



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel

Date: May 15, 2007

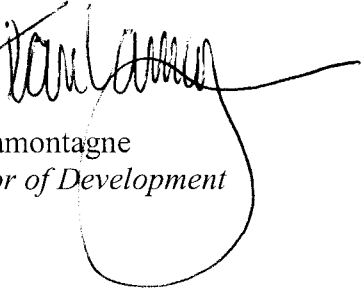
From: Jean Lamontagne
Director of Development

File: DP 06-354860

Re: Application by Sharif Senbel for a Development Permit at 8640 Alexandra Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of an approximately 970 m² (10,400 ft²) four-storey addition to an existing hotel at 8640 Alexandra Road on a site zoned "Automobile-Oriented Commercial District (C6)".



Jean Lamontagne
Director of Development

SB:blg
Att.

Staff Report

Origin

Sharif Senbel has applied to the City of Richmond for permission to develop an approximately 970 m² (10,400 ft²) four-storey addition to an existing hotel on a site zoned “Automobile-Oriented Commercial District (C6)”.

The existing La Quinta Inn Vancouver Airport Hotel (DP 02-221667) is proposing to add a new wing with 24 hotel rooms in three (3) floors, a roof deck, extensive green roof and surface parking at grade under the wing. The existing hotel has 50 rooms in a five-storey building of approximately 2,634 m² (28,351 ft²). There is no associated rezoning application.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

Development surrounding the subject City Centre site is as follows:

- To the north, across Alexandra Road, is a vacant lot, zoned “Automobile-Oriented Commercial District (C6)”;
- To the east, are two (2) vacant lots, zoned “Automobile-Oriented Commercial District (C6)”;
- To the south, across Alderbridge Way, are Polygon’s Lions (DP 02-203516) and Seasons (DP 04-268205) multi-family residential developments, zoned “High-Density Residential District (R4)”;
- To the west, is a small shopping centre complex with roof-top parking (DP 97-116072), zoned “Automobile-Oriented Commercial District (C6)”.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the “Automobile-Oriented Commercial District (C6)”.

Advisory Design Panel Comments

The Advisory Design Panel supported the development proposal subject to the applicant taking their comments into consideration. An annotated copy of the relevant excerpt from the Advisory Design Panel Minutes from March 21, 2007 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in *‘bold italics’*.

Analysis

Conditions of Adjacency

- The form and massing of the four-storey addition generally complies with Official Community Plan (OCP) guidelines for City Centre;

- The proposed height, siting and orientation of the addition respect the massing of the existing shopping centre and adjacent development site. The addition backs onto the neighbouring shopping centre's party wall and opens up the site towards the adjacent vacant development site; and
- The top 2 ½ storeys of the proposed west four-storey party wall will have a direct impact on the neighbouring low shopping centre, its roof-top parking lot and will be visible from Alderbridge Way. The applicant has paid careful attention to the design, incorporating a pattern, a mixture of materials and colours to break down the wall horizontally and vertically.

Urban Design and Site Planning

- The pedestrian-oriented streetscape treatments on Alderbridge Way and Alexandra Road are not impacted;
- Existing vehicle access is from Alexandra Road. The applicant has confirmed that tour bus/coaches are not used for the existing hotel; their turning manoeuvring is not accommodated in the site plan. This is supported by the Transportation Division, as the owner has agreed to register a restrictive covenant to prohibit B12 tour buses/coaches from entering on to the site (12.1 m length, 2.6 m width and 12.2 outer turning radius);
- The proposed expanded off-street surface parking meets the bylaw requirements;
- The site has been designed to accommodate fire-fighting requirements;
- An existing garbage enclosure is provided centrally on-site adjacent to the porte cochere;
- Accessibility measures are incorporated into the existing hotel. Each floor is accessible with elevator service. There are two (2) accessible rooms and four (4) rooms with visual warnings accommodated in the existing hotel; and
- The owner has agreed to registration of an aircraft noise covenant as a condition of the Development Permit.

