



To: Richmond City Council
From: Councillor Bill McNulty
Chair, Planning Committee
Date: October 23rd, 2003
File: RZ 03-235259
Re: APPLICATION FOR REZONING – FIRST PROFESSIONAL MANAGEMENT (WEST) INC.

The Planning Committee, at its meeting held on September 16th, 2003, considered the attached report, and recommends as follows:

Committee Recommendation

- (1) *That the rezoning application RZ 03-235259 to rezone properties at 4660 through to 4740 Garden City Road and 9040 through to 9500 Alexandra Road be referred to staff in order that further information be provided on:*
 - (a) *the definition of mixed use (i.e. what kind of industrial, residential) which would be possible in the area and associated with the proposal;*
 - (b) *the buffers that would be used between the different uses;*
 - (c) *the implications involved in servicing the area;*
 - (d) *the pros and cons of the economic impacts;*
 - (e) *viable locations for placing the proposal within existing zoning elsewhere in the City;*
 - (f) *the implications of expanding the City Centre to accommodate the proposal;*
 - (g) *the impacts of airport noise;*
 - (h) *the residents' concerns regarding residential vs. industrial land costs; and*
 - (i) *other considerations as identified in Option 2 of the staff report.*
- (2) *That staff embark on the preparation of an updated West Cambie Area Plan funded from City accounts as soon as possible.*
- (3) *That a City advisory committee be constituted for the West Cambie area as soon as possible for inclusion in the review of the area.*

Councillor Bill McNulty, Chair
Planning Committee

Attach.

VARIANCE

Please note that staff recommended the following:

That the rezoning application RZ 03-235259 to rezone properties at 4660 through to 4740 Garden City Road and 9040 through to 9500 Alexandra Road for the development of a retail mall anchored by a major retail outlet, be denied.

Staff Report

Origin

First Professional Management (West) Inc. has submitted an application to rezone properties at 4660 through to 4740 Garden City Road and 9040 through to 9500 Alexandra Road from Single Family Housing District Subdivision Area (R1F) to Automobile-Oriented Commercial District (C6) or Comprehensive Development District (CD) to develop a 18,580m² (200,000 ft²) retail mall anchored by a 12,068m² (129,900 ft²) Walmart Store. **See Attachment 1.**

The proposed retail centre is to be located on the northeast corner of Garden City Road and Alderbridge Way in the West Cambie Area of Richmond. The site is bounded by Alderbridge Way to the south, Garden City Road to the west, Alexandra Road to the north, and single-family lots to the east. **See Attachment 2.**

This report compares the proposal to existing City policies, rather than provide a detailed technical analysis of the application, an approach agreed to by the applicant. The technical analysis, which will require considerable time and cost to complete, will only be undertaken if Council wishes to further consider the application.

Findings of Fact

Item	Existing	Proposed
Owner	4660 / 4680 Garden City Rd - Joseph & L M. Ho 4700 / 4720 Garden City Rd – Doris Lee Mui Lai 4740 Garden City Rd – Robert H.K. Kwok & Irene Lui 9040 Alexandra Road – William W.N. Lai 9060 Alexandra Road – Nam Hyun & Hwa Sook Yun 9080 Alexandra Road – Sarup & Surinder Puni 9180 Alexandra Road – John & Cherry Graf 9200 Alexandra Road – Guiseppe Coloiera 9260 / 9280 / 9300 Alexandra Road – Marko Pavelich 9320 Alexandra Road – 397123 B.C, Ltd, 9340 Alexandra Road – Dominion Trading Co. 9360 Alexandra Road – Ping-Hui Shih 9400 Alexandra Road – Harold Yardley 9420 Alexandra Road – San Dae & Keum Sook Sohn 9440 / 9442 Alexandra Road – George & Margot von Schilling 9480 Alexandra Road – Lamberto Uy Sy (Jr.) 9500 Alexandra Road – 162828 Properties Ltd.	First Professional Management (West) Ltd.
Applicant	First Professional Management (West) Inc,	First Professional Management (West) Inc,

Item	Existing	Proposed
Site Size	4660 Garden City Rd – 1082 m ² 4680 Garden City Rd – 947 m ² 4700 Garden City Rd – 947 m ² 4720 Garden City Rd - 1,147 m ² 4740 Garden City Rd – 2,278 m ² 9040 Alexandra Road – 709 m ² 9060 Alexandra Road – 6,076 m ² 9080 Alexandra Road – 2,025 m ² 9180 Alexandra Road – 2,024 m ² 9200 Alexandra Road – 2,026 m ² 9260 Alexandra Road – 12,149 m ² 9280 / 9300 Alexandra Road – 4,051 m ² 9320 Alexandra Road – 4,050 m ² 9340 Alexandra Road – 1,618 m ² 9360 Alexandra Road – 6,482 m ² 9400 Alexandra Road – 4,051 m ² 9420 Alexandra Road – 4,049 m ² 9440 / 9442 Alexandra Road – 4,051 m ² 9480 Alexandra Road – 4,049 m ² 9500 Alexandra Road – 4,049 m ²	66,385.5 m ² 6.6 ha (16.4 acres) (Not taking into account any required road dedications)
Land Uses	Residential	Commercial / Retail
OCP Designation	Mixed Use	Commercial / Retail
Area Plan Designation	Mixed Use	Commercial / Retail
Zoning	Single Family Housing District (R1/F)	Automobile-Oriented District Commercial (C6) or Comprehensive Development District (CD)
Airport Noise Exposure Frequency (NEF)	NEF 35	NEF 35
Environmentally Sensitive Area (ESA) Designation	Along north side of Alderbridge Way and east side of site	TBD
Heritage Resources	3 significant trees along Alexandra Road	TBD

Adjacent Land Uses

The surrounding area contains older, large lot single family and duplex dwellings and newer, smaller lot single and multiple family dwellings. Tomsett Elementary School and some limited strip commercial development are also located in the area.

South of the site, along Alderbridge Way, is the vacant Department of Fisheries and Oceans (DFO) quarter section which is currently under consideration as a possible Trade and Convention Centre and the 2010 Olympic Winter Games International Broadcast Centre.

To the south and west of the site, at the southwest corner of Alderbridge Way and Garden City Road, are new low-rise and existing high-rise residential developments. Lansdowne Mall is located west of these developments between No. 3 Road and the residential developments.

Directly west of the site, across Garden City Road, are strip commercial uses and large lot single-family developments.

Related Policies & Studies

The proposed development is located within the West Cambie Area and is guided by the policies outlined in the Richmond Official Community Plan, and the West Cambie Area Plan. Also relevant are the City Centre Area Plan, the 1999 Richmond Industrial Strategy, the 2002 Richmond Economic Development Strategic Plan, and the Richmond 2010 Trail Strategy.

The City of Richmond policies are intended to provide a decision making framework for the future direction of the City and the overall vision for the development of the community. The designation of land uses aims to provide an enduring legacy for the City's long-term economic future which is consistent with effective servicing and sound environmental management.

The applicant hosted a Public Open House on May 12, 2003 and collected 51 comments from 147 attendees. The results indicate support for the location of the proposed development on the site. The Open House Summary prepared by the applicant is provided as **Attachment 3**.

The City has also received a significant amount of correspondence both for and against the proposed Walmart store. A copy of these is available in the City Clerk's Department.

Analysis

POLICY RELATED ISSUES

Most of the official Council adopted policies reinforce the concept that the commercial core of the City should be contained within the City Centre, with industrial and commercial support uses allocated to the lands adjacent to the City Centre. Commercial developments outside of the City Centre are envisioned as smaller scale developments to serve the needs of area neighbourhoods, rather than the use which is proposed.

A synopsis of the City's policies, excerpted from Council adopted plans, is provided below.

1. Official Community Plan

- The Growth Management Strategy promotes the concentration of growth within the City Centre.
- The Land Use Map and the written policies designate the City Centre as the commercial focus for the City.
- The Official Community Plan identifies commercial areas outside of the City Centre as neighbourhood retail districts, "villages", etc., implying that small-scale neighbourhood retail centres, rather than large-scale commercial development, should be located outside of the City Centre.

- The Official Community Plan encourages strip retail and large warehouse-style “big box” retail to districts already zoned for auto-oriented commercial use.
 - The Official Community Plan identifies a designated ESA area along the southern and eastern edge of the proposed development.
2. City Centre Area Plan
- The City Centre Area Plan identifies the role of the City Centre as the “key commercial and service centre for Richmond”.
 - The land use pattern evident in the Land Use Map indicates a commercial core in the City Centre surrounded by Industrial and Business Park uses to support the commercial core. For example, the Land Use map identifies the areas surrounding the Mixed-Use High Density area (the Downtown Commercial (C7) zone) along No. 3 Road as:
 - Mixed Use – Specialty (a predominantly automobile-oriented commercial area);
 - Auto-oriented Commercial (lower density retail developments typically accessed by automobile, which provides for shopping, personal services, business, and entertainment uses);
 - Mixed Use – Riverfront (residential, boating and recreational uses, plus a limited amount and range of river-oriented commercial uses);
 - Urban Business Park (light industrial development which provides for advanced technology industry, industry with a significant component of research and development activity, compatible and complementary commercial uses, and complementary light industrial uses); and
 - Mixed Use - Light Industry (development of high-tech and other light industries and office uses are encouraged together with a limited amount of commercial, educational, amenity and service uses).
3. West Cambie Area Plan
- The West Cambie Area Plan designates the site as Mixed Use, which includes residential, industrial, commercial, business park, and public, institutional or open space uses.
 - The policy objectives state that commercial developments in the West Cambie area should “meet the shopping needs of West Cambie residents”, implying that local commercial, small-scale development, rather than a regional shopping centre, is the appropriate type of commercial development.
 - Objective 5.1 clearly states that “new highway related commercial centres are consistent with the ability of the City to provide the necessary improvements to services and roads. This neighbourhood requires a complete upgrade of all services. The upgrading of these services is not anticipated in the near future in the Capital Works Program.
4. Richmond Industrial Strategy
- The Richmond Industrial Strategy identifies the development site as potential Industrial Business Park, not a commercial centre.
 - The Industrial Strategy identifies commercial development as a support for Industrial Business Park uses in the area, not as the primary land use.
 - The Industrial Strategy identifies the area as requiring full servicing upgrades prior to the development of the area for industrial use.

- Ideally, the City Master Servicing Plan should be completed by Engineering before infrastructure planning can begin for the area, the site, and future industrial lands. Completion of the City Master Servicing Plan has not been determined at this point.

5. Richmond Economic Development Strategic Plan

- The Richmond Economic Development Strategic Plan advises that industrial land is a limited and valuable commodity for Richmond's economic future. It warns that Richmond currently has a low supply of readily available serviced and appropriately zoned industrial land. If the rebounding economy creates pressure on the industrial land base and the demand exceeds the supply, businesses will look elsewhere for industrial locations unless a larger supply of industrial land can be brought onstream.
- The Richmond Economic Development Strategic Plan also warns against commercial sites large enough to accommodate large format retail uses from locating in industrial zones and against a tendency to rezone industrial land for commercial uses.
- The Economic Development Strategic Plan also points out that the type of commercial space available in the City Centre is counter to the current trends in retailing and to the retail business sector requirements. The report suggests a demand and support for large format retailers, but does not indicate appropriate locations for large format retailers.
- There is some indication that region-serving retail businesses are clustered around the Ikea / Costco area and that the continued concentration of such uses in that area may be beneficial.

6. Richmond 2010 Trail Strategy

- The Richmond 2010 Trail Strategy identifies the west and south edges of the proposed development site as future Greenways and cycle routes.
- The proposed development site is located at a key intersection of several city-wide initiatives proposed in the Trail Strategy
- Most of the key components in the Trail Strategy are outlined in the Corporate Plan as future work items. Details and design standards for these components are to be established through the future work programs.

DEVELOPMENT RELATED ISSUES

Several major technical issues have been identified concerning the proposed development. The applicant and staff agreed to delay the detailed technical work on the development pending a review of the proposal for consistency with the City's policy framework. As a result, the following issues have not been addressed by the applicant in the preliminary application documents. If this proposed development were to proceed, these issues must be addressed:

1. Environmentally Sensitive Areas

The north side of Alderbridge Way and the eastern end of the development site are designated as an Environmentally Sensitive Area. The proposed Walmart store and southern edge of the development are located within the designated ESA.

A preliminary habitat assessment and vegetation survey of the ESA strip commissioned by the applicant includes some recommendations to “mitigate the loss of nesting habitat for songbirds and allow for continued use of the site as an urban wildlife corridor, as it is currently providing”. However, the preliminary site plan as submitted by the applicant ignores the recommendations of the environmental consultants and replaces the existing ESA area with buildings and pavement without providing a viable alternative. This issue must be addressed should this application proceed.

2. Land Use

City policies designate this area for industrial / business park type uses as the major land use, with commercial use as the minor land use. This application proposes the opposite, namely commercial as the primary land use. If the proposed application proceeds, the applicant should revise the proposal to have industrial use be the major use and any commercial use the minor use. If this is the case, a site-specific Comprehensive Development District (CD) zone rather than the standard Automobile-Oriented Commercial District (C6) zone would be appropriate.

3. Greenways and Trails Strategy

The Richmond 2010 Trail Strategy identifies Alderbridge Way and Garden City Road as major components of the Greenways and Trails Strategy. The west and south edges of the site abut future Greenways and cycle routes in the Trails Strategy Plan. The applicant has acknowledged these issues and will be required to provide and refine the design of Greenways and cycling amenities if the project proceeds.

4. Servicing Upgrades

The subject neighbourhood requires full servicing upgrade, (e.g. new sanitary sewer, water upgrades, and storm sewer trunks, pump stations, and complete new mains). The applicant must address the provision and the cost of servicing for the site and neighbourhood as a whole. The servicing requirements and financing must be coordinated with the City's Master Servicing Plan. These costs are undetermined but will be significant.

5. Transportation

The road system proposed by the applicant is very preliminary and requires further study by the applicant in consultation with City staff to address transportation and circulation issues, i.e. access/egress solutions, the coordination of internal roads with the City's road system; the provision of traffic signalization, pedestrian circulation, and bike lanes; the role of transit, etc. The transportation and site circulation issues must be coordinated with the City's Transportation Department if this proposal proceeds. A major Traffic Impact Study and Parking Analysis are required (which will result in significant off-site improvements).

6. Timing

The project is premature in relation to the City's overall planning and servicing programs. Many of the components required for this development have not yet been determined. For example, the implementation strategy for an integrated network of walkways, greenways, and trails is scheduled to be prepared between 2003 and 2005. The Five Year Capital Works program indicates no servicing upgrades scheduled for the area in the near future.

While the technical details can be resolved through the rezoning process, co-ordination of these issues ahead of the City's planning processes will require a large amount of staff time.

7. Catalyst for West Cambie Area

The applicant has stated that the development is intended to serve as a catalyst for the future development of the West Cambie Area. However, the proposed development is limited to commercial / retail uses only. Staff are concerned that this proposal will not serve as a proper catalyst for the area but will have the effect of redistributing the commercial focus outside of the City Centre and will serve as a major precedent for further commercial proposals for this neighbourhood. Staff have indicated to the applicant that in order to achieve the desired outcome of spurring appropriate industrial development in the area, the current development proposal should be modified to include other land uses consistent with City policies, such as business park or other industrial related uses.

In addition to the above, the applicant will need to provide a stronger rationale to prove how this development can serve as a catalyst to the West Cambie area and how this proposal is beneficial to the both the West Cambie Area and the City Centre.

8. Urban design

The Conceptual Site Plan submitted as part of the application indicates that further design work is necessary to address a number of outstanding urban design issues, such as:

- the relationship of the site design to the public realm,
- the relationship of the buildings to the street and to each other,
- the interface between the parking and the edges of the site,
- the design of the parking, the interrelationship between this development and adjacent sites, etc.

The Conceptual Site Plan as submitted does not meet the City's expectations.

9. Scale of development

Further design work must be performed to address issues of massing, density, scale of the buildings, the relationship of buildings to the site and to one another, etc.

10. Context

The applicant will need to provide information regarding:

- the relationship of this development to the remainder of the West Cambie area,
- how this development would impact adjacent existing City Centre retailers and designated commercial sites,
- how this project relates to proposed future development on the DFO lands to the south, and
- a discussion and analysis of the opportunities and constraints, and a clear vision would be required to reinforce this proposal.

ECONOMIC ISSUES

Staff are concerned that the location of a Walmart development in the West Cambie area may dissipate commercial retail activity outside of the commercial core. To address this issue, staff informally sought advice from three independent economic consultants to ascertain whether a Walmart in this location will have an adverse effect on the commercial retail core in the City Centre.

The consultants advised that the project will have a short term negative effect on Lansdowne Mall and commercial activity in the City Centre, but may not be detrimental over the long term. The consultants were unanimous in their opinions that a Walmart store in Richmond would be a positive addition to the commercial base of the City. They also advised that, in their opinion, the inventory of high tech industrial land is adequate for the next 5 to 10 years and that this location is not necessarily suitable for light industrial land uses such as warehouses or light manufacturing.

With respect for the advice offered by the economic consultants, staff are more concerned with the long term use of the land in relation to the overall vision of the City as a whole and the vibrancy of the City Centre and West Cambie areas rather than the short term speculation of commercial versus industrial use over the next five to ten years. Staff are mainly concerned that the proposed commercial / retail development will set a precedent for more retail to locate in this area and outside the City Centre, thus initiating a trend that will lead to the dissipation of commercial activity away from the City Centre.

The Richmond Economic Development Strategic Plan recommends that a Commercial Strategy, similar to the Industrial Land Strategy, be undertaken as a tool to resolve the dilemma of competing interests for large land parcels. The Commercial Strategy has not yet been initiated.

If this proposal proceeds, staff recommend that the City first prepare a comprehensive commercial strategy to determine the implications of locating a major retail outlet outside of the city centre. The strategy could be either:

- paid for by the applicant and managed by the City (e.g., in 2004), or
- considered by Council as a 2004 additional budget item.

CAMBIE AREA PLAN COMMENTS

At the May 20th, 2003 Council Meeting, it was moved and carried "that the establishment of a West Cambie Citizens Advisory Committee that would undertake the development of an area plan for the land bounded by No. 4 Road / Cambie Road / Garden City Road and Alderbridge Way, be referred to staff for comment". This motion was put forward in response to the community's concerns over the potential impacts of a rezoning development for a car storage lot.

Staff acknowledge the need to update the West Cambie Area Plan to better guide development in the West Cambie area. An update of the West Cambie Area Plan has not been initiated. It could be considered as a 2004 additional level budget item.

As well, staff believe such planning can be effectively undertaken (e.g. by conducting a series of open houses), without establishing a committee which would increase administration and involve extra time .

Staff note that the Home Depot rezoning application (REZ-93-274) proposed for the southwest corner of Garden City Road and Cambie Road was denied by Council and redirected to a new location at Bridgeport Road. In that application, Council expressed concern over current and possible future retailing in the Limited Industrial Retail (I4) District. Council adopted a motion “which would allow a super home improvement centre only in existing zones where they are currently permitted: Automobile-Oriented Commercial District (C6), Downtown Commercial District (C7) and Limited Industrial Retail District (I4) zoned sites, and would establish Development Permit Guidelines to control the siting and design of these centres.” Council may wish to consider this previous decision in the context of this application.

OPTIONS

OPTION 1

Deny the Rezoning Application (Recommended)

With this option there is the opportunity for the applicant to consider an alternate site that is consistent with adopted City policies (e.g. in the City Centre, along Bridgeport Road).

Pros

- The proposed retail development is not consistent with Council adopted goals and objectives of commercial concentration within the City Centre.
- The proposed development is not consistent with the designated Land Uses outlined in the West Cambie Area Plan.
- The proposed development is premature relative to the City’s overall policy and servicing programs.
- The proposed development will not serve as a catalyst for the West Cambie Area and may instead redistribute the commercial focus outside of the City Centre.
- The proposed development may compromise the City’s objective of preserving an industrial land base for long-term future development.
- There may be alternate sites in the City which may accommodate the proposal.
- The application as submitted is very preliminary in nature and does not address major development related issues.
- The application has several major unresolved issues.

