



August 27, 2019

**Office of the City Clerk**

City of Burnaby  
4949 Canada Way  
Burnaby, B.C. V5G 1M2

**Re: Delegation to Mayor and Council Regarding 3990 Marine Way Lands**

Over the past three years I have worked with Ed Kozak, Karen Hung and others from the Burnaby Planning Department on my vision to transform the City of Burnaby's property at 3990 Marine Way, into a world class film studio. I write today to request to present Keltic Canada Development Co. Ltd. (Keltic) updated vision for the lands to the Planning and Development Committee on Sept 17<sup>th</sup>, 2019\*.

In summary, our vision to build a world class film studio on this site requires:

- **Develop a purpose-built studio designed to bring large-scale film productions to Metro Vancouver.** Keltic will achieve this through building larger & taller (50,000 sf and at 50-60 ft in height) studios are currently unavailable in the market. This will make them unique and able to accommodate major film productions, currently unable to come to Metro Vancouver due to the lack of size and height of current studios. We also intend to provide on site office space, directly associated with the studios, thereby attracting a whole new level of film production to Metro Vancouver and growing the film industry in Burnaby.
- **Attract a major streaming service, like Apple, Amazon, Netflix or a major studio to partner on all or a portion of the studios, either directly or through a long-term lease model.**



\*Referred to the Financial Management Committee 2019 September 19 Meeting

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Over the past three years I have introduced some of these major film companies to Burnaby Planning Staff and the previous Mayor and Council. I also worked with staff on an application to purchase these lands culminating in the creation of a staff report, which was presented to Council. However, I'm only aware that the response to report was to not sell the land at the time.

However, I remain undeterred and have recently spoken and met with some of the City Council and Planning staff on my updated request for Burnaby to consider an application by Keltic to enter into a long term lease of 3990 Marine Way for a 65- or 99-year term to build a world class film studio and the associated office space.

A lease model allows Burnaby to retain long term ownership of the lands, spur job creation and innovation, generate billions of dollars of direct and indirect investment, and create a sustainable economic development. It is truly a win-win solution.

We ask the Committee to recommend the staff to review this option and prepare a report to Council on this matter. In the interim, Keltic will continue working towards it's vision of bringing major motion pictures to a world class facility in Burnaby.

Sincerely,

**T. Jake McEwan, CEO**  
Keltic Canada Development