

**OPPORTUNITY PROFILE**

# **Data Centres**



**CITY OF  
PRINCE GEORGE**

### Why Prince George

Prince George, British Columbia, Canada, with a population of 74,003, is located in the centre of the province and has one of the fastest growing GDPs for mid-sized cities in the country. Prince George's fibre redundancy, cool climate, stable environment, and access to hundreds of acres of vacant serviced industrial and commercial land make it an ideal location for data centres.

#### Redundancy

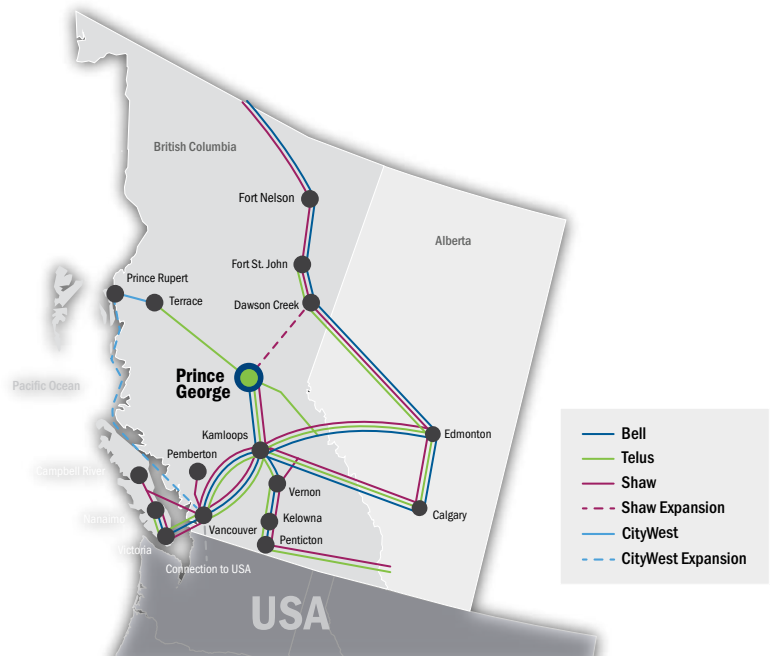
- Telus has a dual path in and out of Prince George to offer fibre redundancy that ensures maximum uptime and security. Shaw and CityWest are also installing redundant loops that will be complete in 2020 and 2021, respectively.

#### Excellent Telecommunications Infrastructure

- Telus, Shaw, Bell, CityWest and the City of Prince George offer a fibre network backbone that connects Prince George to the world.

#### Government Stability and Support

- Prince George and British Columbia (BC) both have stable governments; BC has received a AAA credit rating 13 years in a row.
- Data sovereignty laws in Canada require that all data must be held exclusively by a Canadian provider, transferred over a Canadian network, and housed in a Canadian data center.
- Data centres are one of the City's targeted industries, as per the Business Attraction Strategy, and they are also supported by the Province's BC Tech Strategy.
- Prince George continues to have one of the leading economies for mid-sized cities in Canada, according to the Conference Board of Canada.



#### Security

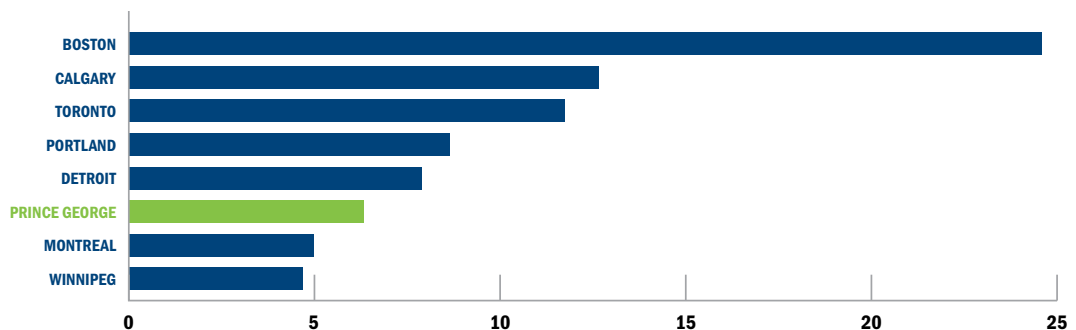
- Prince George has low risk for natural disasters, with only 3 earthquakes of 2.5 magnitude or greater occurring near the city within the last 100 years.
- BC Hydro has an Average System Availability Index of 99.944%, even during extreme weather and other disruptive events.

