

**The following items of correspondence
were received in support of Rezoning
Reference #14-42.**

OMNIMAR ENTERPRISES INC.

3600 GILMORE WAY
BURNABY, BC V5G 4R8

Jan 22, 2015

City of Burnaby
4949 Canada Way
Burnaby BC V5G 1M2

Rez Ref # 14-42
Bylaw # 13431

**Subject: Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 2014
Bylaw NO. 13431, Rezoning Reference #14-42**

As owners of the PMC multi-tenant building at 3600-3602 Gilmore Way we want to give our support to the zoning change.

Having a building in Discovery Place for more than 20 years we understand the extra challenges presented by M8 zoning.

- With less than 1% of business meeting the M8 requirements it is difficult to find qualified tenants.
- Many of the R&D startups that could use our space and would qualify are often financially limited (Even with our below Discovery Place market rates).
- BC Assessment does not have a Property Class for M8 zoning and will not take into account the restrictive financial nature of M8 zoning. The result is their calculations are for higher revenue than is achieved and you pay Property Tax as if the property had a less resistive zoning.

The flexibility provided by M8a zoning to rent a portion of the space to tenants for general business / professional office use provides a balance between space for R&D company in Burnaby and helping occupy the buildings.

It seems unfair that only some Discovery Place buildings have M8a zoning, while the earlier buildings are financially restricted by the M8 zoning.

As owners of the PMC multi tenant building at 3600-3602 Gilmore Way, a change from M8 to M8a would greatly increase our ability to reach full occupancy. If this option were available we would pursue this to help make our building a better business.

Regards,
JB Bjorknas



Omnimar Enterprises

Stewart, Gillian

From: Roger Leggatt
Sent: January-23-15 8:40 AM
To: Clerks
Subject: Burnaby Zoning Amendment - Rezoning Reference #14-42

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 2014
Bylaw No. 13431, Rezoning Reference #14-42.

I just wanted to share my support for the proposed zoning amendment for the property located at 3605 Gilmore Way. I have been a commercial office leasing agent in the City of Burnaby for the past 12 years and have dealt with the existing zoning at 3605 Gilmore many times. It has often deterred tenants who may fit the zoning but do not wish to take the chance of being rejected down the road. I'm certain this re-zoning to M8a will have a positive impact on the building and surrounding office park by the increased occupancy levels that will result.

Should you have any questions. Please feel free to contact me.

Regards,

Roger

Roger Leggatt
Personal Real Estate Corporation
Vice President | Office Leasing
Brokerage

Rez Ref # 14-42
Bylaw # 13431



Cushman & Wakefield Ltd.
700 West Georgia St, Suite 700 Vancouver, BC, V7Y 1A1



[Perspective: C&W's 2012/2013 Annual Review: now available online](#)

The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication. If you have received this communication in error please contact the sender by telephone or by response via mail. We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses.



Intelligent
Real Estate
Solutions

1055 West Georgia Street
Suite 2100
Box 11109 Royal Centre
Vancouver, BC V6E 3P3
Canada

January 26, 2015

avisonyoung.com



Office of the City Clerk
City of Burnaby
4949 Canada Way
Burnaby BC V5G 1M2

Rez Ref # 14-42
Bylaw # 13431

To Whom It May Concern,

RE: Burnaby Zoning Bylaw 1965, Amendment Bylaw No.43, 2014 Bylaw No.13431, Rezoning Reference #14-42

I am writing as a Principal of my company Avison Young (Canada) Inc., a Commercial Real Estate firm that has operated in the Burnaby office market for more than 20 years.

I have personally been active as a commercial broker for almost 30 years and specialize in office leasing, notably in Burnaby and include as my clients, Ivanhoe Cambridge (Metrotower Complex), Investors Group (Canada Way Business Park), and BOSA Developments (Solo District) to name a few.

In addition, I have represented hundreds of clients whose firms have sought commercial leases in Burnaby, including the Discovery Parks Area and to which I can confirm that many tenants have been unable to conclude leases within the buildings as a result of current zoning designation. The proposed change to the broader use designation would be a benefit to Burnaby and strengthen the Canada Way corridor area, in particular Discovery Parks as a result of this change.

We have been advocating for this change for many years and see it as being an extremely positive initiative and are in full support of it.

Regards,

Darrell L Hurst
Principal