Cons

- The establishment of a Walmart Store in Richmond may be a positive addition to the commercial base of the City.
- There is some community support for a Walmart Store in Richmond and in this location.

OPTION 2

Modify the proposal on the proposed site and approve the Rezoning Application.

Pros

- The development will provide servicing upgrades for the project as a cost of the development, thus initiating servicing opportunities for the adjacent area.
- The proposed development will provide retail shopping opportunities for the greater Richmond population and will also provide day-to-day shopping needs of the West Cambie Area residents.
- The proposed development has good access to main transportation routes.
- The proposed development is consistent with current commercial trends in the Lower Mainland in that the trend is toward large format retailing.
- There is some community support for a Walmart Store in Richmond and in this location.

Cons

- The proposed development is contrary to Council adopted policies.
- Approval of the application will require a policy change to the Official Community Plan and the West Cambie Area Plan.
- The proposed development may compromise the long term industrial land base for the City outlined in the Richmond Industrial Strategy
- The development may initiate a trend that will lead to the dissipation of commercial activity away from the City Centre.
- Location of the development on this site may produce traffic congestion and traffic circulation problems for West Cambie residents.
- The application as submitted is substandard and does not address major development related issues.
- The proposal may jeopardize existing commercial uses in the City.
- Processing of the application will require significant staff resources and time to coordinate the development requirements with as-yet-to-be determined overall City commercial policies and servicing upgrade requirements.

Staff recommend that, if the application is to proceed, the following conditions be met:

- The development must respond to and address issues related to the ESA areas on the site;
- The development must include the design and provision of greenways, cycling and pedestrian routes along Alderbridge Way and Garden City Road, consistent with the Richmond 2010 Trail Strategy;
- The development must, in consultation with the City Engineering Department, provide full servicing upgrades for the site consistent with the City's Master Servicing Plan;
- Ensure that the proposed development serves as a real catalyst for the West Cambie area by revising the focus of the application from a purely commercial / retail development to a mixed-use project where industry is the predominant use. Include other land uses consistent with the City's overall policies, such as business park use, light industrial uses, or another non-commercial use. Direct staff to work with the City's Business Liaison & Development Manager to assist the applicant to readdress the focus of the development.

- Limit the commercial portion of the proposed site to a subset of the overall site development, with a suggested ratio of 40% commercial to 60% non-commercial use (e.g. industrial). This would require adopting an urban development model for the proposal. Consistent with City policies, modify the proposal to serve as commercial support for a major Business Park and a neighbourhood shopping centre for area residents.
- Request that the applicant provide a rationale for proposed land uses, ensuring that uses are consistent with City policies and objectives for the West Cambie area.
- Require the further refinement and re-design of the proposed development to meet major urban design concerns
- As a condition of rezoning, limit large commercial developments in the West Cambie Area to this project only. Consistent with the West Cambie Area Plan, allow only small-scale neighbourhood stores in the remainder of the West Cambie Area.
- As part of the rezoning process, first complete a comprehensive commercial strategy for the City, and, with the strategy, determine how to accommodate the proposed application. The study should be managed by the City. It could be paid for by either the consultant or the City, as outlined above. The study could begin in 2004, at the earliest.
- The applicant will have to undertake a comprehensive Traffic Impact Study and Parking Analysis and coordinate proposed traffic solutions with the City's Transportation Department;
- The applicant must undertake further architectural design work to address issues relating to the scale of the development
- The applicant must provide contextual information regarding the relationship of this development to the remainder of the West Cambie area, and how this project relates to potential future development on the DFO lands to the south.
- The Official Community Plan and the West Cambie Area Plan must be amended to reflect the policy change generated by this development.

Financial Impact

OPTION 1 Deny

The financial impact of denying the application involves no immediate costs to the City.

OPTION 2 Modify the proposal on the proposed site

The financial impact of approving a modified application has yet to be determined and includes significant staff resources and time to coordinate the development and servicing requirements with as-yet-to-be determined overall City policies and servicing upgrade requirements.

Staff Comments

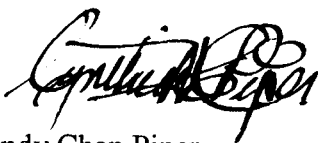
Staff have encouraged the applicant to find an alternate site in other appropriately zoned areas and locations, i.e. within the City Centre area or along Bridgeport Road. A Walmart store within the commercial core may augment the retail base and commercial draw of the City Centre and will be consistent with Council adopted goals and objectives of commercial concentration in the City Centre. An alternate location along Bridgeport Road may also be acceptable.

Conclusion

Staff recommend that the proposed development be denied because it is not consistent with Council adopted policies and the overall vision for the City for the following reasons:

- the City Centre is the designated commercial focus for the City and the proposal is outside the City Centre;
- commercial development in the West Cambie area should be small-scale local neighbourhood shopping areas rather than the proposed large-scale regional commercial centres;
- the proposed land use is inconsistent with the designed land use in this area for potential Industrial Business Park, as outlined in the Richmond Industrial Strategy;
- any commercial development is identified as a minor land use in the area, and should serve as support only for a major non-commercial development such as Industrial Business Park;
- the Richmond Economic Development Strategic Plan warns against converting industrial zoned land for large format retail developments such as the applicant proposes;
- the timing of the development is premature in relation to the City's overall planning and servicing programs, such as roads, greenways, area planning, cycling and pedestrian trails, an overall commercial strategy for the City.

The proposed development concept and design have many unresolved issues and do not address major City policies. If this application is approved, these development related issues must be first resolved in further discussions with the applicant prior to rezoning.



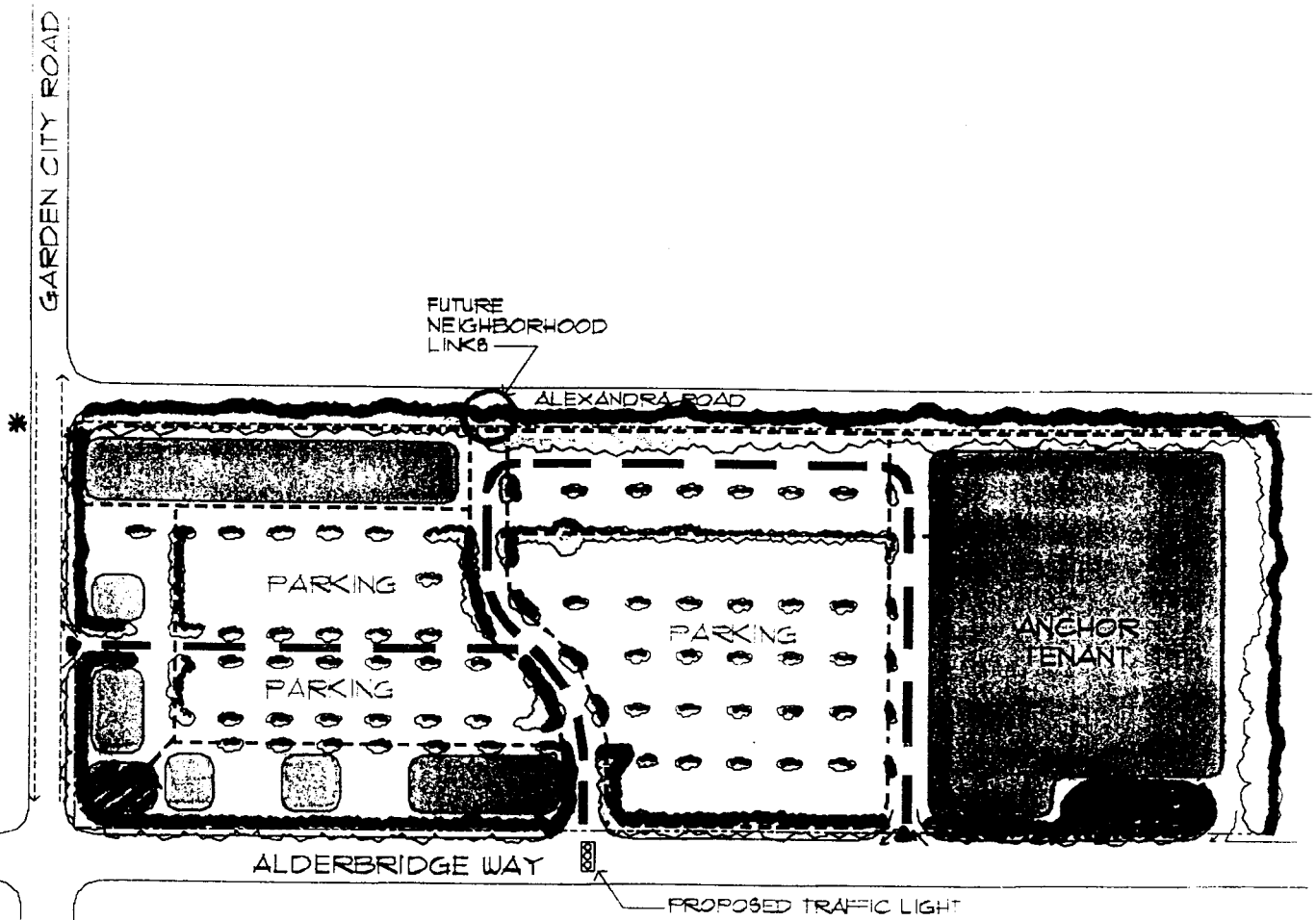
Cindy Chan Piper
Community Planner/Urban Design
(3050)

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

Att:

1. Proposed Site Plan
2. Area Plan Map
3. Open House Summary

Schedule C Conceptual Site Plan



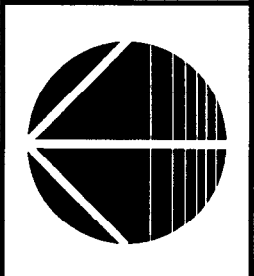
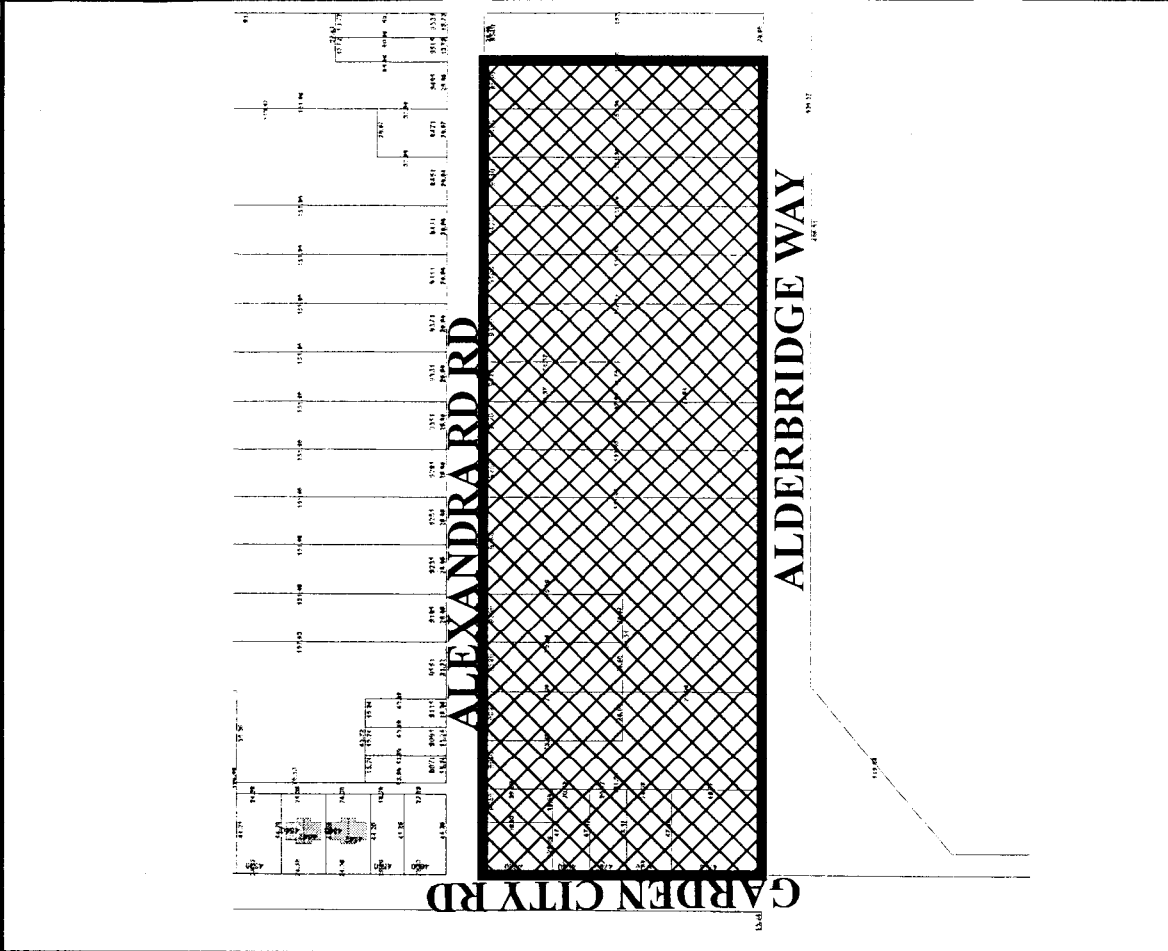
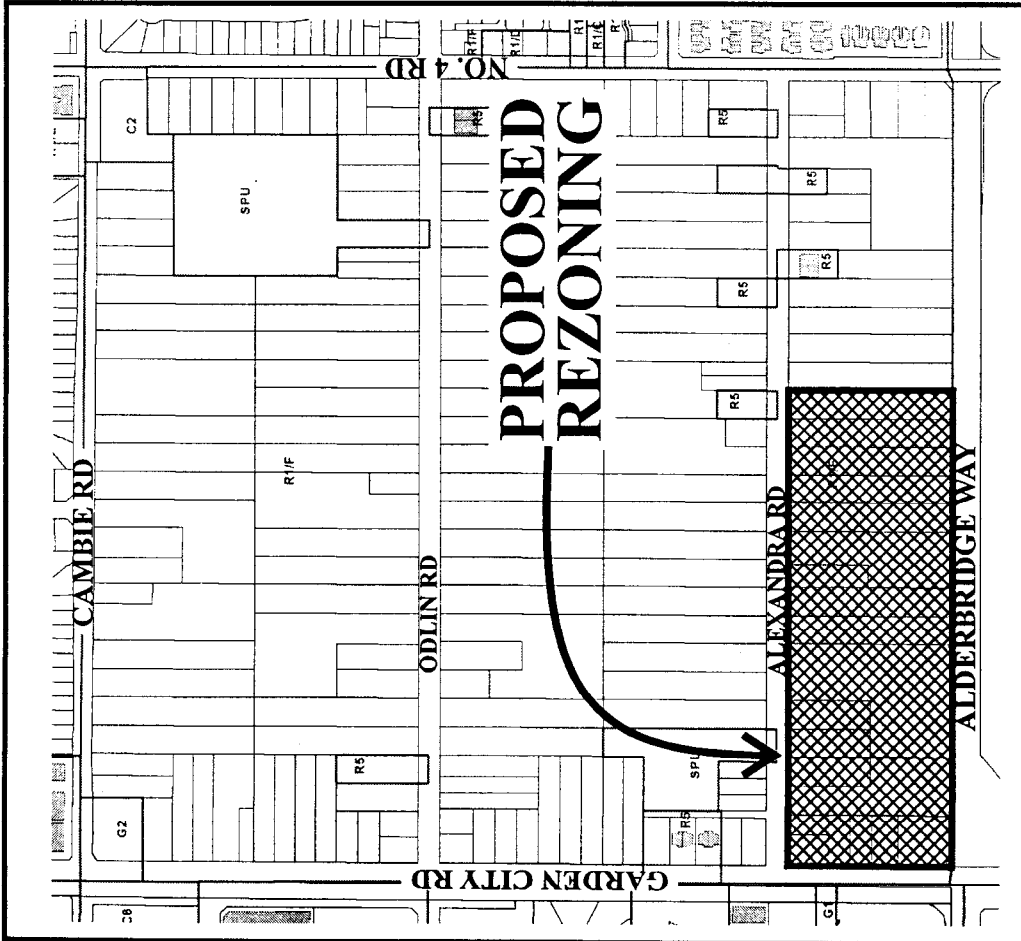
LEGEND

-  BUILDING ZONES
-  PEDESTRIAN ROUTES
-  PRIMARY TRAFFIC ROUTES
-  BICYCLE ROUTES
-  EXISTING BUS STOPS

SITE PLAN
SUBMITTED BY
FIRST PRO MANAGEMENT



City of Richmond



RZ 03-235259

Original Date: 05/28/03

Revision Date:

Note: Dimensions are in METRES

PROPOSED RETAIL CENTRE
Garden City Road and Alderbridge Way
Richmond, B.C.



OPEN HOUSE SUMMARY

June 6, 2003

First Pro Shopping Centres hosted a Public Open House at the Cambie Community Centre on May 12, 2003. The public viewed plans and commented on the proposed shopping centre to be located at Garden City Road and Alderbridge Way in Richmond. To notify the community, ads were placed in both English and Chinese local papers and over 5,000 flyers were mailed to neighbouring residents.

One hundred forty seven parties signed in at the Open House. As there were often more than one person per party, it is estimated that close to 200 persons attended this event. All but five groups who attended live in the City of Richmond. Ten parties live within the immediate vicinity of the proposed shopping centre and 14 groups live in the West Cambie Area. Forty-four parties were from the City Centre Area and the balance from other areas of Richmond.

To date, the attendees at the Open House have completed and returned 51 comment sheets. Based on the comment sheets received, four (8%) indicated that they were not in favour of the development, 36 or 71% indicated support for the proposed shopping centre and five (10%) provided comments and suggestions for the development of the shopping centre but did not clearly indicate whether or not they were in support of the development. In addition, six (12%) filled out their name and address on the comment sheet but did not provide any comments.

The most frequent comment indicated unqualified support for the development of the proposed shopping centre. The balance of the favourable comments included that the proposed shopping would increase Richmond's employment and tax base, provide additional shopping alternatives and be a catalyst for the redevelopment of the area.

From those opposed to the shopping centre, the most frequent comment was that the proposed location would add to traffic in the area. Other comments included the desire for only residential development in this portion of the West Cambie Area. Others indicated that no additional retail is required in Richmond.

Other comments and suggestions for the development ranged from concerns about the retention of green space, landscape screening for the adjacent residential parcels, the enhancement of bike routes on Alderbridge, improved bus service and the request that the East Richmond Community Association be involved in the planning process.

First Pro Shopping Centres recently applied to the City of Richmond to rezone a 17 acre parcel of property on the northeast corner of Garden City Road and Alderbridge Way to permit this proposed 200,000 square foot shopping centre anchored by a 129,000 square foot Wal-Mart store. The rezoning application and this first Open House are the first steps in the approval process for this project. First Pro looks forward to reviewing this project with the City of Richmond, undertaking further studies as required, incorporating the public's comments and discussing the plans as they proceed with the residents of Richmond.

For further information, please contact:
 Nora Stevenson
 Developing Solutions Inc.
 Phone: 604.222.1200
 Fax: 604.222.0722
 Email: devsol@telus.net

To: Mayor and City Councillors
6911 No. 3 Road
Richmond, BC V6Y 2C1

FAX: 604-278-5139

From: Jeanette Yardley
6220 Nicolle Place
Richmond, BC V7C 4V7
and
Yvonne Opp
11551 Seventh Avenue
Richmond, BC B7E 3B7

Date: September 11th, 2003

Re: Proposed Shopping Centre at Garden City Road and Alderbridge Way

We are writing with reference to our father, Harold Yardley, who has owned property at 9400 Alexandra Road since 1946. His acre is included in the 17 acres that have been assembled by First Pro Shopping Centres for development as a Retail Centre anchored by Wal-Mart.

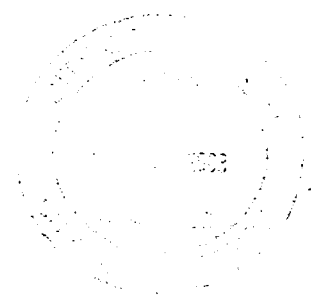
We understand the Planning Department is recommending that the rezoning application to permit the Retail Centre not be considered further. We strongly ask you to re-consider your recommendation with regards to this Shopping Centre.

