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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

<b>FOR ORIGINATING DEPARTMENT USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>

## 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

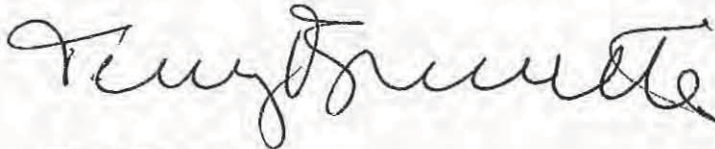
The intent of the Development Permit is to achieve an active street frontage. The proposed Zoning Text Amendment maintains this goal with retail, general use. Minor changes to a door and window are required to facilitate the conversion of a portion of the Club into a retail space. These minor changes 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.

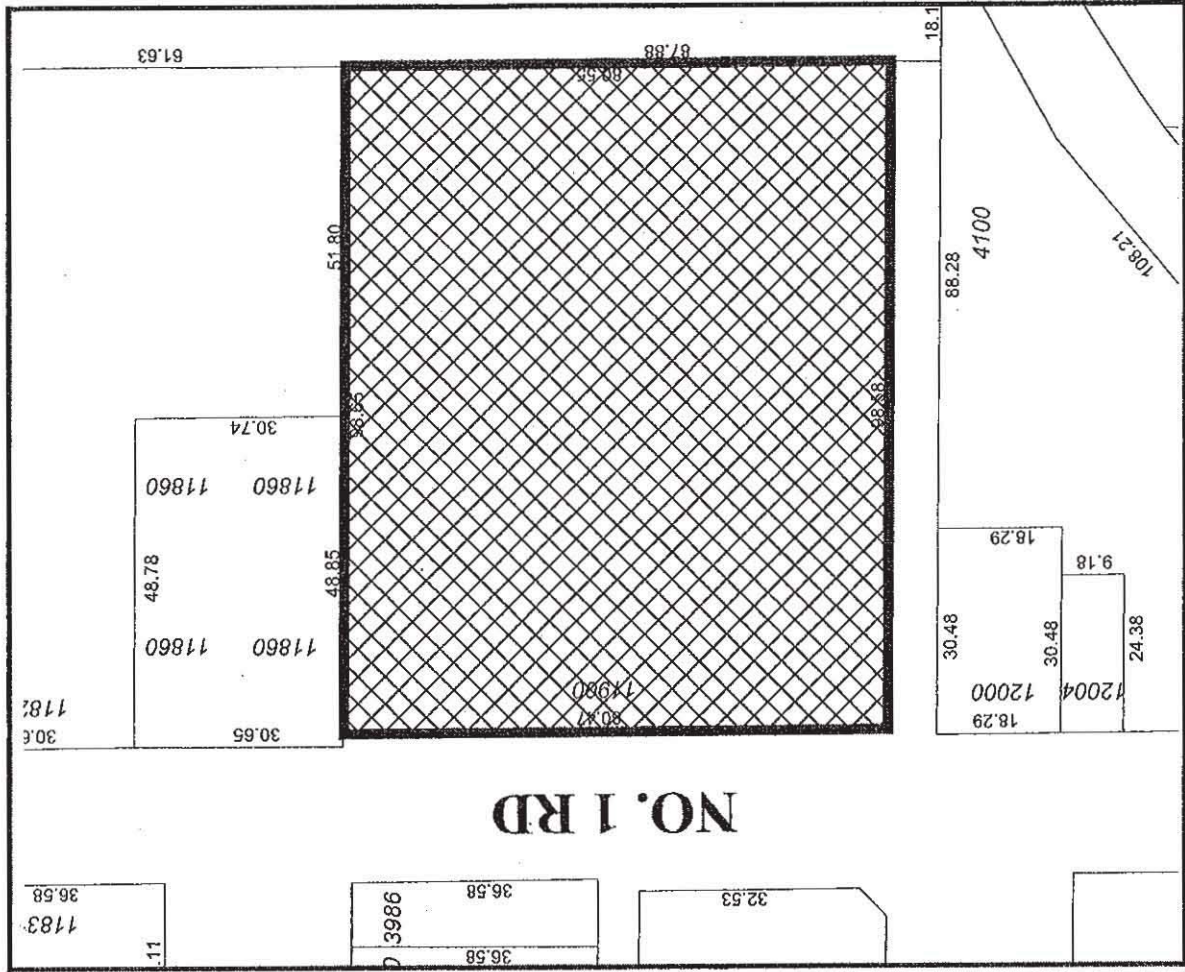


Terry Brunette  
Planner 2

TCB:cas

- Attachments:      Attachment 1 Location Map  
                         Attachment 2 Architectural Drawings