Architectural Form and Character

- The addition building form is articulated; with a combination of building materials, bay relief, cornice relief, hip roof element, recessed surface parking and stair tower;
- The proposed building materials (painted stucco, split face block, brick, metal roof, roof deck and extensive green roof) are generally consistent with the Official Community Plan (OCP) Guidelines; and
- The addition design was developed to harmonize with the existing hotel design. Visual interest and variety has been incorporated with a stepped and articulated building massing.

Tree Retention and Replacement Strategy

- The applicant is not proposing to remove any bylaw size trees from site; and
- The applicant is proposing to retain 30 of 34 planted trees on-site. The existing landscaping and trees were planted in late 2005 when the existing hotel was built (DP 02-221667). The landscape treatment in the Alderbridge Way setback, including a cluster of existing trees retained through the hotel construction, will not be impacted. The proposed addition is located in the Alexandra Road setback and will impact 10 of the planted trees. Of these, six (6) trees will be relocated on-site and four (4) will be removed (Hornbeam trees planted at 6 cm calliper).

Landscape Design and Open Space Design

- The applicant is commended for proposing an extensive green roof on the hotel addition. It alleviates the impact of the high degree of paving on-site and offers an attractive roof for taller buildings. The roof will be planted with a pattern with a mixture of native drought resistant succulent plants. Extensive green roofs are designed primarily for environmental performance with access only for maintenance purposes and are relatively light weight with shallow growing medium;
- The proposal includes a roof patio on top of the proposed addition, accessible from the 5th floor of the existing hotel and overlooking the extensive green roof. The design includes seating and potted plants;
- The applicant is commended for proposing permeable paving for pedestrian path and additional eight (8) space surface parking lot;
- There is an existing public seating area on Alexandra Road with a pedestrian entry portal structure; and
- Paving treatment includes asphalt concrete and permeable pavers to mitigate the expanse of surface parking and manoeuvring on-site and to differentiate between pedestrian paths and vehicle areas.

Crime Prevention Through Environmental Design

- Site lighting and natural surveillance opportunities are provided for the parking areas; and
- Space differentiation has previously been established between public and semi-public outdoor spaces with landscape buffers.

Servicing and Utilities

- The applicant has submitted capacity analysis of the water supply, storm drainage sewer and sanitary sewer as requested by the City's Engineering Department. There are identified issues with the existing infrastructure. The owner is providing voluntary contributions in the amount of \$50,000.00 towards the future upgrade of the sanitary sewer along Alexandra Road and \$25,000 towards the future upgrade of the watermain along Alexandra Road. This is acceptable to the Engineering Department;
- In addition, the owner is providing voluntary contributions for City identified upgrades for drainage (\$13,832.00), sanitary (\$ 5,928.00) and water (\$ 1,976.00); and
- Prior to future required Sprinkler Permit issuance, fire-flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey are required.

Flood Indemnity Covenant

- The owner has agreed to the registration of a flood indemnity covenant (Minimum 0.9 m geodetic) as a Development Permit consideration.

Public Art

- The owner is providing a voluntary contribution in the amount of \$3,250.00 for the City's Public Art fund.

Conclusions

The applicant has satisfactorily addressed comments of staff and the Advisory Design Panel regarding conditions of adjacency site planning and urban design, architectural form and character, and landscape design. Staff recommend support of this Development Permit application.

A handwritten signature in cursive script, appearing to read "Sara B", followed by a horizontal line.

Sara Badyal, M.Arch.

Planner 1

(Local 4282)

SB:blg

- Attachment 1: Development Application Data Sheet
- Attachment 2: Annotated Excerpt from the Advisory Design Panel Minutes (March 21, 2007)
- Attachment 3: Development Permit Considerations



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet
 Development Applications Division**

DP 06-354860

Attachment 1

Address: 8640 Alexandra Road

Applicant: Sharif Senbel, MAIBC Owner: Intercol Holdings Ltd.