Many of the owner/occupants have lived in the area since the 1940's and it is becoming difficult for them to maintain their properties as neighbouring lots have become over-ridden with blackberries and weeds. When an area deteriorates like this, crime increases. Already, the RCMP has closed down a "chop shop" and drug dealers in the area. Rezoning of this area is long over-due, especially given its proximity to the city core.

We are aware that Wal-Mart is a political issue. We also know that people travel out of Richmond to shop at Wal-Mart. In addition to keeping these retail dollars in Richmond, the city would benefit by this development through the creation of additional jobs and increased tax revenues. It would also act as a starting point to redevelop the West Cambie area. The public should have the opportunity to participate in a full project review through the rezoning process. We hope you will give the public an opportunity to make its wishes known.

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03-235259



TO: MAYOR & EACH
COUNCILLOR
FROM: A/CITY CLERK

PC: Manager, Dev. Apps.
for information

Mr. Bill McNulty
Chair, Planning Committee of Council
City of Richmond
6911 No. 3 Road,
Richmond BC
V6Y 2C1

9180 Alexandra Road
Richmond, BC
Canada
V6X 1C5
September 9, 2003

PHOTOCOPIED
& DISTRIBUTED
DATE: Sep 12/03 B2

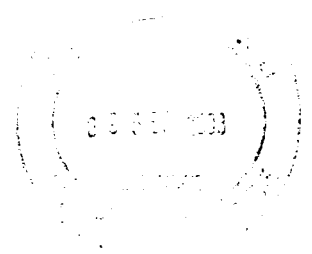
By fax to 604-278-5139

Dear Mr. McNulty:

Attached is a copy of a letter sent today to all council members. Please ensure that this letter is taken into account when the proposed Wal-Mart development is discussed by the Planning Committee.

Regards,


John K. Graf



The Mayor and Council,
City of Richmond,
6911 No. 3 Road,
Richmond BC
V6Y 2C1

9180 Alexandra Road
Richmond BC
V6X 1C5
September 9, 2003

By fax to 604-278-5139

Mr. Mayor and Members of Council:

Re: Proposed Development at Garden City Road and Alderbridge Way

We understand that the proposed Wal-Mart development will be discussed at a Planning Committee of Council meeting to be held on September 16, 2003. We further understand that a staff recommendation will be presented at this meeting, to the effect that the proposal should be rejected, as it does not conform to staff's view of the ideal nature of development for the area. We understand staff's preferred development type to be a high tech oriented industrial park, or failing that, a development that includes only small commercial ventures.

Our concerns with what is to be decided at the Planning Committee are rooted not in what is "good" or "bad" about the Wal-Mart development proposal, but in staff's reasons for rejecting the proposal. We believe it is time once again to involve the residents in community planning. We believe there has to be citizens' input into the community planning process and the Committee should not make a decision on this issue without that input.

We further believe that, given the opportunity, the local residents can and will provide meaningful and useful comment.

Meanwhile, we would like to provide some comment via this letter.

We offer no views specifically on the merits of the Wal-Mart proposal. The City has the resources to assess that proposal and Wal-Mart's developers can express the merits of the proposal better than we can. Our comments are confined to a discussion of the alternatives and a request that the Wal-Mart proposal be evaluated by taking into account the views of the residents of the Cambie West area and not just those of staff.

Background in the Community:

By way of background, we are 34 year residents of 9180 Alexandra Road and have granted an option on our property to the Wal-Mart developers. We did that, not because we particularly wanted to sell, but because we were concerned that, if we held out, we would be marooned in the middle of a huge development.

We were involved in the original formation of the Cambie West community plan and one of us was a member to the Cambie Area Citizens Advisory Committee.

During the formulation of that community plan, staff attempted, against the strong wishes of the advisory committee, to have the area set aside for future industrial development. The citizens vehemently opposed this concept then and we believe that, if you asked them again today, they remain just as strongly opposed.

We thought, at the time the community plan was formulated, that we had successfully avoided future industrial development plans. Yet we note that in October, 1999, staff proposed a Richmond Industrial Strategy that included "CD or other new zone to accommodate high tech industry". This strategy is in direct opposition to the views of the Cambie Area Citizens Advisory Committee.

Rezoning to High Tech Industrial Park:

We do not see this strategy as a viable proposition. Our concerns with a high tech oriented industrial park zoning proposal are as follows:

- When staff developed the proposal, high tech was the flavour of the month. High tech business opportunities were unlimited and the ability of the high tech industry to finance itself was virtually boundless. Shortly after this strategy was formulated, the high tech bubble burst and the development of new high tech businesses of consequence came to a virtual standstill. Financing high tech businesses has become a major challenge. The demand for high tech industrial space has plummeted. In short, the opportunities foreseen by staff have vanished, unlikely to return for some time, if ever. This was indeed a bubble bursting and not a mere downturn in the economic cycle.
- In support of our proposition, we note that no one interested in undertaking such a development appears to have been attempting to buy land in this area and actually create a high tech oriented industrial park. In other words, the market is confirming our views.
- Development of the Cambie West area into a high tech oriented industrial park would be a mammoth undertaking. The land area involved exceeds 130 acres, far in excess of what could be developed in any reasonable time frame and likely far beyond the capabilities of any single developer. Thus development would take a very long time, leaving existing occupants in a state of limbo. City revenues would also suffer, as a result of a slow pace of development.
- The property value destruction resulting from this zoning would be huge. Indeed, it is quite possible property owners would never sell under this zoning since they could never realize enough cash to relocate. Even at

commercial zoning prices, we have found that we will be unable to relocate in Richmond at a price anywhere close to what we will realize if the Wal-Mart proposal goes forward. We have a ½ acre lot, with a south facing back yard close to public transport and shopping with ready access to Vancouver. It simply isn't possible to replace that at a reasonable price. The situation would be even worse with industrial zoning.

- Finally, why would a developer interested in conducting such a development buy relatively expensive land in this area, when other, significantly cheaper, alternatives exist, not only in Richmond, but also in many other areas in the Lower Mainland?

Rezoning to Restrict to Small Commercial Uses:

As the only suggested alternative to high tech uses, staff appears to support a development that attracts small commercial enterprises to this area. We also question the viability of this proposition.

As we said above, the area is comprised of some 130 acres. Moreover, it is without any services; no storm sewers, no sanitary sewers, no sidewalks, curbs, etc.

In consequence, it is a highly unlikely that a developer would be prepared to put up the money necessary to acquire and develop the property, given the huge number of tenants they would have to attract. For it to be done piecemeal, over time, would probably involve decades of development. This is a huge and expensive area that is not easy to develop.

The protracted period needed for development would cause the same problems as would exist with the lengthy development period for the industrial park concept. No single developer would buy the whole 130 acres and existing residents would see the neighbourhood decline as it slowly developed into new uses that conflict with residential use.

Moreover, there are only so many tire stores, auto repair shops, etc. needed in Richmond, certainly not enough to fill up 130 acres. We note there is also still ample room west of Garden City Road and east of Alderbridge Way to accommodate a lot of small commercial businesses. Empty strip mall space is common.

Residential Development:

Staff has continuously stifled any thought of residential development for this area. Their principal concern about the area being allowed to remain residential seems to be the assumed deleterious effects of aircraft noise.

The Cambie Area Citizens Advisory Committee was of the view, and the residents likely still are, that the ideal development for the area would be higher density residential; either low-rise apartments or townhouses.

The Cambie Area Citizens Advisory Committee believed that this type of development would benefit from the latest technological advances for soundproofing the homes. As higher density developments such as these result in reduced outside use of the properties, noise would be far less an issue.

Furthermore, aircraft are becoming quieter with each aircraft generation. The noise levels we now experience, compared to what we experienced earlier during our 34 year tenure at this address, are markedly lower. This is due to improvements in aircraft engine construction, which we would expect to continue and see no basis to assume otherwise.

Reduced noise levels in this area are also due to construction of the north runway. Today, instead of both takeoffs and landings taking place over our area, as was the case historically, we generally experience either takeoffs or landings in any given period, but not both. During the summer, when outside use of our property is most common, and noise is thus a greater concern, we generally experience no aircraft movement, as the south runway is used primarily for westbound takeoffs over the water and the north runway accepts landings. This is so because the prevailing winds in the summer tend to be westerlies. In the winter, when easterly winds are more common, aircraft takeoffs over this area are an issue, but, at that time, we tend to be indoors and less concerned with them.

For the reasons expressed above, it was the view of the residents (and likely still is) that the best land use for this area is high density low-rise residential. Anything different destroys significant value for property owners.

Notwithstanding staff's inordinate concern over aircraft noise, we see new residential development all around us. New apartments are being constructed on the southwest corner of Garden City Road and Alderbridge Way. Odlinwood continues to be successfully developed. The former Fisher lands east of No. 4 Road are fully developed, as are lands in The Oaks. If residential development is acceptable for these areas, why not Cambie West?

Council ought not to be concerned that lawsuit problems such as those recently experienced in the Bridgeport area would be repeated. Firstly, the courts have rejected the basis for the claims that those residents made. Secondly, there is no new runway construction involved in our neighbourhood. There is no basis for a person to argue that they are subjected to noise that was not contemplated – the runway is there already.

Development of Federal Lands:

Also supporting the need for a fresh assessment of the community plan for the Cambie West area is Vancouver's successful 2010 Winter Olympics bid. If, as is speculated, the lands bounded by Garden City Road, Alderbridge Way, No. 4 Road and Westminster Highway are to be developed soon, there must be a coherent and complementary neighbourhood plan for Cambie West. We don't know what the development plans are for these lands, but, whatever they are, their impact on the surrounding area ought to be fully assessed before development is commenced, either on those lands or in Cambie West. Do you really want, for example, a collection of tire and auto repair shops to be situated next to a new convention centre?

Status Quo:

The status quo isn't acceptable.

If the Wal-Mart proposal is rejected, and the planning department's view of what constitutes acceptable development remains paramount, then the neighbourhood will stagnate further. There are already a large number of rental properties in the neighbourhood, and neither the landlords nor the tenants seem, in many cases, to want to keep up their properties. This situation will deteriorate further if the planning department doesn't change their position. Only if rapid change is seen as reasonably possible will the situation change for the better. Staff's proposals for land use in this area will result in a glacial pace of development.

We ask again that the residents of the area be given an opportunity to participate in development of a community plan appropriate for our area. Thank you for the opportunity to express our concerns.

Yours truly,

A handwritten signature in black ink, appearing to read 'John and Cherry Graf', with a stylized flourish at the end.

John and Cherry Graf

PHOTOCOPIED & DISTRIBUTED
DATE: 09/04/03
TO: MAYOR & COUNCILLORS
FOR INFORMATION
Acting City Clerk

Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Jim
PC: Manager, Dev. Apps
for information

✓	JRM	
✓	DW	DW
	KY	
	AS	
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	WB	

03-235256

August 22, 2003

Sheryl Lim
Suite 335 – 8460 Lansdowne Road
Richmond, BC
V6X 3G8

Dear Mayor and Council:


RE: Rezoning for the Proposed Wal-Mart RZ 03-235259

I have just learned about the rezoning for the Wal-Mart. I want to offer my support and sincerely hope that the project will be approved. I have lived across from Lansdowne Mall for 4 years, my brother before me, 6 years, and have seen this shopping mall and surrounding neighbourhood fall into a sad state. I believe that my neighbourhood would be revitalized by a new commercial center that would provide new jobs and competitive pricing for Richmond residents.

I think that the trend of value shopping options that have changed Lansdowne Mall (Winners, ACE Hardware, Home Outfitters, etc. . .) should continue. I look at what power centers have done for places like Langley and Surrey and would very much like to see this growth happen in my home city. The dual city centers idea hasn't worked – everyone goes to Richmond Centre to shop. I think if you create a node focused on 'value' shopping as opposed to a boutique-like atmosphere such that Richmond Centre offers, Richmond will thrive.

I hereby support the rezoning application.

Regards,


Sheryl Lim



Margarette Atienza
6240 Cooney Road
Richmond, BC
V6Y 2J4

Jo Atienza

TO: MAYOR & EACH
COUNCILLOR
FROM: A/CITY CLERK

*pc: Manager, Devel Apps
for information*

		INT
JPM		
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KY		
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03-235259

Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

August 22, 2003

RE: Wal-Mart on Garden City and Alderbridge

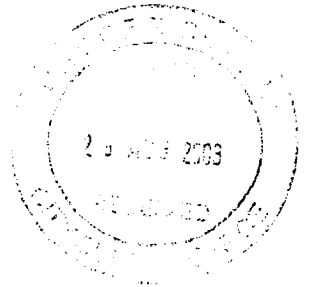
Dear Mayor and Council:

As a resident of Richmond, I want to give my support for the proposed Wal-Mart in Richmond. I do not feel the existing retail will be harmed by a store such as Wal-Mart. Most of the stores along No 3 Road do not suit my everyday needs nor are they conveniently located due to parking issues and the amount of traffic. A Wal-Mart would not only keep local shoppers in the neighbourhood but also draw a large number from surrounding areas that do not have a Wal-Mart. I feel the rezoning should be approved, as Wal-Mart would be an excellent addition to Richmond.

Thank you.
Respectively yours,

M. Atienza

Margarette Atienza



Jade Chinn
14-10168 Kilby Drive
Richmond, BC
V6X 3W2

TO: MAYOR & EACH
COUNCILLOR
FROM: A/CITY CLERK

pc: Manager, Dev. Apps
for information

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03-235259

Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

August 22, 2003

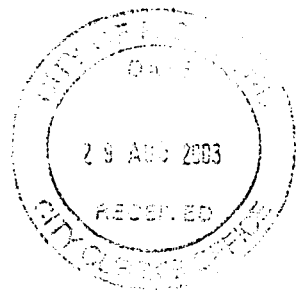
RE: Wal-Mart on Garden City and Alderbridge

Dear Mayor and Council:

As a resident of Richmond, I want to give my support for the proposed Wal-Mart in Richmond. I do not feel the existing retail will be harmed by a store such as Wal-Mart. Most of the stores along No 3 Road do not suit my everyday needs nor are they conveniently located due to parking issues and the amount of traffic. A Wal-Mart would not only keep local shoppers in the neighbourhood but also draw a large number from surrounding areas that do not have a Wal-Mart. I feel the rezoning should be approved, as Wal-Mart would be an excellent addition to Richmond.

Thank you.
Respectively yours,

Jade Chinn



PHOTOCOPIED & DISTRIBUTED TO: MAYOR & EACH COUNCILLOR FROM: A/CITY CLERK DATE: 08/25/03

MayorandCouncillors

03-235259

From: MayorandCouncillors
Sent: August 25, 2003 10:01 AM
To: 'Sammy So'
Subject: RE: Walmart in Richmond

for pc: Manager, Dev. Apps for information via email

Dear Mr. So,

This is to acknowledge and thank you for your email of August 23, 2003 to the Mayor and Councillors, in connection with the Wal-Mart land use application, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been forwarded to Mr. Joe Erceg, Manager, Development Applications, for information and distribution to the appropriate staff members processing the application.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

David Weber
Manager, Legislative Services,
City Clerk's Office,
City of Richmond
6911 No.3 Road, Richmond, BC
voice: 604-276-4098
fax: 604-278-5139
e-mail: dweber@city.richmond.bc.ca

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

From: Sammy So [mailto:sammyso@telus.net]
Sent: August 23, 2003 1:39 PM
To: MayorandCouncillors
Cc: Stella Wong; Sammy So; Queenie Kwan; Pui Luen Chow; Michael Lung; John Wong; Eric Cheung; Derry Yuen; Danny Kwan; Bill Ma
Subject: Walmart in Richmond

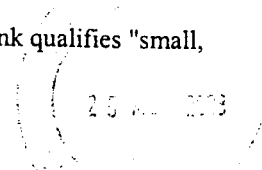
Dear Sirs and Madams,

I refer to the article "Wal-mart under review" in Aug. 23, 2003 The Richmond News.

"...Wal-mart's proposed site is situated in the West Cambie Area Plan, a neighborhood more suited for smaller, neighbourhood commercial development." (possibly a quote from Mr. Joe Erceg, the City's Manager of Development Application0.

I am not a Wal-mart stock holder. But my family visit Wal-mart stores (outside Richmond) almost every month. When we are on our holiday trips, Wal-mart and Safeway are the stores we first visit to get the things we need.

Compared to the car-parkade now under construction on the Cambie Road, which one do you think qualifies "small, neighbourhood commercial development"?



I own a GM car. But is this car-parkade a daily life visiting venue to most of the neighbours in our area?

Please, ladies and gentlemen, see things with the eyes of the citizens, not only as government officials!

Sammy So

9311 Cunningham Place, Richmond, BC, V6X 3N7

PHOTOCOPIED
& DISTRIBUTED
DATE: 08/25/03

TO: MAYOR & EACH
COUNCILLOR
FROM: A/CITY CLERK

03-235259

MayorandCouncillors

From: MayorandCouncillors
Sent: August 25, 2003 10:00 AM
To: 'jackie stirling'
Subject: RE: Wal-mart - Please!

pc: Manager, Dev. Apps) via email
for information

Dear Ms. Stirling,

This is to acknowledge and thank you for your email of August 24, 2003 to the Mayor and Councillors, in connection with the Wal-Mart land use application, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been forwarded to Mr. Joe Erceg, Manager, Development Applications, for information and distribution to the appropriate staff members processing the application.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

David Weber
Manager, Legislative Services,
City Clerk's Office,
City of Richmond
6911 No.3 Road, Richmond, BC
voice: 604-276-4098
fax: 604-278-5139
e-mail: dweber@city.richmond.bc.ca

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

From: jackie stirling [mailto:jackie0413@shaw.ca]
Sent: August 24, 2003 1:25 PM
To: MayorandCouncillors
Subject: Fw: Wal-mart - Please!

Dear Mayor and Councillors: I would very much like you to take my letter to the Richmond News into consideration before turning down Wal Mart's request to come to Richmond. I have lived in Richmond for nearly 26 years, and prefer to work and shop here as well. I have long hated the trip to Surrey to shop at Wal Mart, and have wished for one in my own community. As the population continues to grow in Richmond, the need to expand 'city centre' shopping will become more and more necessary. Please let us have our Wal Mart.



thank you
jackie stirling

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

From: jackie stirling

To: editor@richmond-news.com

Sent: Sunday, August 24, 2003 10:57 AM

Subject: Wal-mart - Please!

It seems that the people who are against something are always the most vocal. I am finally voicing my opinion regarding the proposed Wal Mart for Richmond - on the 'for' side. Here are the points I wish to make:

- The lower-income residents of Richmond (and, yes we are here), **need** an alternative to Zellers to shop for the less expensive clothing and other items. The richer among us will still spend their dollars at the up-scale stores and shops that they patronize now.
- The site is not so far from the 'city centre' as one might think. It is only a block away from Lansdowne, and across the street from a strip mall, and across Alderbridge from the huge open space which is to be built on in the near future. Richmond's 'city centre' is expanding, as it must, with our growing population, and the corresponding decline of available building sites in 'city centre'.
- If more people are encouraged to stay and shop in Richmond, then other businesses within the city will benefit as well.
- Traffic will increase with the population - with or without a Wal Mart. Everyone screamed 'the traffic', 'the traffic' when Ironwood was proposed and when the Real Canadian Superstore was coming to Richmond. They came anyway, and the traffic problems did not increase dramatically. Everywhere you look in Richmond, there are apartment buildings and townhouse complexes going up where once stood single family homes. More people = more cars = more traffic. Perhaps moving some of the shopping traffic away from No. 3 Road, is not such a bad idea.
- We are finally allowing a large casino/hotel to be built in Richmond, which will bring more people into the area. Perhaps some of them will stay to shop here as well. And, as more jobs will be created by both of these developments, it stands to reason, that more people will be spending their dollars in Richmond stores.
- I live in Richmond. I work in Richmond. And, I prefer to shop in Richmond as well. However, I find I am driving to Surrey to go to Wal Mart in order to have an alternative to Zellers.