# City of Richmond



NO. 1 RD



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

## ZT 11-567151



PH - 210



ZT 11-567151

Original Date: 03/24/11

Revision Date:

Note: Dimensions are in METRES

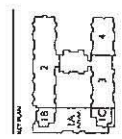
PH-211

10  
TOWNHOME #1860 NO. 1 ROAD  
TOWNHOME #1860 NO. 1 ROAD



DATE: 07/23/2014

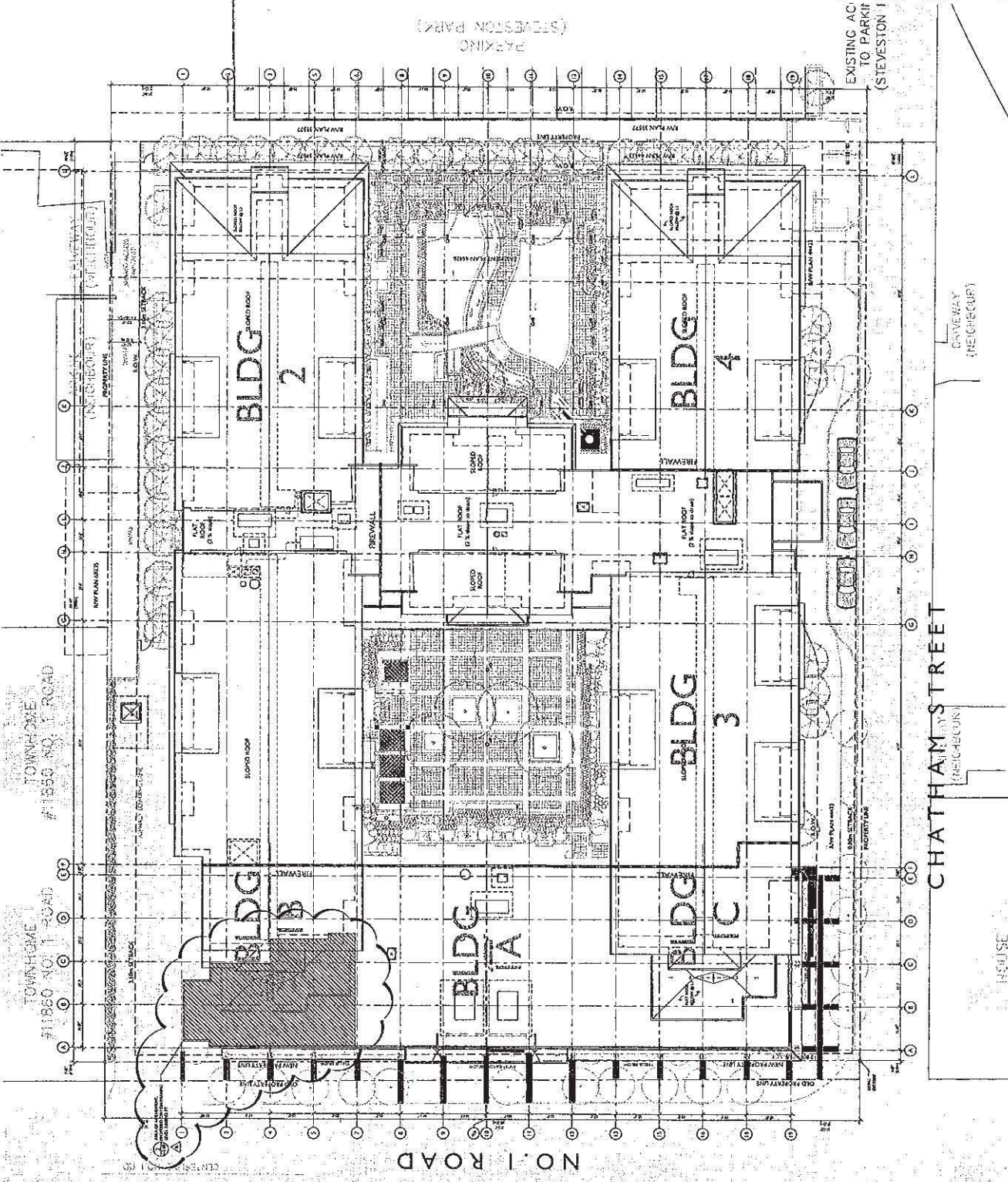
PROJECT	THE MAPLE RESIDENCES
NO.	11860 NO. 1 ROAD
LOCATION	STEVESTON, L.C.
DATE	07/23/2014
SCALE	AS SHOWN
DESIGNED BY	ARCHITECTURAL DESIGN GROUP
DRAWN BY	ARCHITECTURAL DESIGN GROUP
CHECKED BY	ARCHITECTURAL DESIGN GROUP
APPROVED BY	ARCHITECTURAL DESIGN GROUP



