



**City of Richmond**  
Planning and Development Department

**Report to Committee**

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**To:** Planning Committee  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** May 3, 2011  
**File:** ZT 11-567151  
**Re:** Application by GBL Architects Inc. for a Zoning Text Amendment to the  
"Congregate Housing (ZR6) – ANAF Legion (Steveston)" Zone to Include  
Retail, General as a Secondary Use at 11900 No. 1 Road

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**Staff Recommendation**

That Bylaw No. 8761, for a Zoning Text Amendment, to include "Retail, General" as a Secondary Use in "Congregate Housing (ZR6) – ANAF Legion (Steveston)" be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

BJ:tcb  
Att. 2

**FOR ORIGINATING DEPARTMENT USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

## Staff Report

### Origin

GBL ARCHITECTS INC. has applied to the City of Richmond for permission to have a zoning text amendment to include "retail, general" as a Secondary Use in the "Congregate Housing (ZR6) - ANAF Legion (Steveston)" Zone at 11900 No. 1 Road to permit a portion of ANAF Club to be converted to a commercial/retail unit. (**Attachment 1**) The area allocated for the ANAF Club exceeds requirements at this time. A small commercial retail unit would also permit additional revenue for the Club and further their community mandate. No additional floor area is proposed as part of this change.

### Findings of Fact

The intent of the amendment is to permit reassignment of 188.6 m<sup>2</sup> (2,030 ft<sup>2</sup>) at the north-west corner of the ANAF Legion Clubhouse for a commercial/retail unit, within the larger clubhouse/congregate housing development at Chatham and No. 1 Road (11900 No. 1 Road) (**Attachment 2**). Proposed new Secondary Uses would include "retail, general".

Rezoning (RZ 07-384741) and Development Permit (DP 07-389916) have been approved and issued, and construction has commenced on the development. Refer to **Attachment 2**. No Heritage Alteration Permit is necessary.

### Surrounding Development

The subject site is not located in the Steveston Village Heritage Conservation Area and is adjacent to Steveston Park with other residential and mixed use developments on Chatham Street and No. 1 Road.

### Related Policies & Studies

#### OCP-Steveston Area Plan

The proposed uses comply with the *Official Community Plan* and *Steveston Area Plan* by providing complementary commercial uses for the community.

#### Public Input

Site signage has been posted to fulfil requirements for notice and advertisement. To time of writing, no concerns or enquiries have been received from the public in general.

### Staff Comments

No significant concerns have been identified through the technical review.

### Analysis

#### Parking

Parking to be provided on the site has been initially allocated at a rate of 8.5 spaces per 100.0 m<sup>2</sup> of gross leasable floor area of building used for all secondary uses. The typical parking requirement for retail uses in Steveston Village is 3 spaces per 100.0 m<sup>2</sup> of gross leasable floor area, so the conversion of private club space into a retail use will not generate additional parking requirements.

Form & Character

The intent of the Development Permit is to achieve an active street frontage. The proposed Zoning Text Amendment maintains this goal with retail, general use. Minor changes to a door and window are required to facilitate the conversion of a portion of the Club into a retail space. These minor changes do not affect the form and character of the building as approved in DP 07-389916.

