

650 West Georgia Street
Suite 3000
P.O. Box 11505
Vancouver, BC
V6B 4N7

Telephone: (604) 713-6450
Fax: (604) 683-3264
www.gwira.com



November 30, 2005

Mr. Doug Allan
Senior Development Planner
Planning Department
District of North Vancouver
355 Queens Road
North Vancouver, BC V7N 4N5

Dear Mr. Allan:

RE: TEXT AMENDMENT TO COMPREHENSIVE DEVELOPMENT ZONE 18 (CD-18)

On behalf of the property owner, bclMC Realty Corporation, we hereby submit our Zoning Bylaw Text Amendment application for the Comprehensive Development Zone 18 (CD-18) to add office purposes, professional offices and media-related establishments uses.

The rationale for this application is due to interest from a number of prospective tenants for Northwoods Business Park Lot D (Phase I) and Lot B (Phase II) who have uses other than is permitted under CD-18.

As an example, a prospective tenant for Phase II has its head offices are currently fragmented within 4 separate northshore buildings and the company is looking to grow its space requirements into a single consolidated location. The space requirements include approximately 3,000 square feet of warehouse and 21,000 square feet of office for 70 employees. Their office departments include marketing, logistics, customer service, data entry, IT, customer support, administration and finance, and production of training materials. Some of the company's uses are already permitted in CD-18. The company has exhausted a search for new premises in Burnaby and the northshore and we believe that Northwoods is the only viable option for them to remain in the northshore.

We are also aware of an upcoming requirement for a media related use for the Olympics. The information we have received is preliminary and we do not know if this will be a permanent use or temporary for the Olympics. The tenant's requirement is for a preferred location close to the Second Narrows Bridge either in North Vancouver, East Vancouver or North Burnaby. With the large-scale magnitude of the Olympics, it may be possible that new media-related companies will be looking to set up in the Lower Mainland.

We are aware that office purposes, professional offices and media-related establishments uses are permitted in Comprehensive Development Zones 19 (CD-19), 33 (CD-33) and 50 (CD-50) of the adjacent neighbouring properties. Including these same uses in CD-18 is consistent with the objectives of the Maplewood Local Plan.

We are interested in trying to retain businesses within the northshore and not lose valuable local jobs to other municipalities. In addition, it is desirable to try and attract new companies to North Vancouver, such as this potential media-related use, which will increase the local employment base and create new job opportunities.

Should you have any questions or require further information, please do not hesitate to call.

Yours truly,
GWL REALTY ADVISORS INC.

A handwritten signature in black ink, appearing to read 'Michael Lee', with a long horizontal line extending to the right.

Michael Lee
Director, Development
Direct Dial: (604) 713-6464

Enclosures