I, and most of my friends, look forward to having a Wal Mart in Richmond. All I want to know is - When does it open??

thank you

Ms Jackie Stirling

125-8220 # 2 Road

604-241-1340

jackie0413@shaw.ca

PHOTOCOPIED
& DISTRIBUTED
DATE: 07/12/03

To: Mayor: *[Signature]*
[Signature]
CITY CLERK

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03-235259

August 8, 2003

Richmond City Hall
6911 No 3 Rd
Richmond, BC
V6Y 2C1

To Mayor and Council:

I am writing to ask that Mayor and Council approve the rezoning for a Wal-Mart store at the northeast corner of Garden City Road and Alderbridge Way.

Truly yours,

[Signature]

Emily Kwan
B122-7800 St. Alban's
Richmond, BC V6Y 3Y8



PHOTOCOPIED
& DISTRIBUTED
DATE: 08/07/03

dm

*To: Mayor Des Applications
of City Agenda*

CITY CLERK

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03-23525

July 31, 2003

Mayor and Members of City Council
Richmond City Hall
6911 No. 3 Road
Richmond, BC
V6Y 2C1

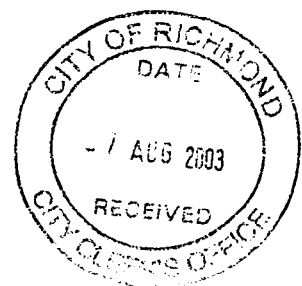
Dear Mayor and Council:

I am writing to express my support for the rezoning of the northeast corner of Garden City Road and Alderbridge Way to allow retail, such as Wal-Mart. Currently, Wal-Mart does not have a store in Richmond and many people like myself have to drive to Burnaby or Surrey to shop at one of their stores. I feel a Wal-Mart store in Richmond will help reduce the number of shopping trips leaving Richmond to go to the surrounding municipalities; generate more business for the businesses already here; would attract the shoppers from neighboring areas such as Vancouver, Surrey, North Vancouver, Burnaby, to shop in Richmond. This would be excellent for the existing businesses in Richmond, by keeping the shoppers within the neighbourhood.

Respectively yours,
CY MORTGAGE SERVICE

C. Anrude

Claudette Anrude.



PHOTOCOPIED
& DISTRIBUTED
DATE: 07/15/03

TO: MAYOR & EACH
COUNCILLOR
FROM: A/CITY CLERK

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July 9, 2003

fm

pc: Manager, Development Application
for information

4105-20-

City Council
Richmond

03-23525

I have lived in Richmond for 63 years on Alexandra Road. Originally this was luxury, living on a farm. Then came the airplanes of which we were on the flight path for 60 years. Then came the taxes, for the last 20 years, for sewers although we are still on smelly septic tanks that we pay to have cleaned each year as well as the ditches that have never been filled in. Then came the deterioration of the street with absentee landlords, abandon houses and overgrown empty lots.

With the proposed Convention Centre and the traffic on Alderbridge and Garden City it will not be a pleasant residential area. With my parents now deceased and my siblings and myself retired we must move on.

If Walmart doesn't come in to clean the place up, what does the city intend to do for this area??

Mike Pavelich

Mike Pavelich

Cc Richmond Review

Mr. Mike Pavelich
9280 Alexandra Road
Richmond, BC.
V6X 1C5



PHOTOCOPIED & DISTRIBUTED
DATE: 07/04/03 *lm*

TO: MAYOR & COUNCILLORS FOR INFORMATION
Acting City Clerk

pc: Manager, Dev. Apps. for information

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<input checked="" type="checkbox"/>	JRM	
<input checked="" type="checkbox"/>	DW	DW
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DATE: June 28, 2003
TO: RICHMOND CITY COUNCIL
CITY OF RICHMOND
6911 NO. 3 ROAD
RICHMOND, B C
V6Y 2C1
FAX: 604-278-5139

RE: SHOPPING CENTRE DEVELOPMENT OF WALMART

03-235259

I know that a developer is planning to build a shopping centre anchored by Wal-Mart at Alderbridge Way and Garden City Road, and I am writing to express my support to this plan.

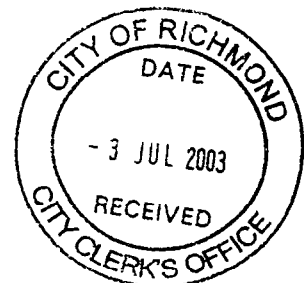
I am the owner and operator of the Fotodigio Studio at Union Square on Capstan Way. I have been operating studio in Richmond for over 10 years, and well understand the importance of high traffic flow to a small business.

From the perspective of a consumer, I think the development also works well to the residents of Richmond. I shop at Wal-Mart on a weekly basis, but each time I have to drive to New Westminster as Richmond does not have a Wal-Mart outlet.

I think a Wal-Mart in Richmond not only will provide more job opportunities, but works to the benefit of consumers like me who like shopping at Wal-Mart. In addition, the City Hall will have more tax money too! I hope the City will work with the developer to bring more economic activities and consumer choices to Richmond residents and business owners.

Yours truly,

Raymond Chan
Fotodigio Studio,
Unit #126 Union Square
8338 Capstan Way,
Richmond BC V6X 4B5



cc. Cliff Cheng, consultant for First Pro Shopping Centres

June 30, 2003

F. XEROXED
& DISTRIBUTED
DATE: 07/08/03

TO: MAYOR & COUNCILLORS
FOR INFORMATION
Acting City Clerk



City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Attn.: Mayor and City Councillors
BY FAX 604-278-5139

		INT
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Re: Development of a Shopping Centre Anchored by Wal-Mart
at Alderbridge Way and Garden City Road in Richmond

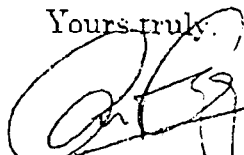
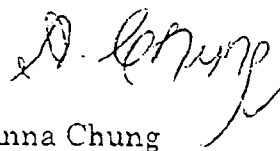
03-235259

I am an owner of a commercial strata unit at Pacific Plaza in Richmond. I was informed that a proposal has been submitted to the City of Richmond, to re-zone a piece of land at corner of Alderbridge Way and Garden City Road for the development of a shopping centre anchored by Wal-Mart.

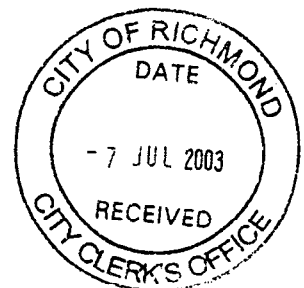
I think the proposed development is an excellent idea, to bringing more economic activities to Richmond, providing more business opportunities to businessmen and more shopping choices to consumers. In addition, the proposed development site will help to draw shoppers away from No. 3 Road, and therefore may lessen the traffic load there.

My wife and I are both Wal-Mart shoppers, and would like to express our support to the proposed development, which we hope City Hall would develop a good plan.

Yours truly,



Sammy Chung and Anna Chung

cc. Cliff Cheng, consultant for First Pro Shopping Centres



PHOTOCOPIED
- DISTRIBUTED

DATE: 06/23/06

TO: MAYOR & EACH
COUNCILLOR
FROM: A/CITY CLERK

pc: Manager, Dev. Apps.
for information



The Oaks Residents Association
#1000-8888 ODLIN CRESCENT
RICHMOND, B.C.
V6X 3Z8

4105-20-
03-235259

XR 4040-02-04

Mayor Malcom Brodie
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

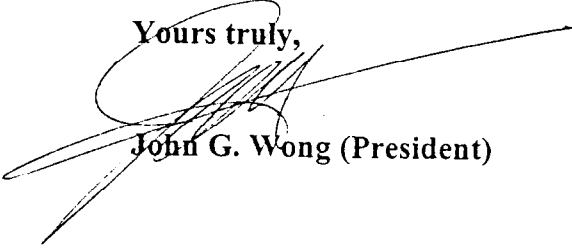
June 20, 2003

Your Worship:

Re: Wal-Mart's application to operate in Richmond

Our residence attended Wal-Mart's open house for residence input on May, 2003 at the Cambie Community Center and found their presentation excellent and we believe would help Richmond's growth in the Commercial base. Please accept this letter as notice to you to keep us inform when we could shop at Wal-Mart.

Yours truly,


John G. Wong (President)

PHOTOCOPIED
& DISTRIBUTED

DATE: 06/23/03

03-23529
259
TO: MAYOR & EACH
COUNCILLOR

FROM: A/CITY CLERK

MayorandCouncillors

From: MayorandCouncillors
Sent: June 23, 2003 10:11 AM
To: 'Norberto Chingcuanco'
Subject: RE: An Open letter re: our future

pc: Manager, Dev. Apps
for information

Dear Mr. Chingcuanco,

This is to acknowledge and thank you for your email of June 22, 2003 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your letter has been forwarded to Mr. Joe Erceg, Manager, Development Applications for information during the evaluation phase of the Wal-Mart development application.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

David Weber
Manager, Legislative Services,
City Clerk's Office,
City of Richmond
6911 No.3 Road, Richmond, BC
voice: 604-276-4098
fax: 604-278-5139
e-mail: dweber@city.richmond.bc.ca

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

From: Norberto Chingcuanco [mailto:norbert2c@yahoo.ca]
Sent: June 22, 2003 9:55 AM
To: MayorandCouncillors
Cc: Brodie, Malcolm
Subject: An Open letter re: our future

June 23, 2003

Dear Mayor Brodie, and the City Council,

Years ago I made a conscious decision to move my family over. All the benefit of modern world with a caring, respecting community, and a Government that governs like parents to children. The bookstore keeper actually reads, children queues to borrow books, people live and work in the community where Logic and reason reigns, never mesmerize by sloganism nor aggressive marketing... Closest to Alvin Toffler's Hi-tech - Soft touch in my mind.

Now I am concerned. It seems like the city is allowing professional lobbyist of big business to chart its course. Let me first state that I co own and run Ace Hardware at Lansdowne Center. All over the USA Ace hardware do well beside Wal-Mart. I'm writing here as a Richmond residence.

Can we hear your individually guidance?

194



Is Casino in the neighborhood good for the community?
Are big box good for the community?
What good do they bring?
What harm do they bring?
Should you swing your zoning wand and give Wal-Mart,
the biggest US Corporation the cheapest rent?
Authority comes with responsibility. So does your
magic ZoningWand.

Why not consult with specialists? Someone not funded
by the proponent.

Lobbyists are stating that it is good for "The
Consuming Public".

Wal-Mart in Richmond will be good for the consuming
public?

Aren't lower price Canadian Softwood good for the
American consuming Public?

Why is Uncle Sam opposing what's good for his
Consuming Public?

Had you ever met Mr. Consuming Public? Isn't he the
same fellow who's also Mr. Need to work Public?

Anything that's good for Mr. Need to Work Public is
automatically good for Mr. Consuming Public. What is
good for Mr. Consuming Public may not be good for Mr.
Working Public.

The very reason why lobbyist needs to focus on Mr.
Consuming public is because it is precisely bad for
Mr. Need to Work Public, the public at large.

"But Richmond is different, we have many many people
who really don't need to work and just like to shop".

Isn't that like kids with inheritance that gives them
no financial reason to work? Should we encourage them?
Should we make it easier for them to shop? Will it be
an accomplishment as a parent to help a child who
loves to shop, shop easier? Even helping his sibling's
bigger competitor locate besides him with lower rent
so he can shop even easier? Is making money the reason
why we work? The only reason why we work?

No unproductive person is truly proud. No child truly
respects an unproductive parent.

A collection of unproductive people doesn't make a
community. Regardless of how well, and how much they
shop.

Lobbyist says Wal-Mart will create jobs?

Big store is more efficient. Less people per Million
dollar sale, less people per square footage. Pls.
explain how that translates to more jobs. Big store
also always takes away the specialist, and the
passionate.

Lobbyist says it will bring money to Richmond?

A successful American investment in Richmond means
more money away from Richmond, cannot be the other way
around. Had you ever had a successful investment
anywhere that meant you loosing money? A successful

Wal-Mart means more money to Wal-Mart. Kindly enlighten us if you truly believe otherwise.

Is a Big box dominant community your idea of our future for our children?

Is a Casino center your idea of a community for your own children?

What is your vision for our future?

If you want to see the future of a community that follows what is good for the Consuming Public, that welcomed all foreign investors, that believes what is good for foreign investors is good for the community... please visit the Philippines.

America's ally in Asia, an American dollar was 2 Philippine pesos in the fifty's, then America convince and continue to convince it's government to do what is good for Mr. Consuming Public. US can sell anything, but Philippine sugar, garments and many other things have quotas. Now one US dollar is 53 Philippine pesos and climbing, hardly any industry, the only saving grace is 8 Million dedicated people working in different countries sending money back. To the country that followed everything that's good for the Consuming Public, according to Uncle Sam.

Our community needs parental leadership now more than ever. What you decides on have irreversible consequences to the community our children will live in or depart from. Don't let us down.

Norberto Chingcuanco
604-773-5668
norbert2c@yahoo.ca

Do you Yahoo!?

SBC Yahoo! DSL - Now only \$29.95 per month!
<http://sbc.yahoo.com>

U.S. retail giant is bullying people from your town to China

By Jim Hightower

Corporations rule. No other institution comes close to matching the power that the world's 500 biggest corporations now wield over us. The clout of the politicians is nothing compared to the power of these predatory business behemoths that now roam the globe, working their will over all other interests.

The aloof and pampered executives who run today's autocratic and secretive corporate states have effectively become our sovereigns. From who gets hired and fired to who pays taxes, from what's on the news to what's in our food, they have usurped the people's democratic authority and now make these broad social decisions in private, based solely on the welfare of their corporations.

Their attitude was forged back in 1882, when the villainous old robber baron William Henry Vanderbilt spat out: "The public be damned! I'm working for my stockholders!"

The politicians and the media won't discuss this issue, for obvious reasons, but we must if we're actually to be a self-governing people. Let's start with the biggest—and one of the worst—corporations: Wal-Mart.

The Beast from Bentonville

Wal-Mart is now the world's largest corporation, having passed ExxonMobil for the top spot. It hauls in a stunning US\$220 billion a year in revenues—more than the entire GDP of Israel and Ireland combined.

Wal-Mart cultivates an aw-shucks, we're-just-folks-from-Arkansas image of neighbourly small-town shopkeepers trying to sell stuff cheaply to you and yours. Behind its soft home-spun ads, however, is what one union leader calls "this devouring beast" of a corporation that ruthlessly stomps on workers, neighbourhoods, competitors, and suppliers.

Despite its claim that it slashes profits to the bone in order to deliver "Always Low Prices," Wal-Mart banks about US\$7 billion a year in profits, ranking it among the most profitable entities on the planet.

Of the 10 richest people in the world, five are Waltons—the ruling family of the Wal-Mart empire. S. Ronson Walton is ranked by London's "Rich List 2001" as the wealthiest human on the planet, having amassed more than US\$65 billion in personal wealth. That makes him the No. 1 rich guy, displacing Bill Gates, whose loot was cut by US\$30 billion or more in the dot.com meltdown.

Wal-Mart and the Waltons got to the top the old-fashioned way: by roughing people up. The corporate ethos emanating from the Bentonville headquarters dictates two guiding principles for all its managers: 1) extract the very last penny possible from human toil, and 2) squeeze the last dime from every supplier.

With more than a million employees (three times more than General Motors), this far-flung retailer is the largest private employer in the United States, and it intends to remake

the image of the workplace in its own image—which is not pretty.

Yes, there is the happy-faced "greeter" who welcomes shoppers into every store, and employees (or "associates," as the company grandiosely calls them) gather just before opening each morning for a pep rally, where they are all required to join in the Wal-Mart cheer: "Gimme a W!" shouts the cheerleader. "W!" the dutiful employees respond. "Gimme an A!" And so on.

Behind this manufactured cheerfulness, however, is the fact that the average employee makes only \$15,000 a year for full-time work. While the company brags that 70% of its workers are full-time, at Wal-Mart "full time" is as little as 28 hours a week, meaning that, with only that many hours' pay, they gross less than \$11,000 a year.

Thinking union? Get outta here! "Wal-Mart is opposed to unionization," reads a company guidebook for supervisors. "You, as a manager, are expected to support the company's position...This may mean walking a tight-rope between legitimate campaigning and improper conduct."

"Wal-Mart is rabidly anti-union, deploying teams of union-busters from Bentonville to any spot where there's a whisper of organizing activity."

Wal-Mart is in fact rabidly anti-union, deploying teams of union-busters from Bentonville to any spot where there's a whisper of organizing activity. "While unions might be appropriate for other companies, they have no place at Wal-Mart," a company spokeswoman told a *Texas Observer* reporter who

was covering a National Labour Relations Board hearing on the company's manhandling of 11 meat-cutters who worked at a Wal-Mart store in Jacksonville, Texas.

These derring-do employees were sick of working harder and longer for the same low pay. "We signed [union] cards, and all hell broke loose," says Sidney Smith, one of the Jacksonville meat-cutters who established the first-ever Wal-Mart union in the U.S., voting in February 2000 to join the United Food and Commercial Workers. Eleven days later, Wal-Mart announced that it was closing the meat-cutting departments in all of its stores and would henceforth buy prepackaged meat elsewhere.

But the company repression didn't stop there. As *The Observer* reports, "Smith was fired for theft, after a manager agreed to let him buy a box of overripe bananas for 50 cents. Smith ate one banana before paying for the box, and was judged to have stolen that banana."

Wal-Mart is an unrepentant and recidivist violator of employees' rights, drawing repeated convictions, fines, and the ire of judges. For example, the U.S. Equal Employment Opportunity Commission has had to file more suits against the Bentonville "Billionaires' Club" for cases of disability discrimination than against any other corporation. A top EEOC lawyer told *Business Week*: "I have never seen this kind of blatant disregard for the law."

Wal-Mart's low prices come from exploiting sweatshop labour

(Continued from Page 10)

Likewise, a national class-action suit reveals the astonishing pattern of sexual discrimination at Wal-Mart (where 72% of the salespeople are women), charging that there is "a harsh anti-woman culture in which complaints go unanswered and the women who make them are targeted for retaliation."

Workers' compensation laws, child-labour laws (1,400 violations in Maine alone), surveillance of employees—you name it, this corporation is a repeat offender. No wonder, then, that turnover in its stores is above 50% a year, with many stores having to replace 100% of their employees each year, and some reaching as high as a 300% turnover!

World-wide wage depressor

Then there's China. For years, Wal-Mart saturated the airwaves with a "We Buy American" [in Canada, it's "We Buy Canadian"] advertising campaign, but it was nothing more than a sham. All along, the vast majority of the products it sold were from cheap-labour hell-holes, especially China. In 1998, after several exposés of this sham, the company finally dropped its "patriotism" posture and by last year had even moved its worldwide purchasing headquarters to China! Today, it is the largest importer of Chinese-made products in the world, buying \$10 billion worth of merchandise from several thousand Chinese factories.

As Charlie Kernaghan of the National Labour Committee reports, "In country after country, factories that produce for Wal-Mart are the worst," adding that the bottom-feeding labour policy of this one corporation "is actually lowering standards in China, slashing wages and benefits, imposing long mandatory-overtime shifts, while tolerating the arbitrary firing of workers who even dare to discuss factory conditions."

Wal-Mart does not want the buying public in the U.S. [and Canada] to know that its famous low prices are the product of human misery, so, while it loudly proclaims that its global suppliers must comply with a corporate "code

of conduct" to treat workers decently, it strictly prohibits the disclosure of the factory names and addresses, hoping to keep independent sources from witnessing the "code" in operation.

Kernaghan's NLC, acclaimed for its fact-packed reports on global working conditions, found several Chinese factories that make the toys Americans and Canadians buy for their children at Wal-Mart. Of these toys, 71% come from China. NLC representatives interviewed workers in China's Guangdong province who toil in factories making popular action figures, dolls, and other toys sold at Wal-Mart. In "Toys of Misery," a shocking 58-page report that the mainstream media completely ignored, the NLC describes:

- 13- to 16-hour days molding, assembling, and spray-painting toys, from 8 a.m. to 9 p.m. or even midnight, seven days a week, with 20-hour shifts in peak season.
- Even though China's minimum wage is 31 cents an hour—which doesn't begin to cover a worker's basic subsistence-level needs—these production workers are paid only 13 cents an hour.

"The vast majority of products that Wal-Mart sells are from cheap-labour hell-holes, especially China... Wal-Mart is the largest importer of Chinese-made goods, buying \$10 billion worth of merchandise each year from thousands of Chinese factories."