Planning Area(s): South Aberdeen Sub-Area of City Centre

Floor Area Gross: 3,610 m² Floor Area Net: approximately 3,250 m²

	Existing	Proposed
Site Area:	2,840.2 m ²	No Change
Land Uses:	Hotel	No Change
OCP Designation:	Auto-Oriented Commercial	CCAP Concept – T5 Urban Centre Zone 30 m typical max. height
Zoning:	C6	No Change
Number of Units:	50-room hotel	74-room hotel

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.5	1.27	None Permitted
Lot Coverage:	Max. 50%	37%	None
Setback – Alderbridge Way:	Min. 6 m	6.2 m	None
Setback – Alexandra Road:	Min. 6 m	30.5 m	None
Setback – Side Yard (West):	None	0 m	None
Setback – Side Yard (East):	None	0 m	None
Height (m):	Max. 45 m	23 m	None
Off-street Parking Spaces:	40	40	None
Off-street Parking Spaces – Accessible:	1	1	None
Off-street Parking Spaces – Small Car:	Max. 30%	30%	None
Total off-street Spaces:	40	40	None
Tandem Parking Spaces	Not permitted	None	None

**Excerpt from the Minutes from
The Design Panel Meeting**

**Wednesday, March 21, 2007 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

2. Development Permit 06-354860 – La Quinta Hotel Addition
APPLICANT: Studio Senbel
PROPERTY LOCATION: 8640 Alexandra Road

Staff Comments

Sara Badyal, Planner circulated a copy of the staff comments for this project (Attachment 2) and reviewed the site context. The applicant is proposing an addition to the existing hotel on this City Centre lot. The hotel fronts onto both Alderbridge Road and Alexandra Road. Vehicle access is located on Alexandra Road.

Ms. Badyal concluded by noting that staff appreciate the inclusion of an extensive green roof, and requested the Panel's comments to ensure that both new and old buildings are well integrated and about appropriate resolution of the exposed party wall with different materials, articulation or plant screening.

Applicant's Comments

With the aid of a model, artist's renderings, and a material sample board, Sharif Senbel, Studio Senbel reviewed the site context. He indicated the site preloading has been done because the proposed addition had been anticipated 4 years ago upon the development of phase 1.

The new addition will offer a roof top patio, extensive green roof, and three storeys of guest suites over parking at grade. A green roof has been introduced to compensate for the loss of landscaped area, and brick pilasters are used to articulate the party wall. Materials used on the addition will be the same as the existing building, which include textured brick and stucco.

In order to minimize the disruption to the surrounding businesses and ongoing hotel activities, consideration is being given to prefabricating the hotel guest rooms off site. This would reduce the on site construction time from six months to approximately one week in addition to onsite construction activities.

He concluded by noting that the parking area will be well lit with camera surveillance to address CPTED issues.

Patricia Cameron, DMG Landscaping reviewed the landscape scheme, noting that the garden will be removed from the existing landscaping to create space for the proposed addition. The site will lose several trees, however many will be reused.

Consideration is being given to including cascading ground cover to soften the top edge of the party wall. The area between the buildings is shaded and it will be difficult to grow upward vines. Ms. Cameron also spoke about the extensive green roof, the addition of a small roof patio, and a paved walk way through the parking area to keep the pedestrian network in place.

Panel Discussion

In response to Panel questions, the applicant advised that the patio is accessible by hotel guests and overlooks the green roof. The material used on the turn around of the arrival court is existing asphalt and scored concrete.

Comments from the Panel were as follows:

- since this site is not very public, it may not be appropriate for public art, please consider making a donation to the public arts fund in lieu of public art;
- ground floor **existing** units #126 and #127 appear to have adequate room for accessibility but functionality is to be confirmed;
- include measures for accessibility within the **existing hotel** spa rooms;
- appreciated the measures taken in some rooms for provisions for the visually and hearing impaired. Consider opportunities to increase the number of rooms equipped for the hearing impaired;
- although the green roof is a good feature, the integration of the massing between the existing and new buildings is tenuous with flat and pitched roofs. Consider a transitional roof form;
- the west elevation will benefit from more articulation especially window openings to introduce natural light into the long corridor;
- the west elevation is fairly flat and blank, consider incorporating light, suggested fire rated glass;
- the overall massing is a tight response to the site as it is restricted in terms of form;
- consider extending a roof over the patio to engage the two building elements;
- appreciates the green roof, illustrates a good swap of using the materials from the existing landscaped area;
- it will be difficult to grow plants along the west elevation, give consideration to architectural form along the western edge;
- Uncertain whether the landscaping proposed at the ground floor under the building will have sufficient light to be able to grow;
- There is no relationship between the west and east elevations. West elevation needs architectural treatment and articulation. Cascading plants would not be sufficient;
- consider a horizontal expression instead of vertical to reduce the massing of the building;
- try to create an easier transition between the flat and sloped roof articulation;
- consider changing the concrete block to split face along the west party wall to add texture;
- the long corridor along the west elevation needs daylight, consider glass block inserts into wall;