EXISTING AC TO PARKING (STEVESTON PARK)  
 THE MAPLE RESIDENCES  
 11860 NO. 1 ROAD  
 STEVESTON, L.C.  
 SITE PLAN

DATE: 07/23/2014  
 PROJECT NO.: 0025  
 SCALE: AS SHOWN

A-1.30



CHATHAM STREET  
 (RETRACTOR)  
 GATEWAY (RETRACTOR)

HOUSE

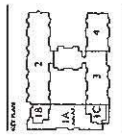


**NOTES**

1. SEE GENERAL NOTES ON SHEET PH-213.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND IRC.
4. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY.
8. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE STATE.
9. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE FEDERAL GOVERNMENT.
10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL GOVERNMENT.

**LEGEND**

- 1. EXISTING CONCRETE
- 2. EXISTING MASONRY
- 3. EXISTING METAL DECK
- 4. EXISTING STEEL FRAMING
- 5. EXISTING MECHANICAL SYSTEMS
- 6. EXISTING ELECTRICAL SYSTEMS
- 7. EXISTING PIPING
- 8. EXISTING FINISHES
- 9. EXISTING PARTITIONS
- 10. EXISTING DOORS
- 11. EXISTING WINDOWS
- 12. EXISTING ROOFING
- 13. EXISTING LANDSCAPE
- 14. EXISTING UTILITIES
- 15. EXISTING STRUCTURE
- 16. EXISTING FOUNDATION
- 17. EXISTING GEOTECHNICAL
- 18. EXISTING ENVIRONMENTAL
- 19. EXISTING HISTORICAL
- 20. EXISTING ARCHITECTURAL

