

From: [Correspondence Group, City Clerk's Office](#)
To: [Mohammad Golkarieh](#)
Subject: RE: Mount Pleasant Light Industrial Areas (I-1) Amendment
Date: Monday, February 04, 2013 4:14:31 PM

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

In addition, the comments will be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

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For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you

From: Mohammad Golkarieh § 22(1) Personal and Confidential
Sent: Monday, February 04, 2013 3:10 PM
To: Correspondence Group, City Clerk's Office
Subject: Mount Pleasant Light Industrial Areas (I-1) Amendment

RE: The Proposed Inclusion of General Office Uses in the I-1 zoning.

To Mayor and Council at the City of Vancouver,

I am a residence of Vancouver.

Modifying the existing I-1 zoning to include general office uses will be a good decision. We hope to see the initiative passed through.

Best regards,

Mohammad Golkarieh

§ 22(1) Personal and Confidential



From: [Correspondence Group, City Clerk's Office](#)
To: roxanna_mousavi@yahoo.com
Subject: FW: Mount Pleasant Light Industrial Area (I-1) Amendment
Date: Monday, February 04, 2013 3:59:38 PM
Attachments: [20130204155036453.pdf](#)

Thank you for your comments.

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Thank you

From: roxana mousavi s. 22(1) Personal and Confidential
Sent: Monday, February 04, 2013 3:55 PM
To: Correspondence Group, City Clerk's Office
Cc: s. 22(1) Personal and Confidential
Subject: Mount Pleasant Light Industrial Area (I-1) Amendment

Good afternoon,

Please see attached letter regarding Mount Pleasant Light Industrial Area (I-1) Amendment.

Regards,

Roxana Sadat Mousavi

RE: The Proposed Inclusion of General Office Uses in the I-1 zoning.

To Mayor and Council at the City of Vancouver,

I own a unit located on the 32nd floor of the building located at s. 22(1) Personal and Confidential on the corner of Bute St. and Melville St. of Vancouver. My property has been listed for lease for over the past 18 months; however, during this time we have been challenged, securing tenants for my vacant units, by the existing I-1 zoning. Our property attracted variety of groups but their proposed use of space did not conform to the existing zoning requirements. Having the space vacant for over 18 months has cost my company upwards of \$230,000 in property taxes and holding costs.

The neighboring area has changed much over the years such as industrial businesses leaving the area due to the increased rental rates brought on by the demand from office users. This has left landlords with a shorter list of potential tenants to fill their vacancies. The main attraction for the potential office space users considering this area is the accessibility of the area as well as the reasonable rental rates.

There are numerous types of businesses that would fit into the general office category who could benefit from being included in the zoning as well. These businesses typically have more employees and would supply more jobs for Vancouverites than would traditional industrial tenants.

Modifying the existing I-1 zoning to include general office uses will be beneficial for the area, as well as businesses and the landlords who pay high property taxes. We hope to see the initiative passed through, as it will result in a better situation for all stakeholders in the area.

Yours truly,



Roxana Sadat Mousavi

s. 22(1) Personal and Confidential



From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: The Proposed Inclusion of General Office Uses in the I-1 zoning.
Date: Tuesday, February 05, 2013 10:33:56 AM
Attachments: [Letter to City Hall-m.docx](#)

Thank you for your email and attachment which has been forwarded to the attention of the Public Hearing Meeting Coordinators.

-----Original Message-----

From: Reza Saeedi s. 22(1) Personal and Confidential
Sent: Monday, February 04, 2013 6:31 PM
To: Correspondence Group, City Clerk's Office
Subject: Re: The Proposed Inclusion of General Office Uses in the I-1 zoning.

On 2013-02-04, at 4:13 PM, "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca> wrote:

- > Also please note that there does not seem to be attached letter.
- >
- > Thank you for your comments.
- >
- > All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.
- >
- > In addition, the comments will be posted on the City's website (http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm). Please note that contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.
- >
- > Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.
- >
- > For more information regarding Public Hearings, please visit vancouver.ca/publichearings.
- >
- > Thank you
- >
- >

> -----Original Message-----

> **From:** Reza Saeedi s. 22(1) Personal and Confidential
> **Sent:** Sunday, February 03, 2013 1:12 PM
> **To:** Correspondence Group, City Clerk's Office
> **Subject:** The Proposed Inclusion of General Office Uses in the I-1 zoning.

- >
- > Hi there,
- >
- > I attached my Letter for the proposed inclusion of general office uses in the I-1 zoning to this e-mail.
- >
- > thanks
- >
- > Reza Saeedi

RE: The Proposed Inclusion of General Office Uses in the I-1 zoning.

To Mayor and Council at the City of Vancouver,

I own a bike shop at s. 22(1) Personal and Confidential under bikes on the drive name. Bike businesses are very dependent to the distance of your store to all city transportation services, residential and commercial areas. In the area between Cambie st. and Commercial dr. we have lots of bike shops as competitors, which make the competition in this market very tuff, Making any decision to make more job potential or residential potential would be very helpful for all of us to have mere demand in our businesses.

Modifying the existing I-1 zoning to include general office uses will be a big win for the area, as well as businesses and the landlords who pay such high property taxes. An industrial area in the middle of residential area and close to down town made all expenses for any tenant or business owners too high that's why even if the zoning is fore industrial businesses but there is so many vacancy properties for lease or sell with desperate owners. We hope to see the initiative passed through, as it will result in a win-win situation for all stakeholders in the area.

Yours truly,

Reza Saeedi

s. 22(1) Personal and Confidential