In response to the Panel's comments, Mr. Senbel advised that all washrooms on the main level are accessible, and rooms providing provisions for the visually impaired are located on the second and third floors in the existing building. Consideration will be given to adding a visual warning system to some rooms in the new building;

Consideration will be given to addressing the issue of transition between rooflines;

He concluded by indicating that all comments provided by the Panel were valid and will be considered, and softening the transition of the roof articulation will be explored.

The Chair provided a summary of the Panel's comments as follows:

- consider a financial donation to the public art fund in lieu of public art onsite – ***The applicant is providing a voluntary contribution in the amount of \$3,250 to the Public Art Fund;***
- consider provisions for accessibility in new addition – ***The required 2 accessible rooms and 4 rooms with visual warnings are accommodated in the existing hotel;***
- consider the flat to gable roof transition – ***Design revised. Exit stair roof changed to a hipped metal roof to better match detail on existing hotel. The aluminium guard rail around the roof terrace has been changed to a solid parapet wall to create a stepped transition in the massing between the existing building and the new four storey addition;***
- consider revision/extension of the window bays to provide architectural articulation to the façade – ***Design revised. Arched window bays have been increased in height to match the proportions of the detail on existing hotel;***
- consider party wall glazing and/or introduction of texture – ***Design revised to incorporate split face tan concrete block and stucco in field and accent colours, introducing texture, pattern and colour. Windows on the north end of the guest room corridors have been increased in size to allow more light into the corridors;***
- consider extending the roof form over the roof patio – ***Not incorporated. The design was revised to incorporate a solid parapet wall around the roof deck to create a stepped transition in the massing between the existing building and the new four storey addition;***
- consider the design intent of planting on the west elevation – ***Design revised. The plantings on the west side of the parking have been changed to shade tolerant potted plants;***
- consider more horizontal articulation along the west wall – ***Design revised. The roof cornice has been increased in size and profile to match the cornice on the existing hotel tower. The use of masonry at the ground floor has been extended. The painted block in the parking area has been changed to split face tan concrete block.***

Panel Decision

It was moved and seconded

That Development Permit 06-354860 move forward to Development Permit Panel taking into consideration the comments provided by the Advisory Design Panel

CARRIED

Conditional Development Permit Requirements 8640 Alexandra Road (DP 06-354860)

Prior to forwarding this application to Council for Development Permit approval, the developer is required to complete the following requirements:

1. Installation and maintenance of protective tree fencing, including periodic inspection, during construction to the satisfaction of the City's Tree Preservation Coordinator.
2. Proof of a contract with a registered Arborist (with a minimum of four (4) site visits through construction) to ensure proper protection of existing trees (including those to be relocated).
3. Registration of a flood indemnity covenant on title to the lands (0.9 m geodetic).
4. Registration of an aircraft noise covenant on title to the lands to meet current City requirements.
5. Registration of a restrictive covenant on title to the lands to prohibit B12 tour buses/coaches from entering onto the hotel property.
6. The City acceptance of the developer's offer of a voluntary contribution in the amount of \$3,250.00 for the City's Public Art fund, to be allocated at the discretion of Council.
7. The City acceptance of the developer's offer of a engineering infrastructure voluntary contribution in the amount of \$21,736.00 for the following:
 - a. \$13,832.00 based on City identified drainage upgrades;
 - b. \$ 5,928.00 based on City identified sanitary upgrades; and
 - c. \$ 1,976.00 based on City identified water upgrades.
8. The City acceptance of the developer's offer of a voluntary contribution in the amount of \$50,000.00 towards the future upgrade of the sanitary sewer along Alexandra Road.
9. The City acceptance of the developer's offer of a voluntary contribution in the amount of \$25,000 towards the future upgrade of the watermain along Alexandra Road.
10. Receipt of a Letter of Credit for landscaping in the amount of \$32,410.00.

