

Question 3 response

Many business people voted for the business friendly, progrowth and prodevelopment council and I have always supported development. The strip mall does represent fresh investment and new business growth.

- However, Our own Retail Strategy, all the scholarly literature that's been brought forward and all experienced planners, development specialists and small town politicians who have commented have strongly cautioned against creating a retail node that rivals the downtown, and that one highway mall often leads to many others

- When it comes to being business friendly, those businesses that are already here, have invested there money, live here, and support all manner of community activities – surely they don't deserve to have Council turn its back on them and cater to developments that will have a very negative effect on their well being. That's not about not wanting development or competition – its about what is best for the City, it's about fairness, a level playing field and most importantly it's about following the development path that years of public input have identified as our chosen way forward. It's also about business retention - a current topic with the chamber. It is not the city's job to protect business from competition but having a business friendly attitude with existing businesses is paramount = a bird in the hand.
- don't jump into bed with first developer that comes along – do due diligence +++ first.
- The strip mall does represent fresh investment and new business growth but it is not in keeping with the OCP and all the good advice that has helped get us to where we are – as in the 2006 Retail Strategy.
- Years of brainstorming on how to get more of the high volume of TCH traffic to come downtown has never identified a mall on the highway as a means to achieve that end. Common sense tells one that the mall will allow the traveler to satisfy their needs on the highway and will be one less reason for them to venture downtown.
- **Those who don't learn from history are bound to repeat it** and there is a myriad of history on the detrimental effects of peripheral malls on downtowns – a history we don't want repeated in our City. We have been unable to find any publications that rebut this position nor has the City or the proponent provided any publication to support their position – just their opinions. I fail to see how those supporting

the Mall think that Revelstoke will be spared the fate suffered by so many downtowns at the hands of peripheral malls.

- With all the good things that have happened since 1985 in particular we are a very attractive place for people to invest and we can call the shots. Don't let anyone tell you that a "No" to this rezoning request will mean no investor will ever look at us again. Where there is opportunity they will come and is all the more reason for Rev to be very careful in whom it chooses to deal with.
- The concerted effort of many Revelstokians got Rev to the enviable position it is in and those who want to be part of the ongoing development of this great community have to do it in concert with us. Revelstoke will work with them to make their ideas a WIN-WIN for them and the City
- Make no mistake that this is a huge issue. Approving the zoning change opens a Pandora's box whereby other large land tracts along the TCH would likely be eligible for the same zoning and further contribute to the degradation of downtown.