- Workers typically live in squalor shacks, 7 feet by 7 feet, or jammed in company dorms, with more than a dozen sharing a cubicle costing \$1.95 a week for rent. They pay about \$5.50 a week for lousy food. They also must pay for their own medical treatment and are fired if they become too sick to work.

- The work is literally sickening, since there is no health and safety enforcement. Workers have constant headaches and nausea from paint-dust hanging in the air; the indoor temperature tops 35°C; protective clothing is a joke; repetitive stress disorders are rampant; and there's no training

on the health hazards of handling the plastics, glue, paint-thinners, and other solvents in which these workers are immersed every day.

As for Wal-Mart's highly vaunted "code of conduct," the NLC could not find a single worker who had ever seen or heard of it.

These factories employ mostly young women and teenage girls. Wal-Mart, renowned for knowing every detail of its global business operations and for calculating every penny of a prod-

(Continued on Page 12)

Wal-Mart's insurance scam

Back in 1994, Wal-Mart launched a program promising its employees a \$5,000 death benefit. The company was so determined that its workers should take advantage of the program that it threatened any who turned it down with forfeiture of their health insurance.

What Wal-Mart did not tell its employees was that it had taken out life insurance policies on them—with the company as the beneficiary.

Now lawyers in Texas are mounting a class-action suit against Wal-Mart to reclaim the benefits—as much as \$64,000 apiece—for the estates of deceased employees.

Life insurance policies for employees, sometimes referred to as "dead-peasant policies," are not uncommon among large U.S. corporations, who use them as a tax dodge. The policies are legal in many American states, but not in Texas.

According to the **Houston Chronicle**, five to six million corporate serfs have life insurance policies held on them by Fortune 500 magnates. Wal-Mart holds some 350,000 of these policies.

—In *These Times*.

199

An informed, aroused citizenry can stop Wal-Mart invasion

(Continued from Page 11)

uct's cost, knows what goes on inside these 21st-century "satanic mills." Yet, when confronted with these facts, corporate honchos claim ignorance and wash their hands of the shameless exploitation of Chinese workers. "There will always be people who break the law," says CEO Lee Scott. "It is an issue of human greed among a few people."

These "few people" include him, other top managers, and the Walton billionaires. Each of them not only knows about their company's exploitation of labour, both at home and abroad, but willingly prospers from a corporate culture that demands it. "Get costs down" is Wal-Mart's mantra and modus operandi, and that translates into a crusade to stamp down the folks who produce its goods and services, ruthlessly building its low-price strategy and profits on their backs.

The Wal-Mart gospel

Worse, Wal-Mart is on a messianic mission to extend its exploitative ethos to the entire business world. More than 65,000 companies supply the retailer with the stuff on its shelves, and it constantly hammers each supplier about cutting their production costs deeper and deeper in order to get cheaper wholesale prices. Some companies have to open their books so Bentonville executives can red-pencil what CEO Scott terms "unnecessary costs."

Of course, among these unnecessary costs to him are the use of union labour and producing goods in the U.S. and Canada, and Scott is unabashed about pointing to China as a model for achieving abysmally low production costs. He doesn't even have to say, "Move to China"—his purchasing executives demand such an impossibly lowball price from suppliers that they can only meet it if they follow Wal-Mart's labour example.

With its dominance over its own 1.2 million workers and 65,000 suppliers, plus its alliances with ruthless labour abusers abroad, this one company is the world's most powerful private force for lowering labour standards and stifling the middle-class aspirations of workers everywhere.

Using its sheer size, market clout, access to capital, and massive advertising budget, the company also is squeezing out competitors and forcing its remaining rivals to adopt its "price-is-everything" approach.

Even the big boys like Toys R Us are daunted by Wal-Mart's brutish power, saying they're compelled to slash wages and search the globe for sweatshop suppliers in order to compete in the downward race to match Wal-Mart's prices.

How high a price are we willing to pay for Wal-Mart's "low-price" model? This outfit operates with an avarice, arrogance and ambition that would make Enron blush. It hits a town or city neighbourhood like a retailing neutron bomb, sucking out the economic vitality and all of the local character. And Wal-Mart's stores now have more kill-power than ever, with its "supercentres" averaging 200,000 square feet—

the size of more than four football fields under one roof! These things land splat on top of any community's sense of itself and devour local businesses.

By slashing its retail prices way below cost when it enters a community, Wal-Mart can crush our groceries, pharmacies, hardware stores, and other retailers, then raise its prices once it has monopoly control over the market.

But, say apologists for these Big-Box mega-stores, at least they're creating jobs. Wrong. By crushing local businesses, this giant eliminates three decent jobs for every two Wal-Mart

"By crushing local businesses, Wal-Mart eliminates three decent jobs for every two jobs it creates—and a store full of part-time, poorly-paid employees can hardly sustain a community's middle-class living standard."

jobs that it creates—and a store full of part-time, poorly-paid employees hardly builds the family revenue necessary to sustain a community's middle-class living standard.

Indeed, Wal-Mart operates as a massive wealth extractor. Instead of profits staying in town to be reinvested locally, the money is hauled off to Bentonville, either to be used as capital for conquering more communities or simply to be stashed in

the overflowing Walton family vaults.

It's our world

Why should we accept this? Is it our communities, our economic destinies—or theirs? Wal-Mart's radical remaking of our labour standards and our local economies is occurring mostly without our knowledge or consent. Poof! There goes another local business. Poof! There goes another factory to China.

No one voted for this—but there it is. While corporate ideologues might huffily assert that customers vote with their dollars, it's an "election" without a campaign, conveniently ignoring that the public's "vote" might change if we knew the real cost of Wal-Mart's "cheap" goods—and if we actually had a chance to vote.

Much to the corporation's consternation, more and more communities are learning about this voracious powerhouse, and there's a rising civic rebellion against it. Tremendous victories have already been won as citizens from Maine to Arizona, from the Puget Sound to the Gulf of Mexico, have organized locally and even statewide to thwart the expansionist march of the Wal-Mart juggernaut.

Wal-Mart is huge, but it can be brought to heel by an aroused, informed, and organized citizenry willing to confront it in their communities, in the workplace, the marketplace, the classrooms, the pulpits, the legislatures and civic council chambers. It is possible for us to reassert our people's sovereignty, and our democratic principles over the autocratic ambitions of mighty Wal-Mart.

(Reprinted from the *Hightower Lowdown Newsletter* courtesy of Jim Hightower and Public Intelligence Inc. Subscriptions to the *Lowdown* are available toll-free at 1-866-271-4900. For more information, visit www.jimhightower.com)

RE:

PROPOSED RETAIL CENTRE
Garden City Road and Alderbridge Way
Richmond, B.C.



		INT
/	ARM	
/	DW	DW
	KY	
	AS	
	DB	
	WB	
/	DAW	

To send comments to the Mayor and City Councillors with respect to the proposed retail centre, please note the following:

VIA LETTER

Mayor and City Councillors

Address: City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

03-235259

VIA FAX: 604.278.5139

VIA EMAIL: mayorandcouncillors@city.richmond.bc.ca

Re. Proposed Shopping Centre at Garden City Road and Alderbridge Way

Your letter/note should include some or all of the following:

- your name and address;
- if you live close to the proposed site;
- the reasons that you would like to see the development proceed:
 - you would like to shop at a Wal-Mart in Richmond;
 - feel that this is a good site for a retail development;
 - West Cambie Area of Richmond needs new development of this type to act as a catalyst for the redevelopment of this area;
 - will provide shops and services for the West Cambie Area residents and Richmond residents in general;
 - will encourage those Richmond residents now leaving their community for retail choices to shop within their City; and
 - will provide additional jobs, Development Cost Charges and property tax revenue to the City.
- your desire to have the development of this site proceed in a timely manner.

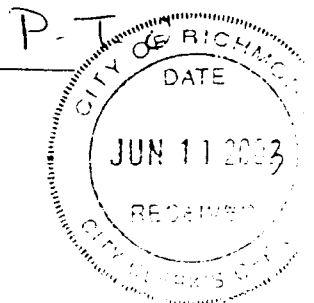
We appreciate the time that you have taken to pass on your comments to the City. If you have any questions, or require further information, please contact Nora Stevenson as indicated below.

For further information, please contact:

Nora Stevenson
Developing Solutions Inc.
Phone: 604.222.1200
Fax: 604.222.0722

7

201



PROPOSED RETAIL CENTRE

**Garden City Road and Alderbridge Way
Richmond, B.C.**



COMMENT SHEET

Date June 9, 2003

Your views are important to us. Please provide us with your comments on the proposed Retail Centre.

I am a resident of Centre Point located at Garden City and Alderbridge Way and I am absolutely opposed to the proposed site of Wal-Mart. This north east section of Richmond has more than its share of shopping centres e.g. Lansdowne Mall, Canadian Tire, Home Depot, Parker Place Mall and the soon to be completed Aberdeen Centre. We do not need another big box like Wal Mart to be built at the intersection of Garden City and Alderbridge Way. I, as resident of Centre Point, have serious concerns about the traffic and noise should Wal Mart be built in this location. My opinion is to keep this area residential and quiet.

Yvonne Abbas

We are compiling a mailing list. We will be providing further information as it becomes available to those on our mailing list. If you are interested in being added to our mailing list please provide us with the following information.

Name Yvonne Abbas
Address #1503-8871 Lansdowne Rd Postal Code V6X 3X5
Phone Number 604-272-6889 Email N/A

If you wish to make your views known to the City of Richmond attached is their contact information.

Mayor and City Councillors

Address: City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

For further information, please contact:

Nora Stevenson
Developing Solutions Inc.
Phone: 604.222.1200
Fax: 604.222.0722
Email: devsol@telus.net

8

PHOTOCOPIED
& DISTRIBUTED

DATE: May 30/03

TO: MAYOR & EACH
COUNCILLOR

4040-02-04

MayorandCouncillors

FROM: A/CITY CLERK

From: MayorandCouncillors
Sent: May 30, 2003 10:38 AM
To: 'rashansen@yahoo.ca'
Subject: RE: the wal-mart saga

pc: Manager, Dev. Apps } V.I.A
for information } EMAIL

Dear Mr. Hansen,

This is to acknowledge and thank you for your email of May 29, 2003 to the Mayor and Councillors, in connection with the proposed retail centre at Garden City and Alderbridge Way, a copy of which has been forwarded to the Mayor and each Councillor for their information.

Your email has also been forwarded to Joe Erceg, Manager, Development Applications, for consideration during the application phase of the development. If you have any questions or further concerns at this time, please call Joe Erceg at 604-276-4138.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

David Weber
Manager, Legislative Services
City Clerk's Office
City of Richmond
Voice: 604-276-4098
Fax: 604-278-5139
email: dweber@city.richmond.bc.ca

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

From: rashansen@yahoo.ca [mailto:rashansen@yahoo.ca]
Sent: May 29, 2003 12:11 AM
To: MayorandCouncillors
Subject: the wal-mart saga



Dear Mayor Brodie and Councillors,

As a retired retailer from Ontario, I have chosen to settle as of May 2nd, in Richmond. I feel drawn into the discussion arising from the proposed location of Wal-Mart in the residential segment northeast of the Alderbridge Way - Garden City intersection.

- 1) THE DESIRE FOR ADDITIONAL REVENUE FOR RICHMOND IS A DESIRABLE "GIVEN"
- 2) HOW MUCH WILL BE INCREMENTAL REVENUE?

How much INCREMENTAL sales volume will Wal-Mart add to the Richmond economy vis a vis how much in sales will be shifted from EXISTING local retailers to the Wal-Mart intake.

In many North American locations Wal-Mart's brand of "big box" store has proven to be more of a Pandora's Box in its effect on existing local retailers... the smaller ones are particularly vulnerable to succumb to the "24/7" onslaught.

Do we actually know Wal-Mart's intended make-up for the proposed Richmond location?

If they come into Richmond with their fully-fledged hardgoods-softgoods-GROCERY store, it will spell trouble even for Safeways, Save-On and Loblaw's Super Store and, to some degree, Osaka and T & T, if the decision is to cater to a cultural demographic.

This is not to say the proposal should be rejected. The prospect of drawing considerable dollars from out-of-town is compelling. The question is whether the true net gain for Richmond will be realised.

3) WHOSE BOTTOM LINE?

Is buying out home-owners in the proposed location (Alderbridge / Garden City) cheaper than buying land from other developers... specifically, the property on the east side of #3 between Capstan Way and Sea Island Way? It strikes me as presumptuous to expect rezoning of residential land to accommodate primarily, one enormous "killer" retailer, plus some other smaller retailers (drawn from where, by the way?)

To boot, lovely greenery will be decimated... poor "Garden City!"

A comment, reportedly made by a Richmond resident and Wal-Mart patron, reflected the pervasive bottom-line attitude of their typical customer... 'We do drive to Langley to go to the Wal-Mart there. I'm sorry about the mom-and-pops (stores), but I'm concerned about my own bottom line.'

This customer recognizes the fallout affecting smaller retailers, and really couldn't care less. She adds an unspecified cost of fuel to her shopping and couldn't care less. As do others of her ilk, her shopping pattern supports the fact that Wal-Mart is a "destination store"... people WILL TRAVEL to it.

4) HOW WELL ARE WE REALLY DOING?

The area bounded by Alderbridge Way, Garden City, Sea Island Way and #3 is home to an interesting variety of specialty shops, mom-and-pops, restaurants, as well as some of the bigger retailers; however, I suspect they are not all enjoying buoyant business.

Some shops in the strip along Sexsmith near Capstan Way are up for sale.

The truth is that if one factors into the equation the west side of #3 and throws in Alderbridge to just past Minoru, the retail scene is simply not booming. United Furniture's #3 location appears to stand empty, its next door neighbour is in warehouse-clearance mode, while a number of the stores along Alderbridge east of #3 seem to be in need of substantial improvement in business. (The furniture business seems to have tilted in favour of Bridgeport.)

Lansdowne Mall could do with more, consistent money-spending traffic.

I would venture to say that the general area flanking #3 (Richmond's spine) down to say Granville is adequately, if not over-retailed for the amount of money-spending custom(ers) available.

5) WILL INCREMENTAL REVENUES COVER THE COST OF...

Loss of certain existing revenues (tax / utility / other services) from demised businesses.

Unemployment (I wonder if disenchanted "moms-and-pops" will work for Wal-Mart .)

Increased UI claims.

Potential vandalizing of closed establishments.

Negative feeling, of those people affected or perceived to be affected by Wal-Mart, against the decision-makers.

The rustic and traffic-safe nature of Alexandra between Garden City and #4 will be shot to thy-kingdom-come.

Property value along Alexandra will plummet... loss of property taxes will result if fair reassessment is made.

Infrastructural fallout costs could result to deal with subsequent traffic-flow study and remedies. (The Alderbridge - Garden City confluence has good and well-controlled through-flow, but what will happen when dozens of vehicles are backed up in four directions because of the inevitably slow ingress / egress associated with the new parking lot? Also consider the #4 - Alderbridge intersection.

Traffic along these arteries has no time for slow-downs and jams. Expect many more rear-enders.)

6) PERHAPS ANOTHER "DESTINATION"?

Wal-Mart certainly knows their stores are "destination stores" but they will demand ease of accessibility in prime locations, something which could mean additional financial outlay from the City of Richmond.

There must surely be other areas available within the Richmond jurisdiction which could optimally accommodate prerequisites for Richmond's economic growth, Richmond's citizens, its existing retailers, as well as anticipated shoppers from out of town.

I think the final location should be accessible but with a minimum of local disruption; I also feel the area should not be so close to parts of Richmond's spine including Richmond Center and Lansdowne Mall, that the present consumer base can easily walk away from the established-store vertebrae into the stomach of a voracious giant.

It seems that in the chronology of things, another free-standing destination store IKEA, was instrumental in drawing complementary specialty and big box stores to that end of Bridgeport Road.

Could it be that with input from the heads of existing major retailers in Richmond, coupled with the expertise of your Urban Planning Group, an area analogous to the IKEA end of Bridgeport could be nurtured elsewhere in Richmond's jurisdiction... using Wal-Mart as the drawing card?

Could the 18.6 acres for sale east of Juli's Market on Steveston near #3 be just the job?

What about the 9.57 acres for sale further east on Steveston near Swindon?

Respectfully,

Rasmus (Ras) Hansen
809 - 8871 Lansdowne Road,
V6X 3X8
(604) 247-1254

Post your free ad now! <http://personals.yahoo.ca>

#6 -4411 Williams Road
Richmond, BC
V7E 6B5

May 29, 2003

Phone/Fax (604) 275-2166

Dear Mayor. Brodie,

I am taking the opportunity of writing this letter to you as an appeal to consider the ramifications of allowing a Wal-Mart store to be built in Richmond.

A few years ago my husband and I decided to make a cross- Canada trip driving from here to Newfoundland and took several weeks to do it. As we had friends to visit in southern Minnesota we took a diversion in Manitoba and made that trip before returning to Canada to continue our journey. We made a point of travelling on roads other than freeways where possible as we wanted to visit as many towns, small and large on our way and to feel the pulse of the country. Before we reached Saskatchewan we realised something that surprised and shocked us. Without exception, where there was a Wal-Mart the town centres were dead. It became a sort of game for us - "Guess if there is a Wal-Mart" - and across Canada and into the part of the US we visited it was always the same. If the centre of town was shuttered, neglected and desolate looking we would know for certain there was a Wal-Mart. Since that time we have avoided shopping in Wal-Marts. The thought of one opening on that last remaining piece of green space in the heart of Richmond is heartbreaking. The stores are uniformly the same - large slabs of grey concrete surrounded by huge areas of blacktop. Do we really need that? Here we have a glorious opportunity of turning that area into a wonderful park - a miniature Stanley Park and there is talk of turning it into yet another huge car-park.

Lansdowne is just coming back into its own - Richmond Centre is popular - what will happen to these centres if there is a Wal-Mart? Business will certainly not improve for them and that is certain.

One other detail which has just come up is that a large area of flat roof is a prime breeding ground for mosquitos in wet climates. As Richmond seems to be taking measures to avoid the West Nile Virus by being prepared and taking steps to minimise the risk I wonder whether this is something that has been even considered? Have you ever seen a Wal-Mart with anything but a flat roof? I haven't and I have seen probably as many as anyone.

I hope you are able to take the time to read this letter. I know you don't have the absolute last word in these matters but perhaps these are points you may consider in future deliberations.

Thank you.

Patricia Gannon

Patricia Gannon

PROPOSED RETAIL CEN. RE
Garden City Road and Alderbridge Way
Richmond, B.C.



To send comments to the Mayor and City Councillors with respect to the proposed retail centre, please note the following:

VIA LETTER

Mayor and City Councillors

Address: City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

VIA FAX: 604.278.5139

VIA EMAIL: mayorandcouncillors@city.richmond.bc.ca

Re. Proposed Shopping Centre at Garden City Road and Alderbridge Way

Your letter/note should include some or all of the following:

- *your name and address;*
- *if you live close to the proposed site;*
- *the reasons that you would like to see the development proceed:*
 - *you would like to shop at a Wal-Mart in Richmond;*
 - *feel that this is a good site for a retail development;*
 - *West Cambie Area of Richmond needs new development of this type to act as a catalyst for the redevelopment of this area;*
 - *will provide shops and services for the West Cambie Area residents and Richmond residents in general;*
 - *will encourage those Richmond residents now leaving their community for retail choices to shop within their City; and*
 - *will provide additional jobs, Development Cost Charges and property tax revenue to the City.*
- *your desire to have the development of this site proceed in a timely manner.*

We appreciate the time that you have taken to pass on your comments to the City. If you have any questions, or require further information, please contact Nora Stevenson as indicated below.

For further information, please contact:

Nora Stevenson
Developing Solutions Inc.
Phone: 604.222.1200
Fax: 604.222.0722
E-mail: nora@developingsolutions.com

7

207

PROPOSED RETAIL CENTRE
Garden City Road and Alderbridge Way
Richmond, B.C.



TO: MAYOR & COUNCILLORS
 FOR INFORMATION
 Acting City Clerk

COMMENT SHEET

Date May. 15/03

pc: Manager Dev. Apps
 for Centre

		INT
<input checked="" type="checkbox"/>	JRM	
<input checked="" type="checkbox"/>	DW	DW
	KY	
	AS	
	DB	
	WB	

Your views are important to us. Please provide us with your comments on the proposed Retail Centre.