**Financial Impact**

None

**Conclusion**

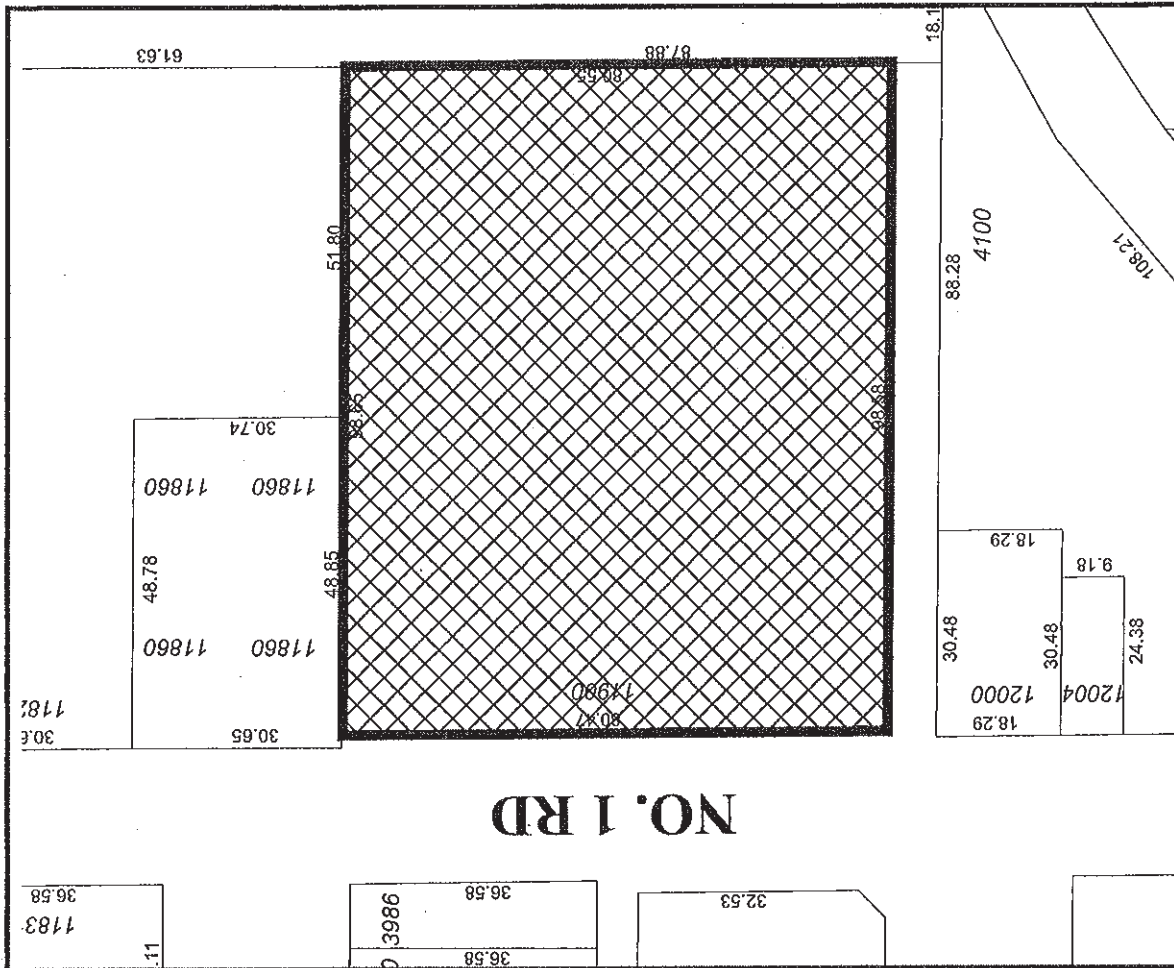
The proposed Zoning Text Amendment will maintain uses in compliance with the OCP and Area Plan, while preserving the active street frontage to No. 1 Road. Staff recommend support for the proposed text amendment to the "Congregate Housing (ZR6) - ANAF Legion (Steveston)" Zone to permit a portion of ANAF Club to be converted to a commercial/retail unit.



