

From: [Public Hearing](#)
To: [Public Hearing](#)
Subject: FW: Mount Pleasant Light Industrial Areas (I-1) amendment
Date: Monday, February 04, 2013 12:28:25 PM

From: Mohammad Basefat s. 22(1) Personal and Confidential
Sent: Monday, February 04, 2013 10:25 AM
To: Public Hearing
Subject: Re: 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 own multiple strata units located on the second floor of the building located at 128 West 6th Avenue, in the Main and Cambie industrial area of Vancouver city. 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 \$240,000 in property taxes and holding costs.

The neighboring area has changed much over the years; traditional industrial businesses have, for the most part; left 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.

Furthermore, the rental rates in the area, although too expensive for many traditional industrial businesses, are below market price compared to Downtown or Broadway lease rates. There are many start-up companies in the area who are able to survive only because Main and Cambie provide a less expensive alternative. 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 a big win for the area, as well as businesses and the landlords who pay such high property taxes. 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,

Mohammad M. Basefat Nazari

s. 22(1) Personal and Confidential

Regards,

Mohammad Basefat

s. 22(1) Personal and Confidential

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

From: Correspondence Group, City Clerk's Office

Sent: Monday, February 04, 2013 10:11 AM

To: s. 22(1) Personal and Confidential

Subject: FW: Mount Pleasant Light Industrial Areas (I-1) amendment

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: Mohammad Basefat s. 22(1) Personal and Confidential
Sent: Saturday, February 02, 2013 6:09 PM
To: Correspondence Group, City Clerk's Office
Subject: Mount Pleasant Light Industrial Areas (I-1) amendment

Greetings,

Please find the attached my letter to Mayor and the council for the above subject.
I hope this proposal pass through the council on Feb 5th, 2013.

Regards,

Mohammad Basefat

s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: Mount Pleasant Light Industrial Areas (I-1)
Date: Monday, February 04, 2013 11:10:52 AM
Attachments: [Letter to City Hall-m.pdf](#)

Thank you for your comments.

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Thank you

From: Al Zandiyeh s. 22(1) Personal and Confidential
Sent: Sunday, February 03, 2013 5:23 PM
To: Correspondence Group, City Clerk's Office
Subject: Mount Pleasant Light Industrial Areas (I-1)

Good Day,

Please find the attached letter regarding the subject matter.

Sincerely,
Al Zandiyeh

To Mayor and Council at the City of Vancouver,

Dear Sir or Mam,

I trust this email finds you well.

I am a realtor and also owner of a unit in Vancouver area addressed:
2204-555 Jervis St, Vancouver.

Regarding the subject community and 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. This will bring lots of new more professionals into the area and greater opportunities for other elated businesses. We hope to see the initiative passed through, as it will result in a win-win situation for all stakeholders in the area.

Sincerely,
Al Zandiyeh

A handwritten signature in black ink, appearing to read 'Al Zandiyeh', with a stylized flourish at the end.