



# City of Richmond

## Memorandum

**To:** Richmond City Council  
**From:** Brian J. Jackson, MCIP  
Director of Development,

**Date:** May 20, 2010  
**File:** 08-4105-20-AMANDA  
#/2010-Vol 01

**Re:** RZ 09-497385 – IKEA Rezoning Public Art Contribution

Brook & Associates Inc., on behalf of IKEA Properties Limited, has applied to the City of Richmond, in the East Cambie Area, to rezone 13091, 13131, 13080, 13120 Bathgate Place and the northern 1.66 hectares (4.1 acres) of 3810 Jacombs Road (addressed as 3760 and 3820 Jacombs Road), the existing Bathgate Place surplus City Road Right-of-Way and portions of the existing Jacombs Road surplus City Road Right-of-Way from “Industrial Business Park (IB1) (formerly Business Park Industrial District (I3))” to “Industrial Retail (IR1) (formerly Limited Industrial Retail District (I4))”.

IKEA has taken note of Planning Committee comments of May 18, 2010 specifically related to the currently proposed \$50,000.00 public art contribution and has reviewed the overall project budget in an effort to increase this voluntary donation.

Further to the Planning Committee meeting of May 18, 2010 and the review of the proposed rezoning, relocation and development of the IKEA Store in Richmond (RZ 09-497385), the Owner has reviewed the overall project budget for this proposed development, made adjustments and has now voluntarily increased the public art contribution from \$50,000.00 to \$132,799.00. The value of this revised public art contribution is based on the following calculation according to the City public art guidelines (ie. 0.5% of the estimated construction cost or  $32,390\text{m}^2 \times \$820.00/\text{m}^2 \times 0.005$ ). This contribution represents the full public art amount as recommended in the City public art guidelines. In addition, the cost of transplanting the 24 trees scheduled for relocation to a nearby City site will not be deducted from the value of this public art contribution. This public art contribution is to be used for a public art installation elsewhere within Richmond, at a location as determined through the Public Art Program and administered by the City.

Brian J. Jackson, MCIP  
Director of Development,

Attachment: IKEA Confirmation Letter

BJ:bg



Brook + Associates Inc  
Suite 410 – 535 Thurlow Street  
Vancouver, BC V6E 3L2

www.brookdev.com  
T 604 731 9053  
F 604 731 9075

May 20, 2010

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

**Attn: Brian Guzzi, Urban Design Coordinator, Planning and Development Department**

Dear Mr. Guzzi:

**RE: IKEA PROPERTIES LIMITED PUBLIC ART CONTRIBUTION**

This letter is provided on behalf of IKEA Properties Limited (IKEA) to clarify IKEA's commitment to participate in a voluntary Public Art Contribution in the amount of **\$132,799** in accordance with the City's established contribution rate of 0.5% of the estimated building construction costs.

A detailed breakdown of the contribution amount is provided as follows:

- New IKEA store construction costs estimated at \$820 / sq.m.
- Proposed new IKEA store size = 32,390 sq.m.
- Total construction cost estimated at \$26,559,800
- 0.5% of \$26,559,800 = **\$132,799 voluntary Public Art Contribution**

This voluntary Public Art Contribution is in addition to the cost associated with the relocation of trees from the IKEA site.

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

Yours truly,

**Brook + Associates Inc**

Parham Mahboubi  
Senior Project Manager / Planner