



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Holger Burke
Acting Director of Development
Date: October 13, 2005
File: TU 05-315253
Re: **Application by Annie's Natural Foods Inc. for a Temporary Commercial Use Permit at 7880 Alderbridge Way (Unit 7860)**

Staff Recommendation

1. That the application of Annie's Natural Foods Inc. for a Temporary Commercial Use Permit for property at 7880 Alderbridge Way (Unit 7860) be considered at the Regular Council Meeting for Public Hearing to be held November 21, 2005 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration.

“That a Temporary Commercial Use Permit be issued to Annie's Natural Foods Inc. for property at 7880 Alderbridge Way (Unit 7860) to allow the retail sale of specialty food products.”

for Wayne Craig
for Holger Burke, MCIP
Acting Director of Development

KE:blg

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Wayne Craig

Staff Report

Origin

Annie's Natural Foods Inc. has applied to the City of Richmond for a Temporary Use Permit (TUP) in order to permit the retail sale of specialty food products. The lot where the building is located on is addressed 7880 Alderbridge Way. The building unit that the business is proposing to locate in is addressed 7860 Alderbridge Way. The TUP is only applicable to the building unit addressed 7860 Alderbridge Way.

The business requesting the TUP has had to vacate the property they were previously located at (9851 Van Horne Way) due to a property acquisition arising from the Richmond-Airport-Vancouver (RAV) rapid transit line. If approved, this TUP application would allow (on a temporary basis for a maximum of 2 years) the location and operation of the business at 7860 Alderbridge Way until a permanent location is found. The business has operated in Richmond for approximately 25 years.

Findings Of Fact

Item	Existing	Proposed
Owner (Subject Property)	Richmond Holdings Ltd.	No change
Applicant	Annie's Natural Foods Inc.	No change
Site Size	13,230 m ² (142,406 ft ²)	No change
Unit Size	929 m ² (10,000 ft ²)	No change
Land Uses	Light industrial and limited retail uses	Light Industrial and limited retail (specialty foods) – TUP applicable to Unit 7860 Alderbridge Way only.
OCP Designation	Business and Industry	No change – TUP applications are permitted on property with this designation
Zoning	I4	I4

Related Policies & Studies

Official Community Plan

The City's Official Community Plan (OCP) does allow for the consideration of temporary uses in those areas designated for "Business and Industry" in the City's OCP Generalized Land Use Map. The subject proposal can be considered for a TUP as it is designated for "Business and Industry".

Staff Comments

The applicant has actively been searching for a permanent location for their existing business in Richmond since being notified of the forthcoming RAV property acquisition. Unfortunately, no property has been found or identified that would meet their long-term needs and desire to remain in Richmond. As no site has been identified, the applicant is requesting a TUP to allow the existing business to operate while the search continues for a permanent site.

The building located at 7880 Alderbridge Way is a multi-tenant building. The applicant is proposing to lease and occupy approximately (929 m²) 10,000 ft² of space (Unit 7860 Alderbridge Way). If approved, the TUP would be valid for a period of up to a maximum of two (2) years. The applicant has clearly indicated that the proposed location is a temporary situation and will allow the business to operate while the owners continue to search for an appropriately zoned property to purchase.

Analysis

Subject Property Zoning – Light Industrial Retail District (I4)

The subject site is zoned Light Industrial Retail District (I4). The uses permitted in the zone relate to light industry (contained within a building) and limited retail sale of various goods. Retail is limited to either “Household Furnishings and Appliances” or “Building Materials”. The business (Annie’s Natural Foods Inc.) generally operates as a wholesale/distributor of specialty food products. A majority of the space allocated in the proposed building is to store and package products.

The business is also proposing to include a small retail component to their operations. The applicants anticipate that the retail component will comprise approximately 20-30% of the total sales. As retail uses in the zone Limited Industrial Retail District (I4) are limited to household furnishings and building materials, a TUP application is being made to allow the retail sale of speciality foods.

Business Operations

The applicant has entered into a one (1) year lease for 929 m² (10,000 ft²) of space on the subject site. Approximately 557 m² (6,000 ft²) is utilized for storing products and 372 m² (4,000 ft²) is allotted for packaging. The primary function of this business is as a wholesaler/distributor of specialty food products. The proposed retail component would be similar to surrounding businesses that have limited retail sales in conjunction with light industrial uses.

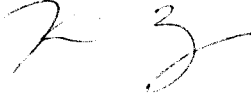
Parking and Loading

Off-street parking surrounds the building along the edges of the site and is accessible from Alderbridge Way, Minoru Boulevard or the existing lane running along the east and south side of the property. The number of parking stalls provided on site and available to the applicant’s business and other tenants in the building is sufficient (approximately 115 total stalls provided). No parking issues are anticipated as the proposed use (wholesaling/distribution) along with limited retail is consistent with surrounding businesses operating in the building.

An existing loading bay located at the rear of the building services the unit. This loading bay has direct vehicle access to the existing lane running along the rear property line.

Conclusion

This application is being initiated as a result of a RAV property acquisition. The leased building unit (7860 Alderbridge Way) on the subject site at 7880 Alderbridge Way will serve as a temporary location to operate their business while they continue to search for a permanent location in Richmond. A TUP application is being sought to accommodate the retail sale of specialty foods. Staff recommend that the TUP be issued.



Kevin Eng
Planner 1
(604) 247-4626

KE:blg



No. TU 05-315253

To the Holder: ANNIE'S NATURAL FOODS INC.

Property Address: 7860 ALDERBRIDGE WAY

Address: C/O ANNIE KARA
#35 – 5380 SMITH DRIVE
RICHMOND, B.C. V6V 2K8

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit applies to only those lands shown cross-hatched on the attached Schedule "A" and will only be valid for Unit 7860 Alderbridge Way.
3. The subject property may be used for the following temporary Commercial uses:
Retail sale of specialty food products.
4. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner (refer to Schedule "B").
5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. This Permit is valid for a maximum of 2 years from the date of issuance.
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

CITY CLERK

Schedule "B"

Undertaking

In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in Schedule A; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

Annie's Natural Foods Inc.
by its authorized signatory

- SIGNED COPY ON FILE -

Annie Kara