[Signed original on file]

Signed

Date



No. DP 06-354860

To the Holder: SHARIF SENBEL

Property Address: 8640 ALEXANDRA ROAD

Address: C/O STUDIO SENBEL ARCHITECTURE & DESIGN
 #201 – 304 WEST CORDOVA STREET
 VANCOUVER, BC V6B 1E8

1. This Development 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 Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #5 attached hereto.
4. Sanitary sewers, water, drainage, highways, street-lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$32,410.00. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one (1) year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 06-354860

To the Holder: SHARIF SENBEL
Property Address: 8640 ALEXANDRA ROAD
Address: C/O STUDIO SENBEL ARCHITECTURE & DESIGN
#201 – 304 WEST CORDOVA STREET
VANCOUVER, BC V6B 1E8

7. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

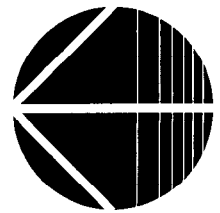
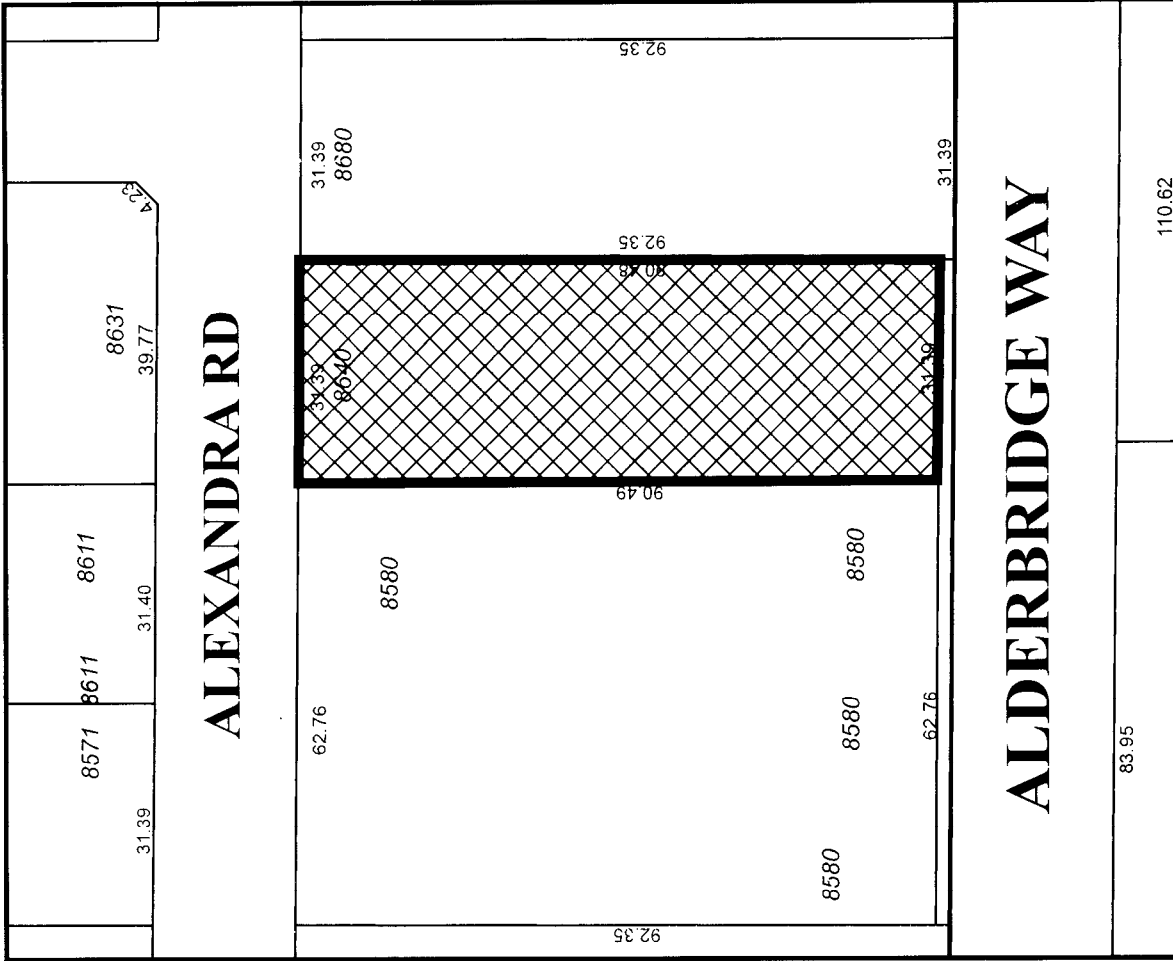
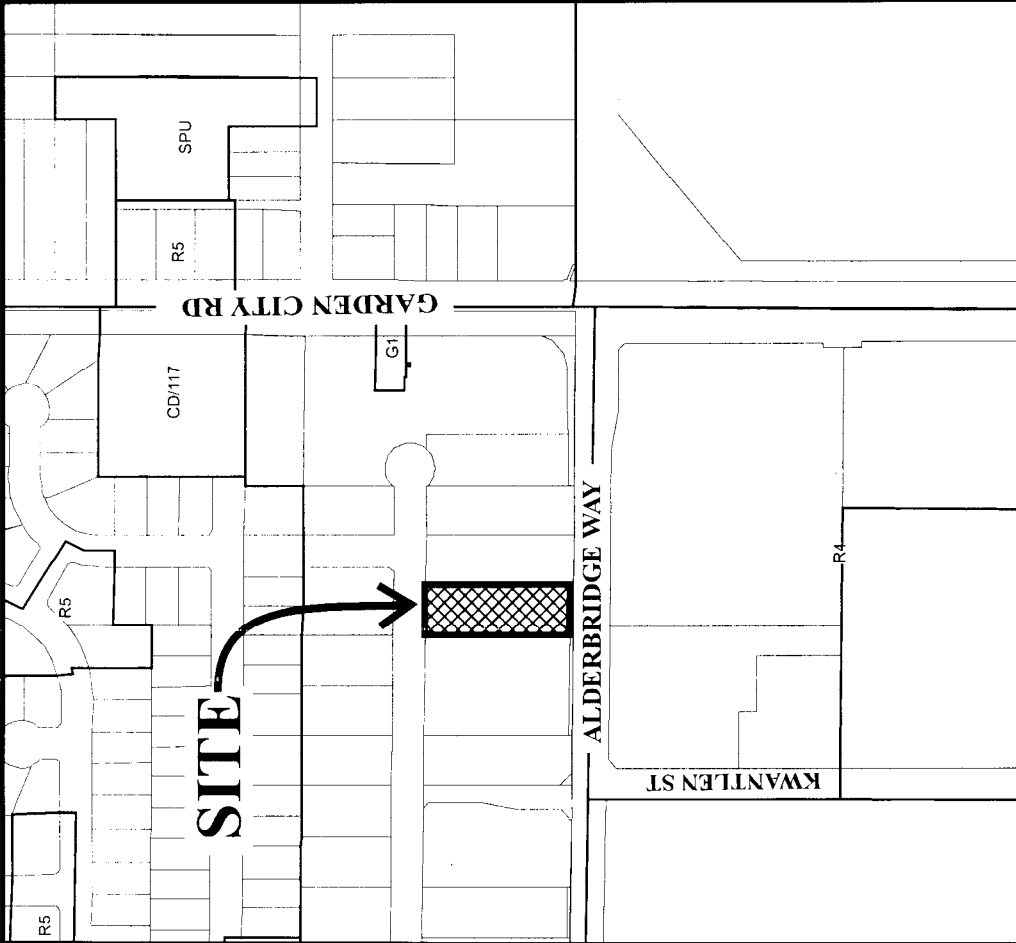
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 06-354860