Terry Brunette  
Planner 2

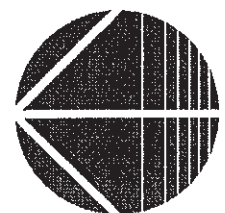
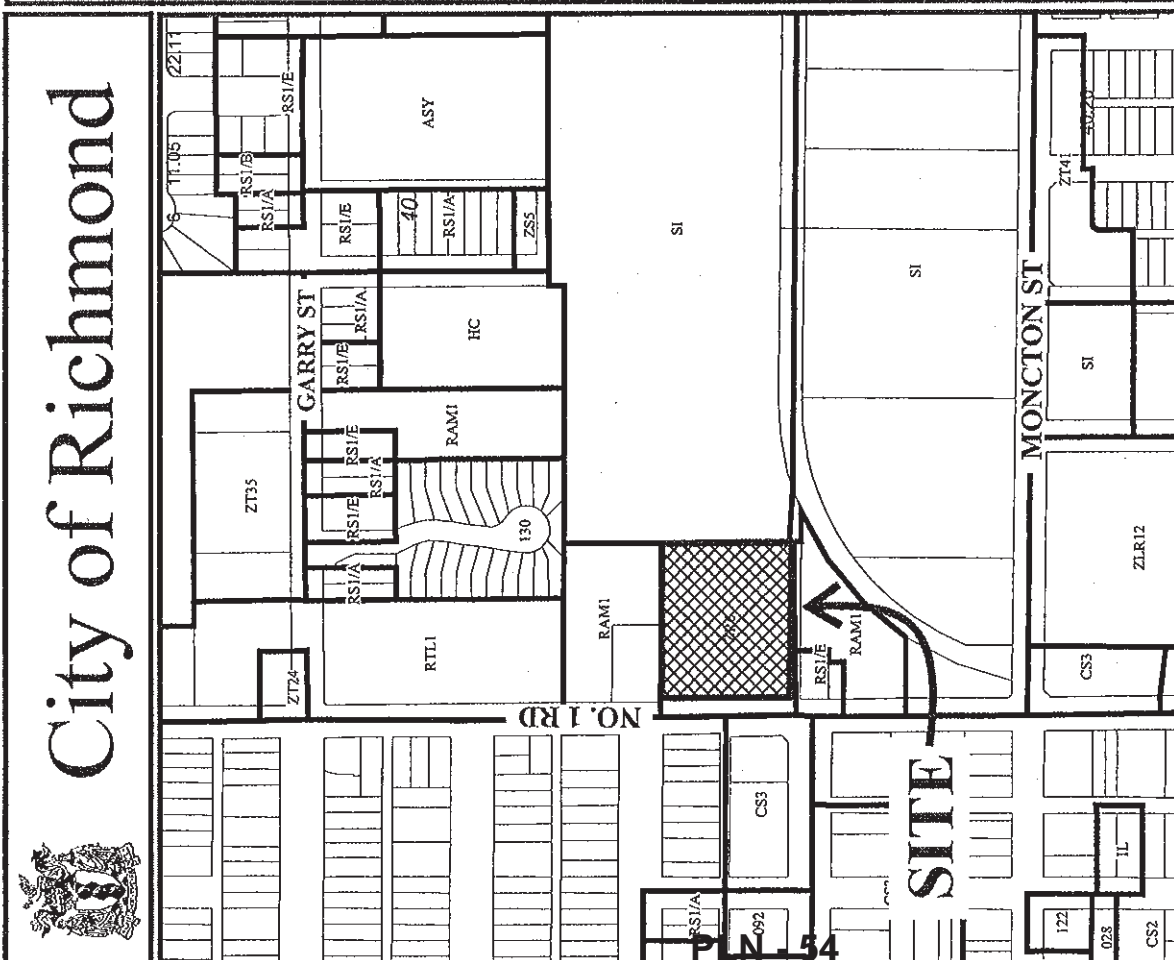
TCB:cas

Attachments:      Attachment 1 Location Map  
                         Attachment 2 Architectural Drawings



