



RELIANCE™
PROPERTIES

To Public Hearing	
Date:	<u>June 21, 2010</u>
Item #	<u>3</u>
Re:	<u>BYLAW 8607</u>

June 20, 2010

Dear Mayor and Council
City of Richmond
Richmond City Hall
6911 No. 3 Road, Richmond, British Columbia
V6Y 2C1

Re: IKEA - Zoning Amendment By-Law 8607 (RZ 09-497385)

We are the owners of the single tenant Retail building located at 3331 Jacombs Road. This building sits directly to the West across Jacombs Road of the proposed new IKEA at the Northern cul-de-sac and to the south of the current IKEA parking lot. It is currently occupied by a single retail furniture Tenant, Home Delight, and is also a neighbour to the Jordans furniture store to the direct south. Together with IKEA these properties form a small but diverse and vital retail precinct in this area and share many of the same customers who park and then walk back and forth between the various stores.

In recent years this retail precinct concept has fallen on hard times as IKEA sought to isolate its self from its neighbours by erecting barriers and obstacles such as hedges and fences to restrict and discourage access from the current IKEA lands to the Jacombs Road stores. This also included taking away a crossing agreement to an entry on the North side of our building from the current IKEA parking lot. This agreement had been in effect for many years and was revoked without explanation.

As property owners and business owners we were delighted to hear of the proposed IKEA expansion and we fully support the proposed use and continue to welcome IKEA as an expanded neighbour. We wish them prosperity in their new endeavor.

Leading up to this Public Hearing we asked to meet with IKEA and their representatives and they were very accommodating in doing so and helpful in providing us with information on this proposed development. Further at our meeting IKEA reiterated their corporate philosophy of seeing surrounding businesses, even furniture businesses, as being complimentary and a benefit to them and their customers.

We were delighted to hear this as we feared that IKEA'S sense of neighbourliness and permanently changed for the worse.



We discussed several ideas with IKEA that could enhance the public experience, and our respective businesses, and be easily implemented as part of this redevelopment:

- (a) To enhance lines of site and increased awareness of the retail precinct we would like IKEA to remove the fence and hedge type trees that run along the North side of our building parallel to the new proposed pedestrian walkway that borders the existing IKEA parking lot.
- (b) Maintain the vehicle connection from the North end of Jacombs Road from the cul-de-sac, to the current IKEA parking lot to the North. This will allow vehicles to move freely from Jacombs Road to the Parking lot.
- (c) Create a clear and enhanced pedestrian connection on both the East and West side of Jacombs Road to the current IKEA parking lot to the North. This will allow pedestrians to move from the current IKEA parking lot to travel by foot on proper sidewalks up and down both side of Jacombs.
- (d) Create a crosswalk from the East to West side across Jacombs to align with the new IKEA main entry.
- (e) Prohibit erection by IKEA of any future barriers that would reduce or inhibit these improved connections.
- (f) We also requested and received encouragement from IKEA to proceed with discussions to reopen the crossing and entry to the North side of our building from the Current IKEA parking lot. The entry is still there but is covered by trees and a fence.

We also have concerns about the construction process and request the Council consider the following:

- (g) That any temporary loss of street parking related to construction be accommodated on the current IKEA parking lot.
- (h) That a construction impact mitigation plan be prepared by IKEA be shared with the City and the Neighbours showing how access will be maintained at all times to the Jacombs street stores for the duration of the construction.
- (i) That any trees or fences to be removed, will be removed now to enhance awareness during construction.

Yours truly,

Jon Stovell

President