#### Low cost, Reliable and Clean Power

- BC Hydro offers competitive rates that are among the lowest in North America, helping to keep operating costs low.
- You can count on BC Hydro's electricity supply to be extremely reliable, before you consider back up power options.
- 98% of the electricity generated in BC is clean or renewable power.
- There is between 100-200 MW of available power at the Williston Substation in Prince George.

**Large User:**  
**50,000kW**  
**85% Load Factor**

■ ¢/kWh



\*SOURCE: BC HYDRO - 2019 COMPARISON OF ELECTRICITY PRICES IN MAJOR NORTH AMERICAN CITIES

**Free Cooling**

- Prince George’s cool outside air can be used for cooling server infrastructure rather than mechanical cooling systems. Prince George’s annual daily average temperature is 4.3 °C, with zero degree-days a year being above 24 °C.
- Prince George is home to the Nechako and Fraser Rivers and many lakes. The abundance of water in the area offers a unique opportunity to reduce electricity consumption further through environmentally friendly cooling options.

**Competitive Corporate Tax Rates**

- Prince George’s combined federal and provincial tax rate is 27%.

**Incentives**

- Locate a data centre downtown and receive a 10-year tax exemption, through the Revitalization Tax Exemption Program.
- BC Hydro has more than 14 programs and incentives for various types of business operations.

**Low Real Estate Costs**

- 400 acres of vacant serviced industrial land ~\$150-300K/acre
- An abundance of vacant serviced commercial land ~\$150-350K/acre

**Competitive and Stable Property Taxes**

- Industrial rates as low as \$5,420/acre
- Commercial rates as low as \$3,670/acre

**Business Opportunities**

- Tier I, Tier II, and Tier III data centres
- Develop a single tenant or multi-tenant (colocation) facility
- Lease out space in existing office towers to reduce construction costs
- Leasing options for the City of Prince George’s available dark fibre and fibre conduits

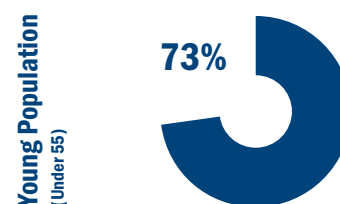
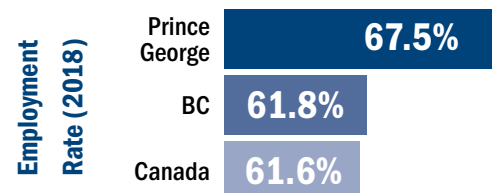
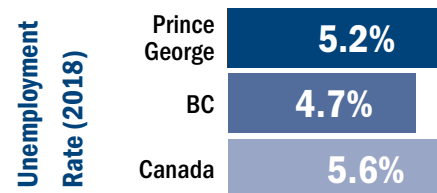
**Workforce, Education and Training**

College of New Caledonia offers:

Computer Sciences	Certificates and University Transferable Courses
Computer/Network Electronics Technician Certificate	Engineering (Applied Science) Certificate
Computer Science	Computer Science
Information and Communication Technology	
Information Technologies	
Natural Resources and Environmental Technology	

University of Northern British Columbia offers:

Undergraduate	Graduate
Computer Science	Computer Science
Applied Science	
Engineering	







**CITY OF  
PRINCE GEORGE**

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