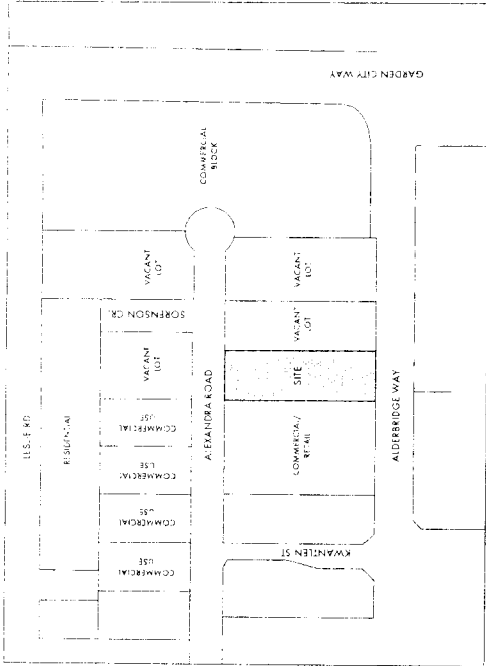
SCHEDULE "A"

Original Date: 01/15/07

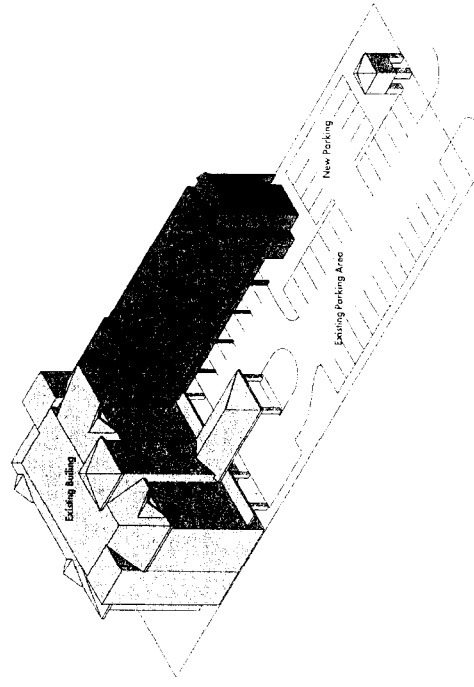
Revision Date:

Note: Dimensions are in METRES

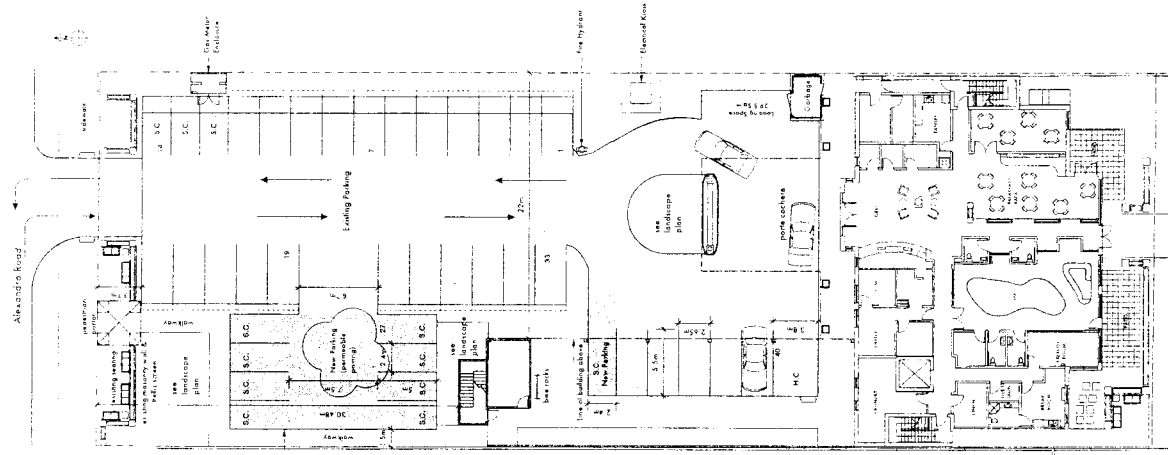
PROJECT DATA	
Address	89-60 Alexander Road Victoria BC
Legal	Lot 15, Section 22, and J.A. Box E North, Front Street, New Westminster North Map 4575
Zoning	C-6, Area Commercial/Community District
Planning Area	City Centre, Special Urban
Existing Use	10 Super Store
Proposed	24 Super Address
Site Area	1,860.7 sq m
Floor Area Ratio	1.5, 2%
Ground Floor	1,157.2 sq m (2,740.5 sq ft)
Existing	738.4 sq m (1,602.5 sq ft)
Proposed	2,282.0 sq m (4,925.5 sq ft)
Net Coverage	18.2% (1,860.7 sq m)
Allowable	18.2% (1,860.7 sq m)
Proposed	27% (includes public parking & entrance paving)
Height	45 m
Existing	22 m (top of tower)
Proposed	12.85 m (top of parapet)
Street setbacks	> 6 m
Allowable	> 6 m
Proposed	> 6 m
Parking	40 (7.6 spots/1,000 sq ft)
Existing	34 (7.6 spots/1,000 sq ft)
Proposed	40 (7.6 spots/1,000 sq ft)
Parking setbacks	1.5 m
Allowable	1.5 m
Proposed	1.5 m



