faith. They relocated with an understanding of the risks involved, but their presence is helping attract businesses to the downtown core. Their operations are low-traffic, appointment based, and contribute to the revitalization of our city. Since client visits are by appointment with sessions rarely exceeding one hour, the 3-hour on-street parking directly in front of the building sufficiently supports client flow.

I would also encourage the City to consider whether zoning uses such as these could be supported on a permanent basis in the downtown core. In doing so, the City could reduce barriers for small businesses while supporting broader revitalization efforts.

## **Closing**

Thank you for considering this application. Granting this TUP will give these tenants and others confidence to invest in downtown. I welcome any further questions or clarifications as the process continues.

Sincerely,

A handwritten signature in black ink, appearing to be 'L. Veeken', with a long horizontal stroke extending to the right.

Luke Veeken  
LSV Progress Management