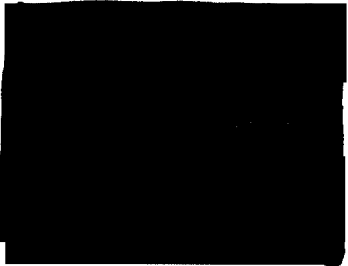


To: Mayor and City Councillors
6911 No. 3 Road
Richmond, BC V6Y 2C1

FAX: 604-278-5139



From: 

		INT
JRM		
DW		
KY		
AS		
DB		
WB		

03-235259

Date: September 11th, 2003

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

We are writing with reference to our father, , who has owned property at  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.

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 BJ

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,



John and Cherry Graf

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

**PHOTOCOPIED
& DISTRIBUTED**
DATE: 09/04/03

TO: MAYOR & COUNCILLORS
FOR INFORMATION
Acting City Clerk

SL
PC: Manager, Dev. Apps
for information

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

03-23525

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 Ann

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

*pc: Manager, Dev. Apps
for information*

		INT
JRM		
✓ DW	DW	
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03-235259

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

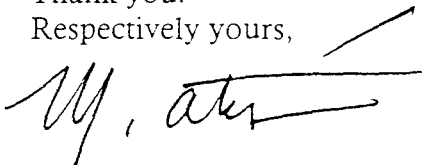
August 22, 2003

RE: Wal-Mart on Garden City and Alderbridge

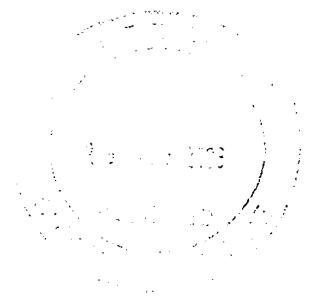
Dear Mayor and Council:

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,



Margarette Atienza



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

Jade Chinn

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

*pc: Manager, Dev. Apps
for information*

	JFM	
	DW	DW
	KY	
	AS	
	DB	
	WB	

03-235259

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

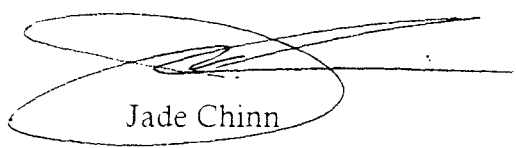
August 22, 2003

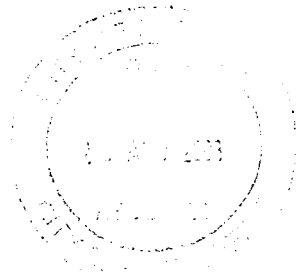
RE: Wal-Mart on Garden City and Alderbridge

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



MayorandCouncillors

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

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

MayorandCouncillors

03-235259

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

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

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: David Johnston
John Dunning City Clerk

CITY CLERK

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✓	JFM	
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	DB	
	WB	

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,

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



PHOTOCOPIED & DISTRIBUTED
DATE: 07/04/03

lm

TO: MAYOR & COUNCILLORS FOR INFORMATION
Acting City Clerk

pc: Manager, Dev. Apps. for information

		INT
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✓	DW	DW
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	AS	
	DB	
	WB	

03-235259

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

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

Raymond Chan
Fotodigio Studio,
Unit #126 Union Square
8338 Capstan Way,
Richmond BC *16x 4/35*



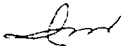
cc. Cliff Cheng, consultant for First Pro Shopping Centres

June 30, 2003

**F. XEROXED
& DISTRIBUTED**
DATE: 01/08/03

**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
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

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

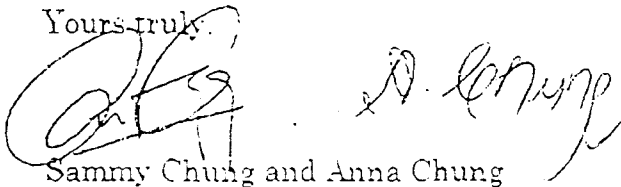
03-235259

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-
03-23525;

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

Jm

*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?



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!?
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226-8880 Jones Road
Richmond, B.C.
June 18, 2003 V6Y 3Z1

TO: MAYOR & 3H
COUNCILLOR
FROM: A/CITY CLERK

pc: Manager, Dev. Apps. Sec.

<input checked="" type="checkbox"/>	UV	DW
<input checked="" type="checkbox"/>	KY	
<input checked="" type="checkbox"/>	AS	
<input checked="" type="checkbox"/>	DB	
<input checked="" type="checkbox"/>	WE	

Mayor Malcolm Brodie and Councillors
City of Richmond
6911 Number 3 Road
Richmond, B.C.
V6Y 2C1

PHOTOCOPIED
& DISTRIBUTED
DATE: 06/20/03

4040-02-04

Dear Mayor Brodie and Councillors: RZ03-235259

I am concerned about the possibility of Ikal-Mart having a store in Richmond. I am enclosing a copy of an article which appeared in the November 2002 the Canadian Centre for Policy Alternatives Monitor.