Original Date: 03/24/11  
 Revision Date:  
 Note: Dimensions are in METRES

ZT 11-567151



City of Richmond





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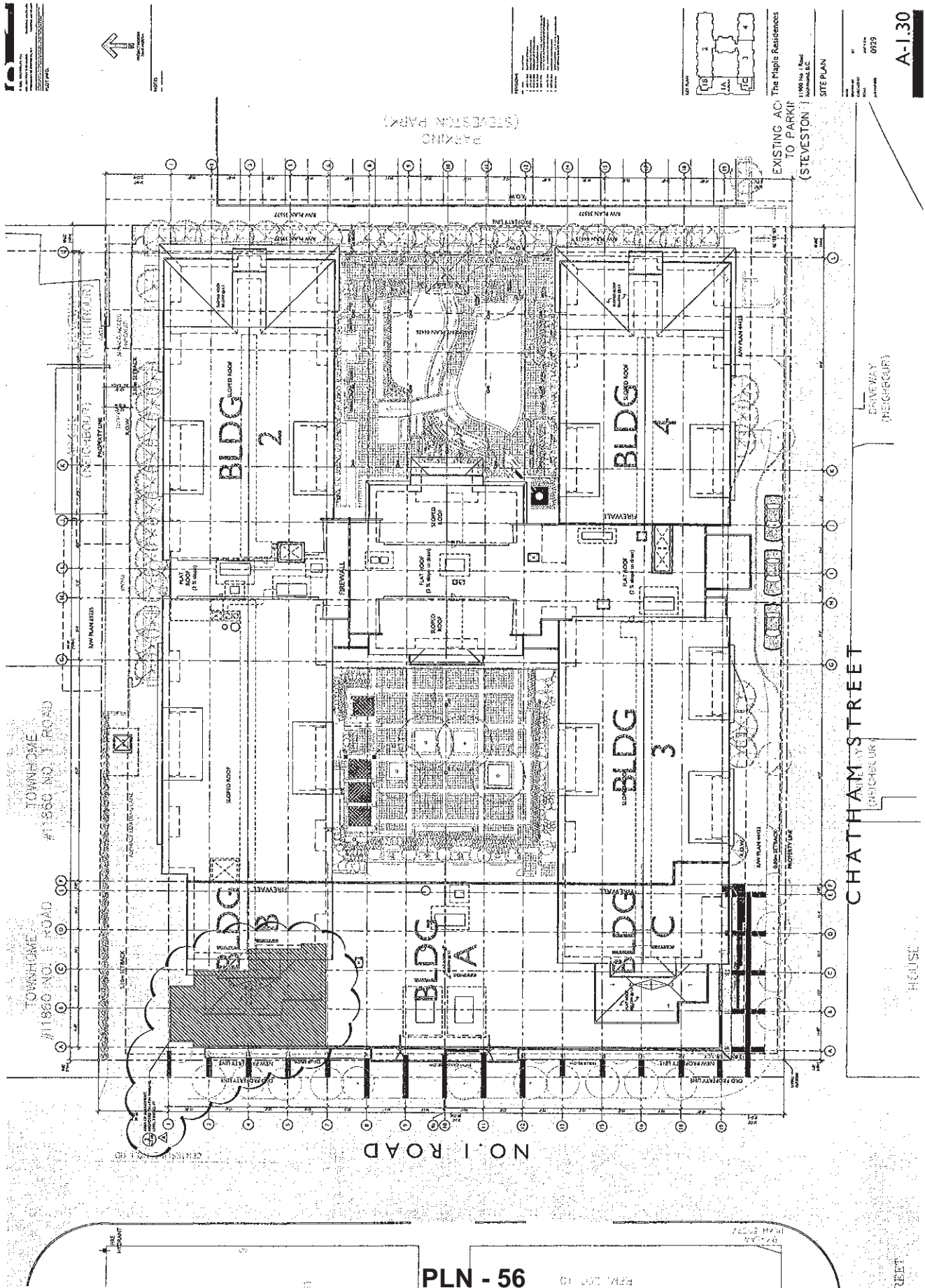
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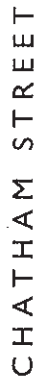
Original Date: 03/24/11

Revision Date:

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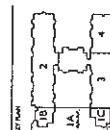








**NOTES**

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## The Maple Residences

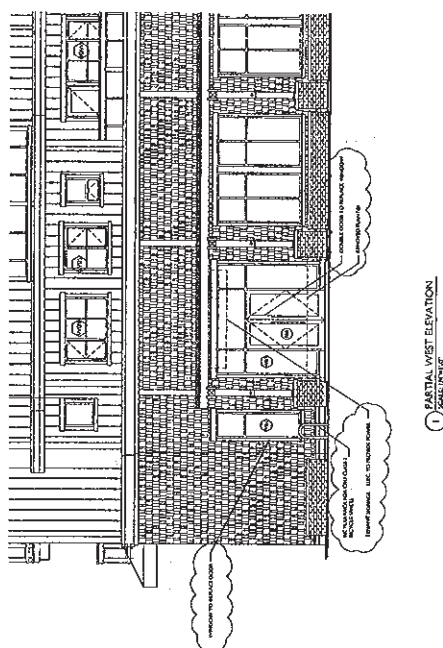
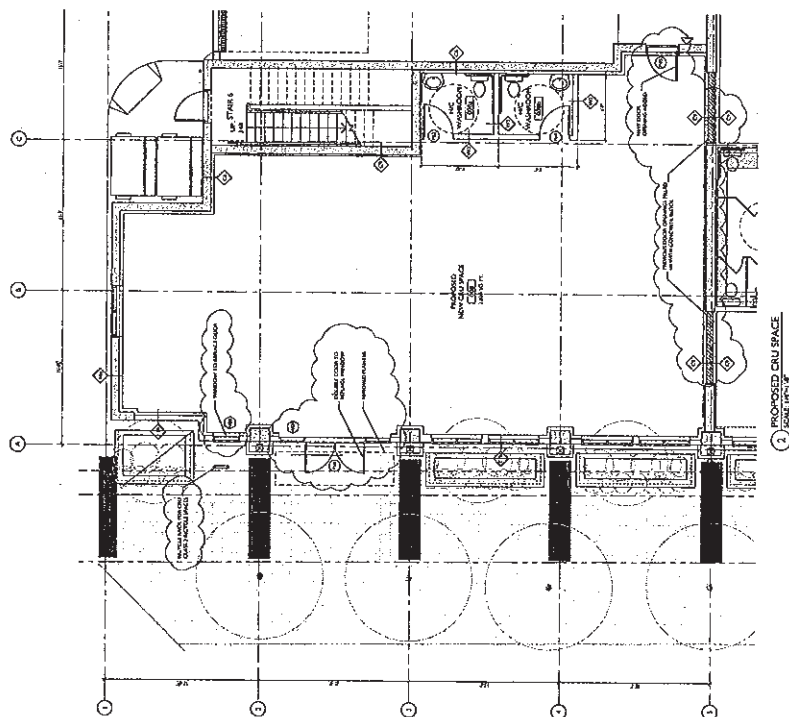
1000 No. 1 Road  
Diamond, B.C.

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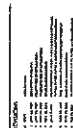
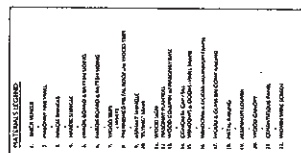
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### The Maple Residences

1900 N/a. | Road  
Lithuania B.C.

WEST &amp; SOUTH

### ELEVATIONS

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**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8761 (ZT 11-567151)  
11900 NO. 1 ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by:
  - i. inserting the following use in Section 21.6.3 Secondary Uses of "Congregate Housing (ZR6) -- ANAF Legion (Steveston)":  
  
**"Retail, general"**
  - ii. inserting the following new subsection (d) into Section 21.6.11 Other Regulations of "Congregate Housing (ZR6) -- ANAF Legion (Steveston)":  
  
**"d) Retail, general"**
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8761"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