I do not wish to see a retail centre built on Alderbridge & Quantland Road near Garden City Rd. I would suggest more residential space similar to what is being built currently. We have enough retail space at Lansdowne Shopping Centre and along Garden City Road & Alderbridge Road.

4040-02-C

PHOTOCOPIED & DISTRIBUTED
 DATE: May 20 2003

S. Jakus

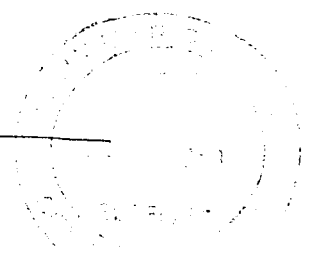
We are compiling a mailing list. We will be providing further information as it becomes available to those on our mailing list. If you are interested in being added to our mailing list please provide us with the following information.

Name SULVIA JAKUS
 Address 707-8871 Lansdowne Road Postal Code V6X 3A4
 Phone Number 604-270-2650 Email _____

If you wish to make your views known to the City of Richmond attached is their contact information.

Mayor and City Councillors

Address: City of Richmond
 6911 No. 3 Road
 Richmond, B.C.
 V6Y 2C1



For further information, please contact:

Nora Stevenson
 Developing Solutions Inc.
 Phone: 604.222.1200
 Fax: 604.222.0722
 Email: devsol@telus.net

8

208

TO: MAYOR & EACH
COUNCILLOR
FROM: A/CITY CLERK

4040-02-C

MayorandCouncillors

From: MayorandCouncillors
Sent: May 20, 2003 9:05 AM
To: 'Graeme Silvera'
Subject: RE: letter to the editor of the Richmond News

pc: Manager, Dev. Apps VIA EMAIL
for info

**PHOTOCOPIED
& DISTRIBUTED**
DATE: May 20/03 RJ

Dear Mr. Silvera,

This is to acknowledge and thank you for your letter of May 17, 2003 to the Mayor and Councillors, in connection with the proposed retail centre at Garden City and Alderbridge Way, a copy of which has been forwarded to the Mayor and each Councillor for their information.

Your letter has also been forwarded to Joe Erceg, Manager, Development Applications, for consideration during the application phase of the development. If you have any questions or further concerns at this time, please call Joe Erceg at 604-276-4138.

Yours truly,

David Weber

David Weber
Manager, Legislative Services
City Clerk's Office
City of Richmond
Voice: 604-276-4098
Fax: 604-278-5139
email: dweber@city.richmond.bc.ca

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

From: Graeme Silvera [mailto:gsilvera@shaw.ca]
Sent: May 17, 2003 2:41 PM
To: MayorandCouncillors
Subject: letter to the editor of the Richmond News

Dear editor:

As much as I hate debating in the editorial section of the newspaper, I just cant let Angela Lam's letter in the May 17th edition of the News go unanswered.

Angela, Angela, Angela, you've got it all wrong. The debate isn't about Wal-Mart's allegedly unethical buying practices, anti-union behaviours or alleged sweatshop labour, it's all about the 3 C's; competition, consumers and choice. One of the great hallmarks of any democracy is the ability for all businesses to compete in a fair market-driven environment, thus providing the maximum benefit for the citizens of that democracy. A company like Wal-Mart wouldn't survive for long in the marketplace unless it was meeting a need from consumers, it is the consumers who drive the demand (quite literally, in Richmond's case by driving to other communities), not the company. I am really glad that your family income allows you to have the choice of shopping at stores other than Wal-Mart, there are many in this community that do not have that choice.

Your points about the store harming many small businesses in Richmond are interesting because they are being greatly affected right now by not having a Wal-Mart here in our community. The retail landscape of any community is very diverse and includes large shopping malls, big box stores and small family owned businesses. All of these components evolve over time to concentrate on different aspects of the retail market in order to not compete directly with each other - as a result a balance exists which allows all of the components to grow together as the market expands. Consumers adjust their shopping patterns in their community to buy certain goods at discount chains, malls and other goods at their local small retailers. If a significant part of that retail mix is lacking in a community, consumers will leave the community to find it, taking a good chunk of their spending on

05/20/2003

209

stores in other communities with them (I.E. if I go shopping at Wal-Mart in Surrey, I may shop at a number of other stores while I am there, including small retailers). Right now, such an imbalance exists in Richmond's retail landscape without the presence of the largest general merchandise chain and the only sectors of the market that are benefiting from this imbalance are the other large general merchandisers like the Bay, Canadian Tire and Superstore, not our small retailers.

And what about the Lansdowne situation? Do you not find it curious that Lansdowne Mall was in the doldrums until just this past year and suddenly it is starting to get revitalized? What do you think turned the situation around? Plain and simple, it was the opening of the Real Canadian Superstore on number 3 road that turned the situation around for Lansdowne. Superstore (Loblaws) is the second largest discount chain in Canada behind Wal-Mart and opening one in Richmond obviously stopped the flow of residents to Marine Drive in Vancouver. These residents started to stay in Richmond and they started to spend their dollars here which attracted Future Shop and Home Outfitters to make significant financial commitments to the mall. I guarantee that the same thing will happen when (not if) Wal-Mart opens it's doors to the public and stops the exodus of retail dollars to Surrey and Burnaby.

If any small retailers should be worried about losing business, its retailers in Surrey and Burnaby. The worst nightmare for small retailers in Richmond is not a Wal-Mart opening here, but having one open for business on SW Marine in Vancouver and having our City Council turn this one down!

Graeme Silvera
11951 Flamingo Court
Richmond, BC
604 448-9751

...OTOCOPIED & DISTRIBUTED
DATE: *May 16 2003*

TO: MAYOR & EACH COUNCILLOR
FROM: A/CITY CLERK

4040-02-04

MayorandCouncillors

From: MayorandCouncillors
Sent: May 16, 2003 2:19 PM
To: 'Kevin Hamilton'
Subject: RE: solicitation of

*pc: Manager, Dev. Apps } VIA EMAIL
for information*

Dear Mr. Hamilton,

This is to acknowledge and thank you for your letter of May 15, 2003 to the Mayor and Councillors, in connection with the proposed retail centre at Garden City and Alderbridge Way, a copy of which has been forwarded to the Mayor and each Councillor for their information.

Your letter has also been forwarded to Joe Erceg, Manager, Development Applications, for consideration during the application phase of the development. If you have any questions or further concerns at this time, please call Joe Erceg at 604-276-4138.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

David Weber
Manager, Legislative Services
City Clerk's Office
City of Richmond
Voice: 604-276-4098
Fax: 604-278-5139
email: dweber@city.richmond.bc.ca

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

From: Kevin Hamilton [<mailto:kevin53@shaw.ca>]
Sent: May 15, 2003 3:52 PM
To: MayorandCouncillors
Cc: devso@telus.net
Subject: solicitation of views

Re: Proposed Retail Centre at Garden City Rd. and Alderbridge Way - please see attached

Dr. K. Hamilton

May 15, 2003

To: Mayor and City Councillors

Concerning your solicitation of views on the proposed retail centre at Garden City Rd. and Alderbridge Way – Richmond

I am concerned that the response sheet provided by FirstPro Shopping Centres to residents of Centre Point (Lansdowne and Garden City) on this issue is clearly bias towards the development proceeding and that as a result the solicitation of public opinion using this instrument completely invalidates the results. In this regard I wish to draw you attention to their statement that 'your letter/note should include some of the following'. This statement is followed by only positive attributes relative to this proposed development and that these be included in one's letter or email to Mayor and Council. I am a property owner at Centre Point and have significant reservations about this development. Some of my concerns are as follows:

- 1) There is more than sufficient shopping currently available in the Richmond area
- 2) To assume that a new retail complex needs to be developed in proximity to West Cambie (as indicated by First Pro) suggests that this would need to be in walking distance – the majority of people in Richmond, however, for a variety of reasons including personal safety, do not walk. I frequently try to walk to Richmond Centre and it is simply dangerous.
- 3) Introduction of a Wal-Mart will draw large numbers of people from Vancouver into an area that is already overly congested with vehicle traffic
- 4) Wal-Mart will disrupt retail sales in existing department stores and small shops throughout Richmond but particularly at the Lansdowne Mall, which has only recently surfaced from what appears to have been difficult times. I suspect that Zellers would be particularly hard hit and this store is clearly a central focus of the Lansdowne Mall.
- 5) Wal-Mart has absolutely NO character – it is Mac Shopping. Moreover the profits leave the country.
- 6) If the piece of property in question is to be developed, why not be creative about it and considerate of local residents who have homes in the area and wish to live and not just shop
- 7) Alternate suggestions might include a park or some other type of green space (after all the area is called Garden City and there is clearly a deficiency in this respect). Another suggestion is to build a community centre to service this area.

I would be happy to further expound on these and other related issues

Sincerely,

Dr. K. Hamilton
Professor

604-599-2752

MayorandCouncillors

PHOTOCOPIED & DISTRIBUTED

4040-02-04

From: MayorandCouncillors
 Sent: May 16, 2003 2:28 PM
 To: 'darrell_hauer@city.vancouver.bc.ca'
 Subject: Proposed shopping Centre at Garden City and Alderbridge Way

DATE: May 16 2003

TO: MAYOR & EACH COUNCILLOR
 FROM: A/CITY CLERK

PC: Manager, Dev. Apps
 for info.) VIA Email

Dear Mr. Hauer,

This is to acknowledge and thank you for your email of May 14, 2003 to the Mayor and Councillors, in connection with the proposed retail centre at Garden City and Alderbridge Way, a copy of which has been forwarded to the Mayor and each Councillor for their information.

Your letter has also been forwarded to Joe Erceg, Manager, Development Applications, for consideration during the application phase of the development. If you have any questions or further concerns at this time, please call Joe Erceg at 604-276-4138.

Yours truly,

David Weber

David Weber
 Manager, Legislative Services
 City Clerk's Office
 City of Richmond
 Voice: 604-276-4098
 Fax: 604-278-5139
 email: dweber@city.richmond.bc.ca

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

From: Hauer, Darrell [mailto:darrell_hauer@city.vancouver.bc.ca]
 Sent: May 14, 2003 4:19 PM
 To: Councillors; Councillors
 Subject: Proposed shopping Centre at Garden City and Alderbridge Way

I live at 8811 Lansdowne Rd, which is next door to this Proposed development.

That's a nice piece of property and we have our fill of shopping centres in this area of town.

Lansdowne mall is having a rough go and its next door.

If Wal Mart comes in the traffic in this area will be unbearable. Richmond is known as a driving community.

I would prefer Vancouver to have the Wall Mart Site, if one wants to support Wall Mart it would be a very short distance to bus to.

Give Wall Mart a license to run a bus from Richmond to the Marine Drive proposed Wall Mart store. (Like The Auto Mall Bus)

I do not support this development.
I do not support a Wal Mart In Richmond.

keep up the good work, I love Richmond but do we really need another mall??

4040-02-04

PROPOSED RETAIL CENTRE
 Garden City Road and Alderbridge Way
 Richmond, B.C.

TO: MAYOR & EACH COUNCILLOR
 FROM: A/CITY CLERK
 cc: Manager, Dev Apps.
 for information

FIRST PRO
SHOPPING CENTRES

COMMENT SHEET

Date May 12/-03

Your views are important to us. Please provide us with your comments on the proposed Retail Centre.

Richmond definitely dont need a Wall Mart!
And I will suggest, not a retail development, but
a freindly people area; where first of all, no cars
are allowed. A pedestrian shopping area where quality
shops, quality owner operated restaurants and coffe
/tea places with outdoor seating, where people can
relax. A european pedestrian village theme
where people can relax, but still have access to
shopping. But definitely, keep the cars out!
People and families need places to unwind.
And no signage written in oriental languages
please!

		IN
	JRM	
✓	DW	DL
	KY	
	AS	
	DB	
	WB	

037002-0

PHOTOCOPIED & DISTRIBUTED
 DATE: May 16/03 R8

We are compiling a mailing list. We will be providing further information as it becomes available to those on our mailing list. If you are interested in being added to our mailing list please provide us with the following information.

Name Erling Jepsen
 Address 17020 River Rd. Postal Code V6V 1L9
 Phone Number 270-4332 Email _____

If you wish to make your views known to the City of Richmond attached is their contact information.

Address: City of Richmond
 6911 No. 3 Road
 Richmond, B.C.
 V6Y 2C1

Mayor and City Councillors

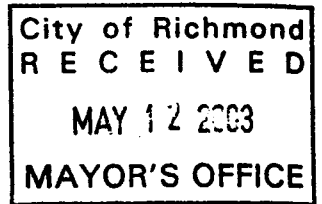
For further information, please contact:

Nora Stevenson
 Developing Solutions Inc.
 Phone: 604.222.1200
 Fax: 604.222.0722
 Email: devsol@telus.net

8

214

Dr. Dean G. Smith & Dr. Sheryl A. Tanco
6851 Camsell Crescent,
Richmond, B.C. V7C 2M9



8 May 2003

Mayor Malcolm Brodie
Richmond City Hall
6911 #3 Road
Richmond, B.C. V6Y 2C1

Dear Mayor Brodie,

It was with great distress that we recently read of Wal-Mart's impending arrival. We have been residents of Richmond for the past 11 years and feel very much a part of the Richmond community. As such, we have grave concerns about what a Wal-Mart would mean to the people of Richmond.

Having done some research, we are lead to the inevitable answer, that a Mal-Mart here (as has consistently been true elsewhere) would have very negative long-term repercussions. Consider the following statistics, based on US data, but not doubt equally applicable to us:

- ❖ For every job created by a wal-Mart, at least 1.5 jobs are lost;
- ❖ Wal-Mart employs 65-70 people per \$10 million in sales; Other small businesses employ an average of 106 people per \$10 million in sales;
- ❖ Businesses in direct competition with wal-Mart as well as those not in direct competition (e.g. banks/credit unions, newspapers) are destroyed or negatively effected; E.g. In Iowa, 50% of clothing stores and 30% of hardware stores have closed since wal-Mart opened.
- ❖ Wal-Mart may actually cost taxpayers; E.g. New Paltz, New York found that despite an extra +\$100,000 from wal-Mart property tax, when other taxes losses and costs were considered, there was actually a town tax deficit of \$13,000.00.
- ❖ Wal-Mart has a horrendous ethical record. Consider a few examples:
 1. Roughly 40 lawsuits have been filed by employees who say they were forced to work overtime for no pay. Wal-Mart is facing a sexual discrimination lawsuit in California that could become the largest such case in history.

2. Since November 2001, Wal-Mart has been a defendant in 28 complaints brought by the National Labour Relations Board citing anti-union activities such as threats, interrogations or disciplining.
3. Wal-Mart ignored state laws when it took out some 350,000 "dead peasant policies" (i.e. life insurance policies naming Wal-Mart as beneficiary without the knowledge of the insured employees).

We have enclosed a book, from which some of these statistics were acquired. We know you are an extremely busy man, but we hope you will take the time to read it. We both found it extremely enlightening and more than a little frightening. We would also encourage you to look at the Walmartwatch.com website for more up to date information.

We personally have no competing financial interests with Wal-Mart. Dean is an Emergency Physician and Head of the Richmond Hospital's Emergency Department and Sheryl is a Psychologist in private practice in Vancouver.

When we first voted for you for mayor, your decisive stand against expanded gambling, at a time when such a position could obviously have cost you votes, was an important factor to us. We hope that the same courage and intelligent examination of the situation that you demonstrated then will bring you to the conclusion that Wal-Mart should not be permitted in Richmond.

We thank you kindly for taking the time to consider this extremely important matter.

Yours truly,



Drs. Dean G. Smith & Sheryl A. Tanco

MayorandCouncillors

TO: MAYOR & EACH COUNCILLOR FROM: A/CITY CLERK

4040-02-04

From: MayorandCouncillors
Sent: May 12, 2003 12:09 PM
To: 'Phyllis'

pc: GM-UD
 Manager, Dev.Apps
 for information

CIA Email

PHOTOCOPIED & DISTRIBUTED
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DATE: May 12/03 RL

Subject: RE: Opposition to the proposed shopping at Garden City and Alderbridge Way

Dear Ms. Loke,

This is to acknowledge and thank you for your email of May 9, 2003, to the Mayor and Councillors, in connection with the proposed shopping centre at Garden City and Alderbridge Way, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your message has been forwarded to David McLellan, General Manager, Urban Development and Joe Erceg, Manager, Development Applications, for information.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

David Weber
 Manager, Legislative Services
 City Clerk's Office
 City of Richmond
 Voice: 604-276-4098
 Fax: 604-278-5139
 email: dweber@city.richmond.bc.ca

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

From: Phyllis [mailto:phyllis2@shaw.ca]
Sent: May 9, 2003 1:19 PM
To: MayorandCouncillors
Subject: Opposition to the proposed shopping at Garden City and Alderbridge Way

Name: Phyllis Loke
 Address: 904 - 8871 Lansdowne Road,
 Richmond, BC V6X 3X8

Dear Mayor & Councillors,

I am writing to oppose the proposed development.

I probably live a block or two away from the proposed site and DO NOT feel that the proposed site is suitable for such major retail development because:

- (1) Since the introduction of the 98B line on No. 3 Road, the flow of motor vehicles has spilled over to the Garden City / Alderbridge Way, creating significant congestion and hazards.
- (2) Within the few blocks radius on No. 3 Road, we already have Aberdeen Centre (soon to be completed), Yaohan, Parker Place, Lansdowne Mall, Richmond Centre, and many other smaller malls - just how many more retail outlets do we need? How about spreading out the wealth, congestion and jobs to other areas in Richmond, ie: Steveston area.
- (3) Wal-Mart - why do we need a Wal-Mart in Richmond? We already have Home Outfitters, Hudson Bay, Sears, Canadian Tire, Bata and affordable retailers such as Zellers ... why do we need one more big establishment here.

217

05/12/2003

(4) I prefer to see our small businesses strive ... with big outlets such as Wal-Mart, which can obviously offer cut-throat prices because it has the capacity to tap into foreign sweat labour, the local born and bred small businesses don't stand a chance in competing.

It took me 5 minutes to put together this rant but I hope you folks will take longer ... much longer to consider the impact of this retail development on streets congestion - and much much longer to consider the impact mega box stores such as Wal-Mart would have on small businesses.

Thank you.

MayorandCouncillors

TO: MAYOR & EACH
COUNCILLOR
FROM: A/CITY CLERK

4040-02-04

From: MayorandCouncillors
Sent: May 12, 2003 12:11 PM
To: 'lynn whit'
Subject: RE: Wal-Mart Eyes Richmond

PC: GM-UD
Manager, Dev. Apps) VIA EMAIL
for information

**PHOTOCOPIED
& DISTRIBUTED**

DATE: May 12/03 RL

Dear Ms. Whit,

This is to acknowledge and thank you for your email of May 8, 2003, to the Mayor and Councillors, in connection with the proposed Wal-Mart at Garden City and Alderbridge Way, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your message has been forwarded to David McLellan, General Manager, Urban Development and Joe Erceg, Manager, Development Applications, for information.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

David Weber
Manager, Legislative Services
City Clerk's Office
City of Richmond
Voice: 604-276-4098
Fax: 604-278-5139
email: dweber@city.richmond.bc.ca

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

From: lynn whit [mailto:biff4@shaw.ca]
Sent: May 8, 2003 9:50 PM
To: news@richmondreview.com
Cc: MayorandCouncillors
Subject: re:Wal-Mart Eyes Richmond

Richmond Review
#140-5671 No. 3 Rd
Richmond, B.C. V6X 2C7
Phone 604-247-3700

Re: Wal-Mart Eyes Richmond

Dear Editor:

I read your article in last week's edition of the Review and I wanted to write and express my support for this proposed application.

219

I have two young children and have found that Wal-Mart is the only store that has the selection, quality of merchandise and prices that fit my family budget. I currently pack the kids in the car and spend 1-2 hours round-trip driving to Langley or Lougheed Mall to spend my dollars at the Wal-Marts in these communities.