I hope that after reading it you will decide not to allow Ikal-Mart to build a store in Richmond.

The B.C. office for Canadian Centre for Policy Alternatives is 1400-207 West Hastings St., Vancouver, B.C. V6B 1H7 Tel. 604-801-5121 fax 604-801-5122 E-mail info@bcpolicyalternatives.org

I thank you for your consideration.
Yours sincerely,
Coral Chapman



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

(Continued on Page 11)

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.

- Workers typically live in squalid 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)

"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."

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*.

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) 🐦

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 3X8
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

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:

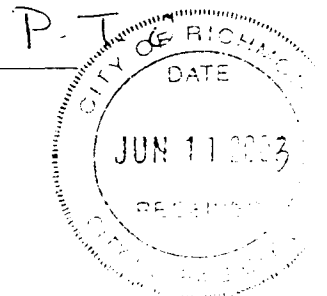
- *your name and address;*
- *if you live close to the proposed site;*
- *the reasons that you would like to see the development proceed:*
 - *you would like to shop at a Wal-Mart in Richmond;*
 - *feel that this is a good site for a retail development;*
 - *West Cambie Area of Richmond needs new development 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
E-mail: nora@developingsolutions.com

7



Mayor and Councillors

PHOTOCOPIED & DISTRIBUTED
DATE: May 30/03

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

4040-02-C

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

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

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: Mayor and Councillors
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 Loblaws 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 a true net gain for Richmond will be realized.

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

Phone/Fax (604) 275-2166

May 29, 2003

*Letter of
thanks*

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 CENTRE

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



		INT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

TO: MAYOR & COUNCILLORS
FOR INFORMATION
Acting City Clerk

COMMENT SHEET

Date May 15/03

PC: Manager Dev. Apps
for info

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.

4040-02-04

PHOTOCOPIED & DISTRIBUTED
DATE: May 21/03 RL

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.

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

PROPOSED RETAIL CENTRE

**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
Email: nora@developingsolutions.com

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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

PHOTOCOPIED
& DISTRIBUTED

DATE: May 20 2003

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

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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 its 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

4040-02-04

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

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

Mayor and Councillors

From: Mayor and Councillors
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: Mayor and Councillors
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

4040-02-04

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

4040-02-04

MayorandCouncillors

PHOTOCOPIED & DISTRIBUTED

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

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

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

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.

4040-02-04

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

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 Wal 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!

	JRM	
✓	DW	DW
	KY	
	AE	
	DB	
	WB	

170 02-0

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 devsoli@telus.net

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Re:

PROPOSED RETAIL CENTRE
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.*

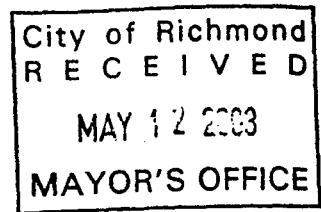
We appreciate the time that you have taken to pass on your comments to the City. If you have any questions, or require further information, please contact Nora Stevenson as indicated below.

For further information, please contact:

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

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187

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 worrk 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

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

4040-02-04

MayorandCouncillors

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

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

CIA Email

PHOTOCOPIED
& DISTRIBUTED

DATE: May 12/03 RB

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 Aderbridge 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.

(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 completing.

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.

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

4040-02-04

MayorandCouncillors

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.

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.

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.

You, 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 Mr and Mrs K. Johnson
Address 204-7550 Minorca (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.

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: devsoli@telus.net

RE:

PROPOSED RETAIL CL 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

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

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

VIA EMAIL

PHOTOCOPIED & DISTRIBUTED
DATE: May 12/03 Rd

		INT
JFM		
DW		
KY		
AS		
DB		
WB		

4040-02-09

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
Email: nstevenson@developingsolutions.com

7



PHOTOCOPIED & DISTRIBUTED
DATE: May 8/03 RJ

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: G-M-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.

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.

PHOTOCOPIED
& DISTRIBUTED

DATE: *May 8 2003*

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

Mayor and Councillors

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
for information } U/A
EMAIL

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

- - -

Do you Yahoo!?

The New Yahoo! Search - Faster. Easier. Bingo.

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

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

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70910-02-

-----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.

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

203

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 R88

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

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	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: 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.

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

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. Appt } 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

	JRM	
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	DB	
	WE	

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

4640-02-C

-----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

MayorandCouncillors

TO: M. OR EACH
COUNCILLOR
FROM: CITY CLERK

JAM	
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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.

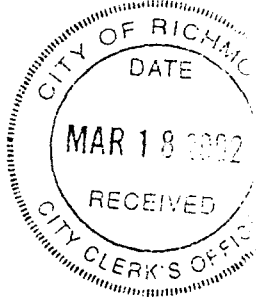
Yours truly,

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

TO: MAYOR & EACH COUNCILLOR
FROM: A CITY CLERK

	JEM	
✓	DW	D
	KY	
	AE	
	DR	
	WE	

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

pc: Development
Sakamoto (via email)

PHOTOCOPIED & DISTRIBUTED
DATE: Mar 18/02 RS

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 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: 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