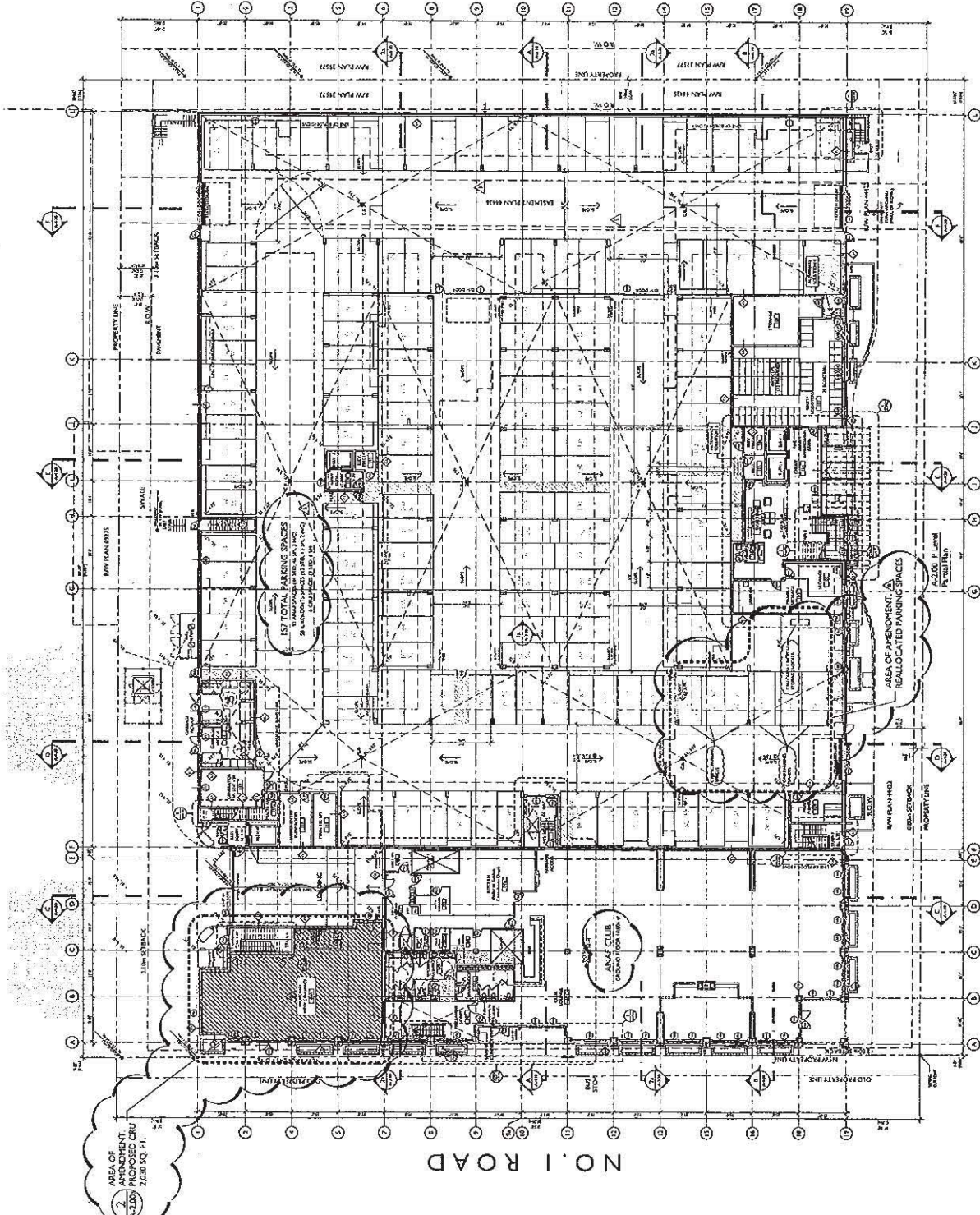


**The Maple Residences**

1100 No. 1 Road  
 Charlotte, NC  
 PARKING LEVEL /  
 GROUND LEVEL

DATE: 01/15/2020  
 DRAWN BY: J. SMITH  
 CHECKED BY: M. JONES  
 PROJECT NO: 0929

**A-2.00**



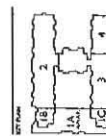
CHATHAM STREET

NO. 1 ROAD



DATE: 07/29/10  
 DRAWN BY: JLD

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	07/29/10
2	REVISIONS	



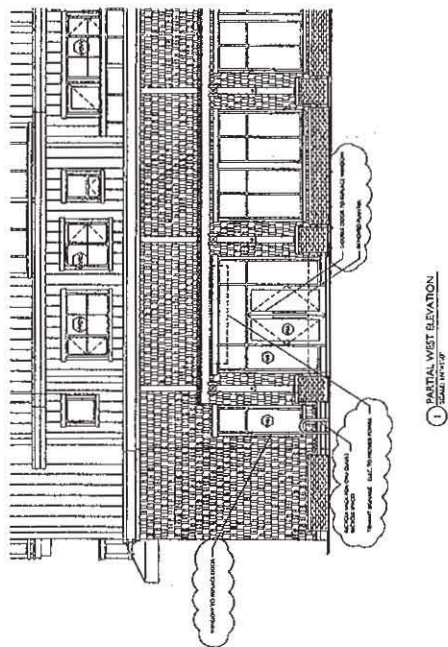
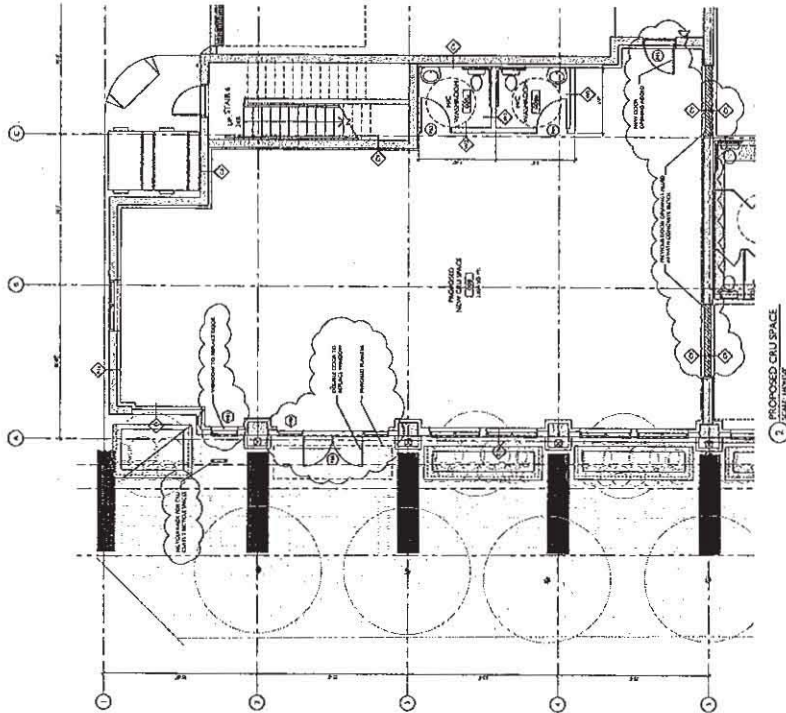
The Maple Residences

1100 N. 1st Street  