05/12/2003

Councillor Kumagai says in the article that he wants to know the impact of Wal-Mart on small businesses. Mr. Kumagai, you don't need a study to tell you the answer. I can give it to you. The impact is big and it is positive. Wal-Mart is such a draw that it gets me to pack up two young children in a car and drive half-way across the lower mainland to shop there. When I am finished my shopping at Wal-Mart, I often visit other stores in the same mall or in the local area which greatly benefits other retailers, your so-called mom and pop businesses in these communities. Without a Wal-Mart in their community, these other small businesses wouldn't stand a chance of getting me, or any of my neighbours which I assure you are doing the same thing, to come to their stores.

I am tired of having to leave Richmond to find retail alternatives that are lacking. Our council has a chance to fix the situation. I know the neighbourhood that the store is proposed for and it has to be one of the most neglected areas of the City. We have a chance here for a win-win situation for the neighbourhood and for the City. Wal-Mart would keep us spending locally and would generate some much needed tax revenue.

Lynn
Richmond Mom

(Please e-mail me back if you need any other information.)

COMMENT SHEET

Date MAY 8 - 03

Your views are important to us. Please provide us with your comments on the proposed Retail Centre.

A Retail Centre at Garden City Rd and Alderbridge Way would be a great asset for Richmond. Wal-Mart would be great for Richmond, providing more taxation for our city and more needed jobs.

More Richmond residents visit Wal-Mart in other cities in the lower mainland.

Yes, we need this development.

We are compiling a mailing list. We will be providing further information as it becomes available to those on our mailing list. If you are interested in being added to our mailing list please provide us with the following information.

Name Ms. and Mrs. K. Johnson
Address 204-7550 Mimosa Postal Code V6Y 1Z5
Phone Number 278-6502 Email _____

If you wish to make your views known to the City of Richmond attached is their contact information.

Address: City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

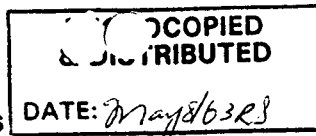
Mayor and City Councillors

For further information, please contact:

Nora Stevenson
Developing Solutions Inc.
Phone: 604 222 1200
Fax: 604 222 0722
Email: devsoli@telus.net

8

221



TO: MAYOR & EACH
COUNCILLOR
FROM: A/CITY CLERK

4040-02-04

Mayor and Councillors

From: Mayor and Councillors
Sent: May 8, 2003 1:58
To: 'Frank Tofin'
Subject: RE: Wal Mart/YVR

pc: GM-UD
Manager, Dev. Apps
for information

VIA EMAIL

Dear Mr. Tofin,

This is to acknowledge and thank you for your email of May 7, 2003 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

David Weber
Manager, Legislative Services
City Clerk's Office
City of Richmond
Voice: 604-276-4098
Fax: 604-278-5139
email: dweber@city.richmond.bc.ca

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

From: Frank Tofin [mailto:tofin@telus.net]
Sent: May 7, 2003 6:22 PM
To: Mayor and Councillors
Cc: Richmond Chamber of Comm; bc.ca@marathon.city.richmond.bc.ca; editor richmond review; editor@richmond-news.com
Subject: Wal Mart/YVR

Mr Mayor and Councillors

about: Wal Mart and YVR noise et al and our OCP (or whatever)

I was a boarder in the late Ernie Cooney's farmhouse on Miller Road while I studied aeronautics at the airport (now south terminal) some time ago, and aside from war service, I couldn't help but see Richmond change (having practiced architecture in town and dabbled in politics [one not bad and one not good]). Farming and fishing are virtually out, and the airport and big boxes are in.

Both the latter coincidentally impact primarily in the same part of town - in the footprint of excess aircraft flight noise! And both lie in the duty of care by city hall to assure quiet enjoyment for all of its constituents - not just those outside the footprint. To have zoning in our OCP with residential use in the footprint is simply dereliction.

The airport is our gem - and we can save and protect it by imbedding it in compatible commercial and industrial zones that are not impacted by air traffic. YVR just built a humungeous new international terminal by a wee ding on each departing flyer - and by dinging just a dollar each, they can buy out their footprint, apply for appropriate rezoning, and resell/lease for another bundle. YVR has little or no space for support growth.

Big boxes are obviously going to locate in or near the footprint - commerce has nowhere else to go in Richmond. Voila - more good resolution. Muttering about traffic by Wal Mart is trite - it's the number one howl about everything everytime. The problem is council and its planners. There are barnacles on our ship of state. We have eight councillors representing every constituent and a zoning bylaw with some eight thousand (8000) amendments. We need a ward system and tenure on council.

222

05/08/2003

Respectfully

Frank P Tofin - 1406/6611 Minoru Blvd RICHMOND BC V6Y 1Y9 8 May 2003 604 270 7568

are .rampant noises and taxes - each of which ugly impacts lie wholly and solely in the lap of city hall.

Mayor and Councillors

**PHOTOCOPIED
& DISTRIBUTED**
DATE: *May 8 2003*

**TO: MAYOR & EACH
COUNCILLOR
FROM: A/CITY CLERK**

From: Philip Tan [mediamarketing@telus.net]
Sent: May 7, 2003 11:53 PM
To: dbroughton@richmond-news.com
Cc: Mayor and Councillors
Subject: Response to Wal Mart article

4040-02-04



Richmond News.doc

Attached please find a response to your recent article regarding the Mayor's views on the Wal Mart proposal.

Sincerely,

Philip Tan
Media Marketing

<mediamarketing@telus.net>

Richmond News

Re: Wal-Mart Eyes Richmond

Dear Editor:

I read your article in last week's edition of the News and I feel that I must respond to a couple of quotes that were included from our mayor.

Our mayor states that the proposed location for the development sits in a residential area well outside the City's core. I have to ask the mayor if he has actually driven out to see the proposed site? Well I have, and I understand it is to be at the Northeast corner of Alderbridge and Garden City. I stood on the opposite corner of the street from the proposed site of the existing commercial center and looked around me. Here is what I saw:

- A constant flow of traffic through the Alderbridge/Garden City Intersection.
- Construction going on at the new high-density Polygon residential development
- A steady stream of large commercial airliners roaring overhead
- Commercial development all around me, including Landsdowne mall less than a stone's throw away
- A large open field that is proposed for a large commercial development "outside of the city's commercial core" (the city's proposed convention centre)

To my eyes, this does'nt look like an area "well outside the city's commercial core"

The residential neighbourhood that our Mayor refers to in the article is in a sad state indeed with open ditches, absentee landlords, houses in a general state of disrepair - a number of which I surmise are grow operations, etc. This neighbourhood is clearly in need of revitalization.

The Mayor's other comments about space being available in Landsdowne Mall and that Wal-Mart can go onto Number 3 road also does'nt hold water. Has he driven down Number three road lately? Firstly, I don't see any large swaths of land awaiting development on 3 road and secondly, with the nightmare traffic situation that his council has created for the existing merchants why would a successful retailer like Wal-Mart ever consider this as an option? The last time I looked, Landsdowne Mall has also been successful in leasing out its surplus space to Future Shop and Home Outfitters. I also don't see any spare land when I drive down Bridgeport.

But I take the most offense to the Mayor saying that the new taxes and development charges wont sway him - as a taxpayer, I think it should sway him - he should be trying to do whatever he can to reduce the outrageous tax hikes that his council has foisted on us for the next 5 years!

The bottom line is that when you consider the alternatives for this company (and their spokesperson says they have looked for a long time to find a viable option in Richmond) this looks like a very good proposal that will:

- a) Take a neglected part of the City and revitalize it, hopefully generating far more spinoff investment and taxes in the rest of the area surrounding the proposed development
- b) Help to offset the substantial future tax hikes that council has committed to
- c) Keep local dollars in Richmond that currently flow to Surrey and Burnaby (note to Bill Jones – maybe I will shop at your store instead of a Surrey Nursery when I am shopping at Wal-Mart in Guildford)

I sincerely hope that the attitude shown by our mayor has not infected the other members of council and I look to them to do the right thing and approve this application as soon as possible.

Philip Tan
7900 River Road
Richmond, BC
604 270-0179

MayorandCouncillors

TO: M. ...OR & EACH
COUNCILLOR
FROM: A/CITY CLERK

4090-20-

From: MayorandCouncillors
Sent: May 6, 2003 4:31 PM
To: 'Andy Fielding'
Subject: RE: Wal-Mart

**PHOTOCOPIED
& DISTRIBUTED**
DATE: May 6 03 RS

pc: GM-UD
Manager, Dev. Aps } VIA EMAIL
for information

Dear Mr. Fielding,

This is to acknowledge and thank you for your May 6, 2003 email (including related website links), to the Mayor and Councillors in connection with the prospect of a Wal-Mart store in Richmond, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your message has also been forwarded to staff in our Urban Development Division for information. As of this date, Wal-Mart has not submitted a land use application to the City so it is premature for City staff to comment, however, please be assured that there are many opportunities for public input as such applications move through the land use process

Thank you for taking the time to make your concerns known.

Yours truly,

David Weber

David Weber
Manager, Legislative Services
City Clerk's Office
City of Richmond
Voice: 604-276-4098
Fax: 604-278-5139
email: dweber@city.richmond.bc.ca

-----Original Message-----
From: Andy Fielding [mailto:ander4321@yahoo.com]
Sent: May 6, 2003 5:14 AM
To: MayorandCouncillors
Subject: Wal-Mart

Dear Mayor Brodie and esteemed Council members,

My family and I have just learned about Wal-Mart's plans to open a store here in Richmond. We are adamantly opposed to this. Here's why:

Wal-Mart is the world's largest corporation. Their income in one day exceeds the GNPs of many countries. A new Wal-Mart store opens every two days. (Their goal is one every day.)

Wherever Wal-Mart stores have opened, they have spelled catastrophe for local businesses. One of Wal-Mart's anti-competition practices is to price goods below cost until local merchants are forced to close.

Wal-Mart's labor record is deplorable. They have violated child labor laws and are accused of widespread sexual discrimination. There are many widely-publicized cases of injured Wal-Mart employees being denied medical compensation, and under the most pathetic circumstances. Hundreds of former Wal-Mart

employees claim they were forced to work overtime at regular pay, or no pay at all and being threatened with firing if they refused.

Wal-Mart is strenuously anti-union. Not one of Wal-Mart's one million American employees is a union member. Wal-Mart is known to immediately fire any employee who attempts to join a union or who discusses unionization with other employees.

The list goes on and on. Type "Wal-Mart" at a search page like Google and you'll see dozens of websites documenting Wal-Mart's exploitation, manipulation, and greed, and the damage it does to communities like ours. I've pasted below for you some sites of particular interest.

And of course, a Wal-Mart store will syphon millions of dollars out of Richmond's---and Canada's---economy.

Please do whatever you can to stop Wal-Mart from taking root here in Richmond. Thank you.

Sincerely, Andy Fielding

Related websites of special interest
=====

National Organization of Women: "Wal-Mart, Merchant of Shame"

<http://www.now.org/issues/wfw/wal-mart.html>

Newsday: "Meet the Enron of Workers' Rights"

<http://www.newsday.com/news/opinion/ny-vpfea013262020may01.story>

Global Trade Union for Commercial Workers: Wal-Mart page

http://www.union-network.org/UNISite/Sectors/Commerce/Multinationals/wal_mart_campaign_index_page.htm

Wal-Mart Watch

<http://www.walmartwatch.com>

Wal-Mart Litigation Project

<http://wal-martlitigation.com>

Wal-Mart Personal Injury Survivor

<http://www.walmartsurvivor.com/index1.html>

WalMartyrs

<http://www.walmartyrs.com>

PBS: "Store Wars: When Wal-Mart Comes to Town" (documentary film)

<http://www.pbs.org/storewars>

(In particular, see the "Big Store > Business Practices" page.)

New York Times: "Suits Say Wal-Mart Forces Workers to Toil Off the Clock"

Associated Press: "Lawsuits surge as more workers demand payment for overtime hours"

http://www.sullivan-county.com/id2/wal-mart/not_paid.htm

TO: MAYOR & EACH COUNCILLOR
FROM: A/CITY CLERK

MayorandCouncillors

From: MayorandCouncillors
Sent: May 5, 2003 2:25 PM
To: 'Perry Kates'
Subject: RE: Proposed Walmart Store/s

PC: GM-UD
Manager Dev. Apps) VIA EMAIL

PHOTOCOPIED & DISTRIBUTED
DATE: May 6 2003

Dear Mr. Katyes,

This is to acknowledge and thank you for your email of May 4, 2003 in connection with the prospect of a Wal-Mart store in Richmond, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your message has also been forwarded to staff in our Urban Development Division for information.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

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	AS	
	DB	
	WB	

4040-02-



David Weber
Manager, Legislative Services
City Clerk's Office
City of Richmond
Voice: 604-276-4098
Fax: 604-278-5139
email: dweber@city.richmond.bc.ca

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

From: Perry Kates [mailto:perrykates@shaw.ca]
Sent: May 4, 2003 11:29 PM
To: MayorandCouncillors
Subject: Proposed Walmart Store/s

Good Day!

For the last 19 years, I have never had reason to shop in the area of the proposed Walmart site in Vancouver, currently under "debate". That would probably change, if Walmart moved in.

While Vancouver City Council foolishly dithers on, price and safety rule where I have and will spend money.

Take a lesson from Vancouver's mistake. Approve the construction.

Finally, I have lived one very short block from Robson Street since 1984. Over the last several years, it has become a 'showcase store' street, aimed at the tourists. Most of these stores offer no value and little life expectancy after the first lease expires. The few exceptions are London Drugs, Sears & Safeway.

229

Why buy a DVD for \$29.95 at Virgin Records on Robson, when Costco in Richmond

sells the same DVD for about 1/3 the price? This is just one, small example.

That's where Burnaby and Richmond come in. About 60% of my discretionary spending is done in these areas.

Food for thought.

Sincerely,

Perry Kates
407-1160 Haro Street
Vancouver, British Columbia

PHOTOCOPIED
& DISTRIBUTED
DATE: May 6/03 RB

TO: MAYOR & COUNCILLOR
FROM: A/CITY CLERK

Mayor and Councillors

From: Mayor and Councillors
Sent: May 5, 2003 2:32 PM
To: 'Denise McDougal'
Subject: RE: Walmart

pc: GM-UD
Manager, Dev. Apps) VIA EMAIL

Dear Mr. and Mrs. McDougal,

This is to acknowledge and thank you for your email of May 4, 2003 to the Mayor and Councillors in connection with the prospect of a Wal-Mart store in Richmond, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your message has also been forwarded to staff in our Urban Development Division for information. As of this date, Wal-Mart has not submitted a land use application to the City so it is premature for City staff to comment, however, please be assured that there are many opportunities for public input as such applications move through the land use process

Thank you for taking the time to make your concerns known.

Yours truly,

David Weber

David Weber
Manager, Legislative Services
City Clerk's Office
City of Richmond
Voice: 604-276-4098
Fax: 604-278-5139
email: dweber@city.richmond.bc.ca

	JFM	
✓	DW	✓
	KY	
	AS	
	DB	
	WB	

4090-02

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

From: Denise McDougal [mailto:dmcdougal@shaw.ca]
Sent: May 4, 2003 2:49 PM
To: Mayor and Councillors
Subject: Walmart

Dear City Council,

It is with much anxiety and trepidation that we have been reading the recent articles in the Review concerning the building of a Wal-Mart in Richmond. Actually this would be right at the corner of our street. We were also upset by Bill McNulty's comments in April 26 Review article. "McNulty said there is no city plan for the area and perhaps it is time to look at changing it to a commercial neighbourhood. 'It seems to be moving that way because nobody wants to live there,' he said."

Pardon us, but WE want to live here! We purchased our home 4 yrs ago knowing full well that there was airplane noise. The aircraft noise inherent to living in Richmond is not limited to the area east of Garden City and north of Alderbridge as stated in the April 26th article, but in fact more accurately encompasses the area east of No. 3 Rd between Bridgeport and Westminster Highway. Current levels of aircraft noise could be greatly reduced if YVR actually started enforcing noise abatement procedures for pilots (especially late night flights, the source of many of the recent complaints coming from residents further east, even as far away as Langley). In addition YVR has yet to fully enforce (maybe that is not their function) the Chapter 3 standards for jet aircraft which airlines were supposed to meet by April 2002. Two airlines apparently are unable or cannot afford to upgrade their aging mid to late 1980 vintage "Classic Jets" and appear to be trying to convey an image that these are new aircraft by repainting them in bold new colors.

231

The occasional noise to our lovely area is minor to us compared to having a Wal-Mart down the street. Those who
05/05/2003

seek **best value** for the price will still shop elsewhere. Mr. McNulty probably wonders how we can think that our area is lovely. It has quite a country feel that is not obvious from the street. There is a large open field behind our back yard where there is a lot of wildlife (coyotes, birds, etc.) probably enhanced by the close proximity to Richmond Nature Park. We invite Mr. McNulty and any other council members to have a look for themselves. Does Richmond really desire a big box store that would mar our "most beautiful city"?

Thank you,

Al and Denise McDougal
9511 Alexandra Rd.
(604) 278-9511
dmcdougal@shaw.ca

TO: MAYOR & EACH
COUNCILLOR
FROM: A/CITY CLERK

Mayor and Councillors

From: Mayor and Councillors
Sent: May 5, 2003 2:21 PM
To: 'Jim & Debbie McBride'
Subject: RE: Wal-Mart

pc: GM-UD
Manager, Dev. Appr.) VIA EMAIL

**PHOTOCOPIED
& DISTRIBUTED**
DATE: May 6 2003

Dear Ms. McBride,

This is to acknowledge and thank you for your email of May 3, 2003 in connection with the prospect of a Wal-Mart store in Richmond, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your message has also been forwarded to staff in our Urban Development Division for information.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

David Weber
Manager, Legislative Services
City Clerk's Office
City of Richmond
Voice: 604-276-4098
Fax: 604-278-5139
email: dweber@city.richmond.bc.ca

	JRM	
✓	DW	✓
	KY	
	AS	
	DB	
	WB	

4040-02-0

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

From: Jim & Debbie McBride [mailto:jimmcb@shaw.ca]
Sent: May 3, 2003 11:33 AM
To: Mayor and Councillors
Subject: Wal-Mart

May 3, 2003

Mayor Malcolm Brodie:

I have been a resident of Richmond since 1984 and I wanted to express how excited I am about the prospect of Wal-Mart coming to Richmond. It's one of my favorite stores.

Debbie McBride

4/100-02-

MayorandCouncillors

TO: () OR & EACH COUNCILLOR
FROM: A/CITY CLERK

	JRM
	DW D
	KY
	AS
	DB
	WB

pc: Development Coordinator (via email)

PHOTOCOPIED & DISTRIBUTED
DATE: Mar 18/02 RS

From: MayorandCouncillors
Sent: March 18, 2002 11:25 AM
To: 'Darren Dahl'
Cc: Burke, Holger
Subject: RE: Wal-Mart Development Application

Dear Ms. Dahl,

This is to acknowledge and thank you for your email of March 15, 2002 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

I understand from our Development Applications Department that the City of Richmond has not yet received an application for development from Wal-Mart. I will, however, by way of a copy of this email, forward your concerns to Mr. Holger Burke, Development Coordinator, to be kept on file should such an application be received in the future.

Thank you for taking the time to make your views known.

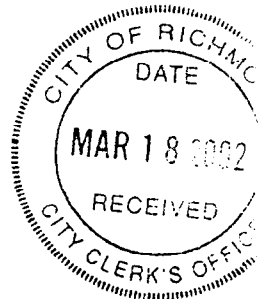
Yours truly,

David Weber

David Weber
Manager, Legislative Services
City Clerk's Office
City of Richmond
Voice: 604-276-4098
Fax: 604-278-5139
email: dweber@city.richmond.bc.ca

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

From: Darren Dahl [mailto:dahld@Ms.UManitoba.CA]
Sent: March 15, 2002 9:40 PM
To: mayorandcouncillors@city.richmond.bc.ca
Subject: Wal-Mart Development Application



To Mayor Brodie and Councillors,

My husband and I are happy to be returning to Richmond in June of this year, after living in Winnipeg for four years. We are disappointed to hear that the City of Richmond is entertaining a bid from Wal-Mart to build a store near Lansdowne Park Shopping Centre. Acceptance of the Wal-Mart application would have a negative impact on the City of Richmond in several ways.

