



City of Richmond

To: Richmond City Council

Date: January 3, 2024

From: Joe Erceg
Chair, Development Permit Panel

File: DP 21-942090

Re: Development Permit Panel Meeting Held on September 14, 2022

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 21-942090) for the property located at 7100 & 7120 Ash Street, be endorsed and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
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Panel Report

The Development Permit Panel considered the following item at its meeting held on September 14, 2022.

DP 21-942090 - SIAN GROUP INVESTMENTS INC – 7100 & 7120 ASH STREET (September 14, 2022)

The Panel considered a Development Permit (DP) application to permit the construction of 17 townhouse units at 7100 & 7120 Ash Street on a site zoned “Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)”. A variance is included in the proposal to reduce the minimum setback to Ash Street from 6.0 m to 1.2 m for two refuse storage buildings less than 10 m² in area. A variance is also included in the proposal to reduce the minimum setback to Sills Avenue/Armstrong Street from 6.0 m to 2.5 m for a portion of Building D in the southeast corner of the subject site.

The applicant’s architect, Eric Law, of Eric Law Architect., and the applicants landscape architect, Denitsa Dimitrova, PMG Landscape Architects, provided a brief visual presentation highlighting:

- The proposed two-storey townhouse development is broken down into triplex and duplex buildings in consideration of the low-density residential character of the neighbourhood.
- The architectural design of the townhouse buildings, including the variation of roof pitches and gables, reflects the residential character of the subject site’s surrounding context.
- Vehicle access is proposed from Ash Street and an east-west drive aisle is located in the middle of the site between two rows of buildings.
- A publicly accessible pedestrian walkway is proposed along the south property line of the subject site.
- A small road dedication is required at the southeast corner of the site to accommodate the Sills Avenue/Armstrong Street intersection to the east of the subject site.
- Two refuse storage buildings are proposed to be located within the front yard along Ash Street to allow for an efficient pickup of garbage and recycling.
- The refuse storage buildings have been designed and landscaped to provide visual interest and screening.
- Two setback variances are proposed as a result of the location of the two refuse storage buildings along Ash Street and the road dedication at the southeast corner of the subject site.
- The retention of existing on-site trees along the north property line and existing off-site trees adjacent to the south property line were primary considerations in the proposed landscape design for the project.
- A low transparent fence is proposed along the Ash Street and public walkway frontages.
- Perimeter fencing is proposed along the north and east property lines to provide privacy.

- A play equipment that will provide different play opportunities for children will be installed in the common outdoor amenity area.
- Permeable pavers are proposed on visitor parking stalls and portions of the internal drive aisle.

In reply to queries from the Panel, the applicant acknowledged that (i) there is a pedestrian pathway off the Sills Avenue/Armstrong Street intersection at the southeast corner of the site, (ii) the proposed location of air source heat pumps in the front yards of townhouse units would allow easy access for maintenance, (iii) an acoustical consultant will advise the applicant on the type of air source heat pumps that will be installed and noise mitigation strategies, and (iv) wall-mounted downward focused lighting will be installed in the exterior of the buildings and bollard lighting will be installed along the publicly-accessible walkway and at the pedestrian entrance on the southeast corner of the site.

In reply to a query from the Panel, Staff confirmed that the publicly-accessible walkway will be designed as part of the Servicing Agreement associated with the project which includes installation of pedestrian scale lighting.

Staff noted that (i) the Servicing Agreement associated with the project includes site servicing, road improvements to Sills Avenue and Ash Street, construction of public walkway along the south property line of the subject site and lighting associated with the walkway, (ii) the two proposed setback variances associated with the project were identified at the rezoning stage and are consistent with Council's consideration on the rezoning, and (iii) the project has been designed to achieve Step Code 3 of the BC Energy Step Code with the provision of air source heat pumps.

Ava Cheung (no address provided), submitted correspondence expressing concerns related to land use for the subject property and construction-related disturbances to the neighbourhood.

In response to these concerns, Staff advised (i) land use is outside of the Panel's mandate, and (ii) the applicant is required to provide a Construction Parking and Traffic Management Plan as a condition for Building Permit issuance in order to mitigate potential impacts to the neighbourhood during construction.

Discussion ensued regarding the proposed location of the air source heat pumps in the front yards of townhouse units and their potential noise impacts to future residents of the proposed development, residents of neighbouring properties to the north and pedestrians using the publicly-accessible walkway.

As a result of the discussion, staff were directed to work with the applicant prior to the application moving forward for Council consideration in order to review the proposed location of the air source heat pumps and consider alternate locations such as in between the buildings or on the rooftops of buildings to mitigate the noise impacts.

At the direction of the Panel, Staff reviewed the location of the proposed heat pumps in order to further minimize the potential for disturbance to adjacent properties.

As a result of this direction, a majority of the heat pumps have been relocated from the rear of the buildings to the areas in between the proposed townhouse units. Where relocation was not feasible, additional screening of the units has been proposed. These changes are reflected in the drawings attached to the permit to be issued.

Since the DP was originally considered by the Panel, Council at its meeting of June 26, 2023, at the request of the developer, amended the tree retention and replacement requirements based on the natural decline of four trees located on-site (Tree Tags #364-367). Changes to the landscape plan were considered by Council at the time of the request and are reflected in the drawings attached to the permit to be issued.

The Panel recommends the Permit be issued.