

Question 4 response

It has been my privilege to be one of a large number of people – including Mayor McKee - who have worked tirelessly over the years to make many good things happen in Revelstoke – carrying on the tradition of generations past. Revelstoke is a strong community that has been the determinant of its own future. The thought of something like this zoning change ruining what so many have worked to achieve –all good things, some by design, some by good fortune - and there is no question in my mind that such severe negative impacts will be the case if this zoning amendment goes through.

This zoning change, if passed, will have impacts that will take a few years to be fully apparent and then it will be too late. The passage of this zoning change will leave no opportunity to turn back.

It is important to recognize a number of facts about the size and scale of the Hall Pacific proposal.

- The total area of the mall is 3X the size of the Alpine Shopping Centre. To put that in perspective, the Mall covers an area equal to that bounded by Victoria Road almost to 3rd street (east to west) from the alley that runs behind City Hall, etc. to Victoria RD. and for 2 & 1/2 blocks north to Connaught – an area approximating 9 city blocks. There will be illustrations of this in some downtown stores as of Saturday. Those depictions will be worth a thousand words.
- It has 3x the parking of the Alpine, which is good in its own right but demonstrates the scale.
- The size of the grocery store @ 25,000 sq. ft. is the same as Cooper's and the drug store @ 10750 sq. ft. is 2000 sq ft bigger than Pharmasave.
- All this is completely out of sync with the location, size and scale parameters of the OCP. Once a rezoning is in place and the proponents meet the city's requirements for DCCs, etc, the ability to exert any control about what happens on the site is gone.
- National firms with deep pockets can afford to wait for their operations to become profitable. They use predatory pricing and other techniques to gain market share and when the opposition goes under, up go the prices.
- We know that the developers have already approached some downtown businesses about relocating to the mall and have advertised the opportunity as well. That is fair ball but it illustrates the impacts on the downtown that it is said will happen.
- Access from the City and the already bad situation with traffic congestion (pandemonium) are huge issues and it is pipe dreaming to think that CP Rail will cooperate in anyway to facilitate access across the tracks.

- It's not within easy or safe walking distance of the downtown core as the others are.