First, the city already suffers from traffic congestion, especially in retail concentrated areas. Wal-Mart would attract more traffic to Richmond, with minimal benefit to other businesses. Further, a Wal-Mart store may employ 500-600 people, but the vast majority of these jobs will be at minimum wage. Assuming a management team of under 25 people, 95% of the employment will be low hourly wages. Are these the sort of employment opportunities council wishes to encourage in Richmond?

In addition, this American retailer reduces economic freedom by driving small and medium sized Canadian businesses out of the markets it enters. As the largest corporation in the world, the firm can operate at a loss in a market for years until local competitors have been driven out. Over time, Wal-Mart becomes the only retail option - we speak from experience, as Wal-Mart dominates the Winnipeg market. We have had trouble finding retail options for some products in our community here in Manitoba.

Finally, Wal-Mart has an extremely poor history of corporate citizenship within Canadian communities. My husband, a professor of marketing at the University of Manitoba, has related to me his frustrations in attempts to garner support from large scale American operations like Wal-Mart for both community non-profit initiatives and university-based student activities. Though their advertising gives a misleading impression that they are community boosters, I feel community involvement is more than low wage jobs, product offerings of questionable quality, and the construction of unappealing big box stores.

If possible, I would like to be informed of the proceedings on this application and would be happy to expand on my position, if given the opportunity. I would note that there are a number of websites in the United States that point out detrimental factors in encouraging Wal-Mart's expansion and development - these may be useful reference points in your decision making.

Sincerely,
Jennifer Dahl

MayorandCouncillors

From: MayorandCouncillors
Sent: March 18, 2002 11:27 AM
To: 'Sakamoto/Martyniuk'
Cc: Burke, Holger
Subject: RE: Walmart

TO: MAYOR & EACH COUNCILLOR
FROM: A/CITY CLERK

	JRM
✓	DW
	KY
	AS
	DB
	WB

pc: Development
Councilor (via email)
PHOTOCOPIED & DISTRIBUTED
DATE: *March 18 2002*

Dear Ms. Sakamoto and Mr. Martyniuk,

This is to acknowledge and thank you for your email of March 15, 2002 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councilor for their information.

I understand from our Development Applications Department that the City of Richmond has not yet received an application for development from Wal-Mart. I will, however, by way of a copy of this email, forward your concerns to Mr. Holger Burke, Development Coordinator, to be kept on file should such an application be received in the future.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

David Weber
Manager, Legislative Services
City Clerk's Office
City of Richmond
Voice: 604-276-4098
Fax: 604-278-5139
email: dweber@city.richmond.bc.ca

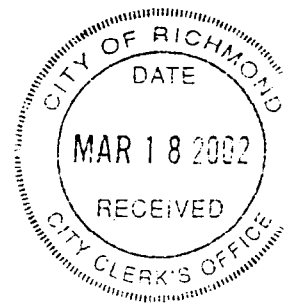
-----Original Message-----
From: Sakamoto/Martyniuk [mailto:pacspro@shaw.ca]
Sent: March 15, 2002 9:06 AM
To: mayorandcouncillors@city.richmond.bc.ca
Subject: Walmart

Hello,

Just wanted to express our opposition to a Walmart submission. We don't feel we need another megastore or mall. What we need is more greenspace!

Thanks.

Sincerely,
Sherry Sakamoto
Terry martyniuk



Attached is a Project Summary that outlines some information about the proposed Retail Centre. We look forward to making a presentation at the Planning Committee Meeting. My project team and I would be pleased to answer any questions you may have either at the meeting or by contacting the undersigned at 604.448.9112.

Yours very truly,
First Pro Shopping Centres

Darren Kwiatkowski
Project Manager

PROJECT SUMMARY

September 2003

DEVELOPMENT PROPOSAL

- First Pro Shopping Centres (First Pro) is proposing to build a \$45 million, 200,000 square foot Retail Centre on a 17-acre site anchored by a 129,000 square foot Wal-Mart store on the northeast corner of Garden City Road and Alderbridge Way (the Site).

CURRENT LAND USE DESIGNATION

- the Site is designated for Mixed Use (commercial, residential, business, industry and public and private institutions) in the Official Community Plan and is zoned for Residential Single Family.

REZONING APPLICATION

- to initiate the development process, First Pro applied to the City to rezone the Site from Residential Single Family to a Retail Commercial designation in May, 2003;
- the rezoning application was submitted without supporting studies, as we believe that these studies should be initiated after detailed discussions and agreement on the terms of reference between the applicant, City staff, City Council and the public to ensure all issues are addressed; and
- in response to the rezoning application, the City Planning Department recommended that First Pro not proceed with the supporting studies until the City reviewed its existing planning policies for the Site and had submitted a report to City Planning Committee to "gauge whether or not there is a political desire to proceed with the application."

PLANNING COMMITTEE MEETING (SEPT. 16, 2003)

- the City Planning Department has now concluded that the Retail Centre is inconsistent with existing planning policies and is recommending that the City not proceed with the rezoning application; and
- while we believe the proposed development can be accommodated under the City's existing Official Community Plan, we recognize that such policies might be interpreted in various ways. Nevertheless, the Official Community Plan provides for regular policy reviews and updates and outlines the bases to consider specific amendments to the plan for developments that bring significant benefit to the community.

For further information, please contact:

Nora Stevenson
Developing Solutions Inc.
Phone: 604.222.1200
Fax: 604.222.0722
Email: devsol@telus.net

Darren Kwiatkowski
First Pro Shopping Centres
Phone: 604.448.9112
Fax: 604.448.9114
Email: dkwiatkowski@firstpro.com

238

SUGGESTED NEXT STEPS

- given the magnitude and significant benefits of the proposed development, the City should permit this development to go through a complete public process and detailed development review;
- First Pro Shopping Centres would like to work with the City to provide all necessary background information that is required for a thorough review of the proposed project and permit the public to have input into the planning process; and
- a suggested first step is to convene a workshop or development charette involving City staff, City Councillors, industry experts and representatives of First Pro and the public to review the development options and opportunities for the Site and the area bounded by Alderbridge Way, Garden City, Cambie and No. 4 Roads (Section 34-5-6).

OUTSTANDING ISSUES

The rezoning process will identify outstanding issues and First Pro will address them in a professional manner in order that City Council can make a fully informed decision. These issues would include the following:

- the suitability of the Site for the proposed Retail Centre in the context of the City's existing hierarchy and location of retail and personal service uses;
- a vision for the balance of Section 34-5-6. The residents (approximately 165 properties) in this quadrant have indicated to First Pro that they would like input into the planning process to establish some certainty for the future development in their area;
- the integration and interface between this development, the proposed Trade and Exhibition Centre to the south and the City Centre to the west;
- the development parameters (density, form of development, preferred uses, etc.) for the outer edges of the City Centre in relation to the centre of the City Centre area; and
- traffic generated by the Retail Centre, the development of the balance of Section 34-5-6, the proposed development to the south and the role of Garden City Road in the City's Transportation Strategy.

COMMITMENT TO RICHMOND

- First Pro is committed to establishing a close working relationship between themselves and the Richmond City Planning Department, Richmond City Councillors and the public to ensure a timely and productive development process; and
- First Pro's corporate commitment is to develop a first class, leading edge, environmentally responsible Retail Centre that meets the goals of the City of Richmond and the needs of neighbourhood residents.

COMMUNITY BENEFITS

- satisfy the current demand by Richmond shoppers for a discount general merchandise store (Wal-Mart);
- meet the day-to-day shopping needs of West Cambie Area residents;
- reduce the number of shopping vehicle trips by City residents to other municipalities and increase shopping at existing Richmond businesses;
- provide a catalyst for the redevelopment of Section 34-5-6 without impacting development possibilities in the balance of the Section;
- minimize impacts on City services through the incorporation of leading edge environmental practices in the development of the Retail Centre;
- retain/compensate for Environmentally Sensitive Areas on the Site through a comprehensive landscaping plan for the Retail Centre;
- construct improvements to the walkway and bikeway network in the vicinity of the Centre;
- develop an architecturally designed Centre that complements the business style of the adjacent City Centre and the Trade and Exhibition Centre proposed for the south side of Alderbridge Way;
- generate approximately 300 construction jobs during the construction phase of the Retail Centre and 400 permanent jobs on completion of the development;
- provide approximately \$670,000 in Development Cost Charges that can be applied towards road and servicing upgrades; and
- generate annual property taxes of approximately \$850,000.

THE DEVELOPER

- First Pro Shopping Centres is a privately owned Canadian real estate company, specializing in the development of new format, unenclosed shopping centres;
- as a full service development company, First Pro is experienced in every aspect of the development process from acquisition, land use and zoning through to construction, leasing and property management;
- First Pro has developed nine shopping centres in British Columbia including one in Langley at 64th Avenue and 200th Street and Queensborough Landing currently under construction in Queensborough, New Westminster;
- First Pro Shopping Centres contributes to both national and local causes such as the Block Parent Program of Canada and the Hospital for Sick Children Foundation through **We're For Kids!**, a charitable corporate giving program; and
- for more information on First Pro Shopping Centres, please go to www.firstpro.com.

September 10, 2003

City of Richmond Planning Committee
6911 No. 3 Rd
Richmond, BC V6Y 2C1

Dear Members of the City of Richmond Planning Committee:

Re: Rezoning Application #RZ 03-235259

First Pro Shopping Centres has applied to the City of Richmond to rezone a 17-acre property at the northeast corner of Alderbridge Way and Garden City Road from Residential Single Family to Retail Commercial to permit the development of a 200,000 square foot Retail Centre.

The Planning Department will be presenting a report to your Planning Committee meeting on September 16, 2003 to discuss this proposed development. We understand that this report concludes that this retail use is inconsistent with existing City planning policies. Based on this conclusion, the Planning Department is recommending that the City not proceed with our rezoning application.

Given the magnitude and significant benefits of the proposed development, we request the Planning Committee permit this Retail Centre to proceed through the full development review/rezoning process. This process will permit all outstanding issues to be resolved and give the public the opportunity to fully participate in the planning process. For the Planning Committee to terminate this project at this stage would be a missed opportunity for the City to create a signature Retail Centre and deny its residents the significant benefits of a value-oriented shopping experience.

These benefits include access to high quality retailers currently not located in Richmond, keeping Richmond residents shopping locally at existing and new businesses, creating 400 new jobs, generating approximately \$850,000 in property taxes and approximately \$670,000 in Development Cost Charges.

Planning Committee

Tuesday, September 16th, 2003

The question was then called and it was CARRIED.

11. **APPLICATION BY FIRST PROFESSIONAL MANAGEMENT (WEST) INC. FOR REZONING AT 4660 THROUGH TO 4740 GARDEN CITY ROAD AND 9040 THROUGH TO 9500 ALEXANDRA ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA (R1/F) TO AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6) OR COMPREHENSIVE DEVELOPMENT DISTRICT (CD).**

(RZ 03-235259 Report: September 4/03, File No.: RZ 03-235259) (REDMS No. 1060863)

The Manager, Development Applications, Joe Erceg, said that the proposal was for a major new commercial centre. He noted that the review process was somewhat unusual because, with the agreement of the applicant, the proposal had been reviewed against the City's Official Community Plan and other adopted Policies without the completion of detailed technical studies. Further to this, Mr. Erceg indicated that staff's review concluded that the application was not consistent with the Official Community Plan and Policy framework. The staff recommendation therefore was to deny the application.

Mr. Erceg also noted that because this was a significant proposal the staff report included an alternative option to the staff recommendation. Option 2 in the staff report describes the issues and studies which staff believe should be addressed in the event that Council wished to further consider the application.

Mr. Darren Kwiatkowski, Project Manager, First Pro Shopping Centres, accompanied by Ms. Nora Stevenson, consultant, gave a powerpoint presentation, a copy of which is attached as Schedule 1 and forms a part of these minutes. At the conclusion of the presentation Mr. Kwiatkowski said that it had been his belief that the staff report would be a road map to consider the application as a second alternative, and further that it would be premature to make a decision without consulting the community in the determination of the mix of use and that he would like to move forward on that basis.

Discussion then ensued that included:

- the options of either:
 - i) first reviewing the existing West Cambie Area Plan including all aspects of possible new commercial, residential uses etc., or
 - ii) reviewing the proposal and modifying the existing area plan to accommodate the proposal.

the timeline given for each option was one year;

Planning Committee

Tuesday, September 16th, 2003

- that other areas designated and/or zoned to accommodate the proposal may exist but their specific location was not currently known;
- an indication of interest by the applicant to fund and drive the process required to move the project forward;
- that the City Centre Area Plan would also require a review;
- that major servicing would be required to accommodate the proposal;
- that an area plan (changes to it and funding to update it) was the responsibility of the City.

The Chair called a 15 minute recess – 5:50 p.m.

The Chair reconvened the meeting – 6:13 p.m.

Mr. D. Louth, 4140 Dallyn Road, gave a history of his experience as a past Chair of the Cambie Advisory Committee, including the mandate of the Committee and the major issues identified by the community at that time. In addition, Mr. Louth said that:

- i) there was no question that the infrastructure was lacking in the area,
- ii) No. 3 Road was a traffic issue;
- iii) residents putting up land for Walmart saw the proposal as the only viable alternative;
- iv) only the area residents would feel the true affect of the proposal;
- v) public transportation in the West Cambie area was not good;
- vi) given that Section 34-5-6 was still residential the YVR should be involved in the process; and
- vii) the economic impact and funding were important.

Ms. Wendy Hutchinson, 9191 Alexandra Road, spoke on behalf of her family who have resided in the family home for 56 years, who were thrilled at the opportunity presented by Walmart as it provided an opportunity to rid the community of rats, dirty ditches and provide roads etc. Ms. Hutchinson said that a park had been promised when Woodward's closed but condos, and, on the other side of No. 4 Road, other types of housing, were the reality. Ms. Hutchinson also said that:

- i) she objected to those from outside the West Cambie area having a say in what should occur in the community;

Planning Committee

Tuesday, September 16th, 2003

- ii) she travels to Burnaby to shop at Walmart as she cannot afford to shop in Richmond;
- iii) aircraft traffic volume had increased by over 60%;
- iv) area property owners have septic tanks that they are required to service themselves in addition to having to replace drainage tiles every ten years while paying tax;
- v) the speed of traffic on Alexandra Road at night reaches 90kph;
- vi) and wolves, foxes and muskrats were a problem in the area.

Mr. R. Stolberg, 9540 Odlin Road, said that he has lived in the area since 1951 and on Odlin Road since 1976. It was Mr. Stolberg's belief that during that time the Planning Department had only indicated an interest for industrial development in the area. Mr. Stolberg said that residents in the area would not sell their properties for industrial prices. Mr. Stolberg considered that the process of another area plan that would result in an industrial use for the area would be a waste of money.

Mr. J. Wong, 3858 McKay Drive, an owner of a business located at Odlin Road and Cambie Road and representative of the Oaks Residents Association, said that the Association, as the group who would be most impacted by the development, fully supported the Walmart application. Mr. Wong said that parking and traffic congestion would be improved and further, that the only way to upgrade the area would be to include commercial use.

Mr. Yardley, 9400 Alexandra Road, spoke about the increased volume of flights and the use of full power engines, and questioned why any new residential use should be allowed in the area.

Mr. M. Pavelich, an owner of one of the properties on the Walmart site, noted the 88,000 visits made per year to Walmart stores. He then questioned why Garden City Road, No. 4 Road and No. 5 Road could not also be designated as main roads. Having resided in the area since 1938 Mr. Pavelich also questioned why residents were paying for services that they didn't have.

Mr. S. Lal, 10431 Odlin Road, spoke in support of the Walmart proposal. Mr. Lal asked that the boundaries for mixed use be identified for developers as he did not consider the industrial designation appropriate. Mr. Lal felt that most of Richmond supported Walmart and that the community would benefit from a location here. Mr. Lal also felt that residential use, with appropriate noise legislation, should be considered and that property owners should be able to get the best price for their property.

Planning Committee

Tuesday, September 16th, 2003

Mr. V. Sidhu, 9211 and 9231 Odlin Road, indicated that during a recent process of renting a property he had received no concerns about airport noise. Mr. Sidhu said that an opportunity for affordable housing existed in the area and that the area should remain mixed use as identified in the area plan. Mr. Sidhu supported the Walmart application as he felt that it would open the area up in addition to meshing well with the planned convention centre to the south.

Mr. Bruce Opp, 11551 – 7th Avenue, a lifetime resident of Richmond, spoke in support of the application. Indicating that he usually shops outside of Richmond, Mr. Opp said that an opportunity existed to do something beneficial in this area. A member of the Advisory Planning Commission for six years, Mr. Opp said that the best interest of the whole community was the issue, and that the development strategies of other municipalities (i.e. those that develop different sections at different times, should be reviewed). In addition, Mr. Opp felt that affordable homes should be built and the area cleaned up in a way that was valuable to the community.

Mr. Peter Mitchell, a member of the No. 3 Road North Transportation and Traffic Committee, said that there was no magic solution to solving the traffic issues in the area. Further, Mr. Mitchell said that No. 3 Road north was full and could not easily absorb another traffic magnet such as Walmart and that, should this area be ruled out for large traffic magnets, an orderly development of the area west of Garden City would be appropriate in order to minimize sprawl. Mr. Mitchell spoke about:

- i) the infrastructure improvements for the Cambie Road area that would result from the application;
- ii) the superior access to Alderbridge Way;
- iii) the work and cost involved in assembling another parcel of land west of Garden City Road;
- iv) the considerations involved in abutting a commercial property with residential;
- v) the existing trees that would be impacted;
- vi) Garden City Road and Alderbridge Way being a good corner for traffic; and
- vii) that the West Cambie Area Plan should be reviewed and that the application should fit within that review.

Planning Committee

Tuesday, September 16th, 2003

Ms. Y. Opp, 11551 – 7th Avenue, said that the issue was not one of money but of the best use for the land. Ms. Opp was in favour of a review of the area that had been left for past 35 years, in the interest of both the property owners and the community.

It was moved and seconded

That the rezoning application RZ 03-235259 to rezone properties at 4660 through to 4740 Garden City Road and 9040 through to 9500 Alexandra Road be referred to staff for a further review pursuant to Option 2 as contained in the report (dated September 4, 2003 from the Manager, Development Applications, and the Manager, Policy Planning).

Prior to the question being called discussion ensued as a result of which the motion was **WITHDRAWN**.

It was moved and seconded

That the rezoning application RZ 03-235259 to rezone properties at 4660 through to 4740 Garden City Road and 9040 through to 9500 Alexandra Road be referred to staff in order that further information be provided on:

- *the definition of mixed use (i.e. what kind of industrial, residential) which would be possible in the area and associated with the proposal;*
- *the buffers that would be used between the different uses;*
- *the implications involved in servicing the area;*
- *the pros and cons of the economic impacts;*
- *viable locations for placing the proposal within existing zoning elsewhere in the City;*
- *the implications of expanding the City Centre to accommodate the proposal;;*
- *the impacts of airport noise;*
- *the residents' concerns regarding residential vs. industrial land costs; and*
- *other considerations as identified in Option 2 of the staff report.*

CARRIED

Planning Committee

Tuesday, September 16th, 2003

It was moved and seconded

That staff embark on the preparation of an updated West Cambie Area Plan funded from City accounts as soon as possible.

Prior to the question being called discussion ensued that included consideration of i) a postponement of the Riverport area plan; and ii) the need to review the City Centre Plan.

The question was then called and it was **CARRIED** with Cllr. Howard opposed.

It was moved and seconded

That a City advisory committee be constituted for the West Cambie area as soon as possible for inclusion in the review of the area.

Prior to the question being called direction was given that area residents, the VIAA and the Oaks Residents Association be involved in the review process of the West Cambie area.

The question was then called and it was **CARRIED**.

It was moved and seconded

That staff negotiate with the applicant in respect of methods that may be available to have the applicant pay for some or all of the costs associated with the review of the West Cambie Area Plan.

DEFEATED

Opposed: Cllr. Barnes
Cllr. S. Halsey-Brandt
Cllr. McNulty
Cllr. Steves

12. MANAGER'S REPORT

There were no reports.

The Chair thanked all those in attendance for their participation in the proceedings.