



City of Richmond

To Public Hearing	
Date:	June 21, 2010
Item #:	3
Re:	Bylaw 8607
_____ Planning and Development Department	
Policy Planning	

Memorandum

To: Mayor and Council
From: Brian J. Jackson, MCIP
Director of Development
Date: June 14, 2010
File: 08-4105-20-AMANDA #/2010-
Vol 01
Re: RZ 09-497385 - IKEA Rezoning - Supplemental Questions from Planning Committee -
May 18/10

Planning Committee (May 18, 2010) requested follow-up from IKEA on 4 questions and is provided below.

Question 1:

Will the existing trees along Knight Street be retained?

Applicant Response:

- All existing trees will be retained along the entire east property line with Knight Street.
- Supplemental large tree planting will be provided along the entire east property line with Knight Street to screen the east elevation of the building including the loading ramp and the parking area on the north side of the proposed IKEA Store.
- The existing untidy landscape along the entire property line with Knight Street will be replaced with new trees, shrubs and groundcovers consistent with the quality of the proposed landscape around the remainder of the site.
- A 'GreenScreen' or trellis and planter for vines will be provided along the entire elevated loading dock and extending down the access ramps to provide additional screening.

Question 2:

Will the new street cause a back-up on Knight Street, be safe and will it cause weaving problems?

Applicant Response:

- The new one-way westbound public connector road will reduce the level of traffic currently, and in the future, using the left-turn lane on Bridgeport Road to Sweden Way and will improve safety by reducing weaving movements and provide additional capacity at this intersection.
- The connection is aimed primarily at reducing the majority of IKEA traffic using this movement.
- Local traffic could potentially use the connection and this would primarily come from left-turn movements (non-IKEA) at Bridgeport Road onto Sweden Way (south).
- In the afternoon peak hour, around 120 non-IKEA vehicles use the left turn at Bridgeport Road to Sweden Way while during the Saturday peak it amounts to 60 vehicles.
- Of these movements, about 80% originate from Knight Street (north) and hence the maximum potentially using the new connector would be circa 100 (weekday PM) and 50 (Saturday)
- Operationally with these additional movements, the yield at the on ramp from Bridgeport Road south to Knight Street to the new connector is expected to have a Level of Service 'C' maximum (scale of 'A' to 'F' with A being the best performance and 'F' the lowest).
- Similarly with the additional traffic, the new connection intersection with Jacombs Road is expected to have a Level of Service 'C' maximum.
- Traffic movements at the Cambie Road / Jacombs Road intersection are expected to be unaffected as the traffic using the new connection would still have been using this intersection. Operationally, this intersection is expected to operate with a maximum Level of Service 'B'.

Question 3:

Are the proposed heights of the building and the sign of concern?

Applicant Response:

Building Height:

- Staff support the increased height of IKEA store/warehouse because it can be considered an 'intensified industrial site' providing more extensive use of the site.
- The Employment Lands Strategy (ELS) currently under way, will also include a review of 'intensified industrial' development and height in industrial areas.
- The increased building height does not create any objectionable conditions of adjacency. There are no open spaces, residences or agricultural areas in the vicinity.
- The total building height to the general parapet height is 17.30m and 20.30m to the feature walls.

Navigation Sign Height:

- The Navigational sign is an integral part of IKEA's wayfinding however in response to the concerns IKEA has reduced the proposed height of navigation sign from 40m to 35m.
- It is important to note that IKEA also intends to use the tower for rainwater storage to supplement the irrigation system and also as a support system for solar panels, which will supplement pedestrian-oriented lighting in the parking areas below.

Question 4:

Has the applicant considered a 'green edible roof'?

Applicant Response:

- The proposed 'blue' roof is an integral part of IKEA's sustainable building programme.
- The roof has a high insulation value and an Energy Star rating.
- The proposed development conforms to the Richmond 'Green Roof' Bylaw No. 8385 through a reduction of overall site storm water discharge by 20%. The so called 'Blue Roof' will store between 6" and 8" of rainwater, which accounts for 4.9% of the annual rainfall on the site, the balance of which is being diverted by the use of rainwater for irrigation, WC/urinal use and percolation and diversion across the site.
- However, in response to the concerns raised at Planning Committee, a roof garden is now proposed at second floor level adjacent the administration offices on the southwest side of the building. This will accommodate planter boxes for trees and shrubs.
- In addition, it is intended to incorporate an herb garden of sustainable herbs such as rosemary, thyme and lavender, which will be harvested for use by staff.



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BJ:bg

cc. Joe Erceg
Victor Wei