 Raleigh, NC

CUU PLAN AND  
 EXTERIOR ELEVATION

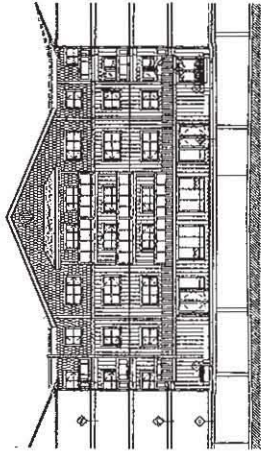
DATE: 07/29/10  
 DRAWN BY: JLD

**A-2.00a**

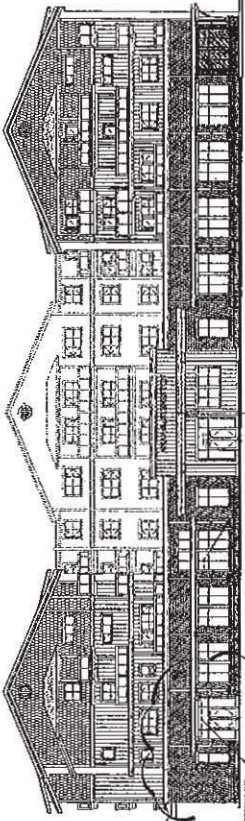




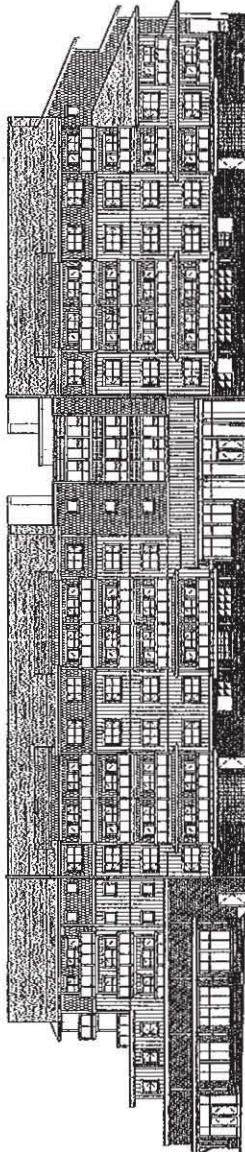
**9**  
 ARCHITECTURAL  
 CONSULTANTS  
 1100 N. 1st St.  
 Raleigh, NC 27601  
 (919) 977-0979  
 FAX (919) 977-0978



1 WEST ELEVATION FROM COURTYARD  
 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



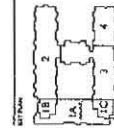
3 SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

**EXTERIOR FINISHES**

1. WEST WALLS
2. EAST WALLS
3. ROOFING
4. TERRAZZO
5. INTERIOR WALLS
6. INTERIOR FLOORS
7. INTERIOR CEILING
8. INTERIOR STAIRS
9. INTERIOR BALCONIES
10. INTERIOR RAILINGS
11. INTERIOR DOORS
12. INTERIOR WINDOWS
13. INTERIOR GLAZING
14. INTERIOR LIGHT FIXTURES
15. INTERIOR MECHANICAL
16. INTERIOR ELECTRICAL
17. INTERIOR PLUMBING
18. INTERIOR PAINT
19. INTERIOR TRIM
20. INTERIOR SIGNAGE

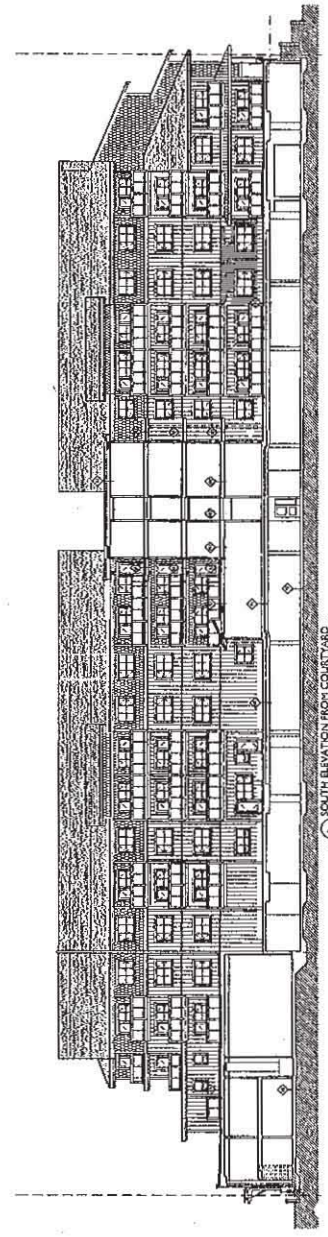
**NOTES**

1. SEE GENERAL NOTES
2. SEE ARCHITECTURAL SPECIFICATIONS
3. SEE MECHANICAL SPECIFICATIONS
4. SEE ELECTRICAL SPECIFICATIONS
5. SEE PLUMBING SPECIFICATIONS
6. SEE FINISHES SPECIFICATIONS
7. SEE STRUCTURAL SPECIFICATIONS
8. SEE SITE SPECIFICATIONS
9. SEE LANDSCAPE ARCHITECTURE
10. SEE INTERIOR ARCHITECTURE
11. SEE EXTERIOR ARCHITECTURE
12. SEE ROOFING SPECIFICATIONS
13. SEE GLAZING SPECIFICATIONS
14. SEE LIGHTING SPECIFICATIONS
15. SEE MECHANICAL SPECIFICATIONS
16. SEE ELECTRICAL SPECIFICATIONS
17. SEE PLUMBING SPECIFICATIONS
18. SEE PAINT SPECIFICATIONS
19. SEE TRIM SPECIFICATIONS
20. SEE SIGNAGE SPECIFICATIONS



The Maple Residences  
 1100 N. 1st St.  
 Raleigh, NC  
**WEST & SOUTH  
 ELEVATIONS**  
 DATE: 07/11/10  
 DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS  
 PROJECT NO.: 0929

**A-3.10**



4 SOUTH ELEVATION FROM COURTYARD  
 SCALE: 1/8" = 1'-0"



**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 uses in Section 21.6.3 Secondary Uses of “Congregate Housing (ZR6) – ANAF Legion (Steveston)”:
    - “Government service”
    - “Health service, minor”
    - “Office”
    - “Retail, general”
  - ii. inserting the following new subsections, (d), (e), (f), and (g), into Section 21.6.11 Other Regulations of “Congregate Housing (ZR6) – ANAF Legion (Steveston)”:
    - “d) Government service”
    - “e) Health service, minor”
    - “f) Office”
    - “g) Retail, general”
2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 8761”.

FIRST READING

**MAY 24 2011**

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor



\_\_\_\_\_  
MAYOR

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