CONTEXT PLAN
Scale: 1:1500



MASSING DIAGRAM



PLAN # 1

JUN 13 2007

SITE PLAN
Scale 1:200
DP 06354860

La Quinta Inn
Addition
89-60
Alexander Road
Victoria BC

NO.	DESCRIPTION	DATE
1	ISSUED	December 11, 2006
2	DP Application	December 11, 2006
3	DP Approval	December 11, 2006
4	DP Approval	December 11, 2006
5	DP Approval	December 11, 2006
6	DP Approval	December 11, 2006
7	DP Approval	December 11, 2006
8	DP Approval	December 11, 2006
9	DP Approval	December 11, 2006
10	DP Approval	December 11, 2006

Living Building
User

Site Plan
Project Data

A.I.I.

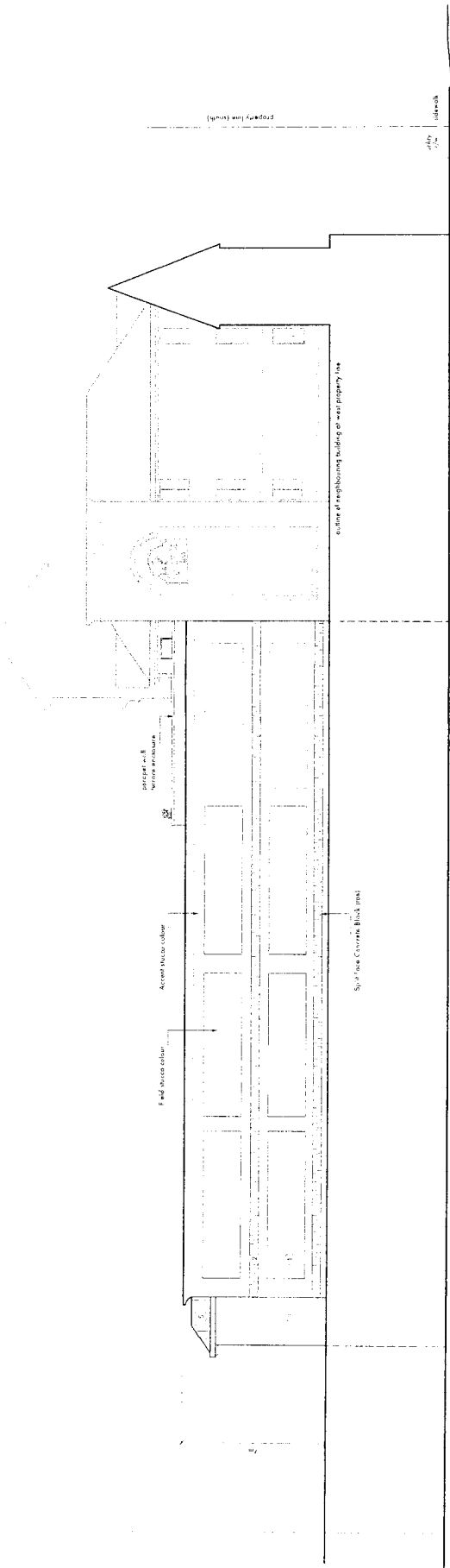


La Quinta Inn
Addition
5643
Alexandria Road
Riverview, FL

ISSUE
1 OF APPROXIMATE
December 11, 2006
2 A/RP Submission
March 6, 2007
3 DP Final
April 27, 2007

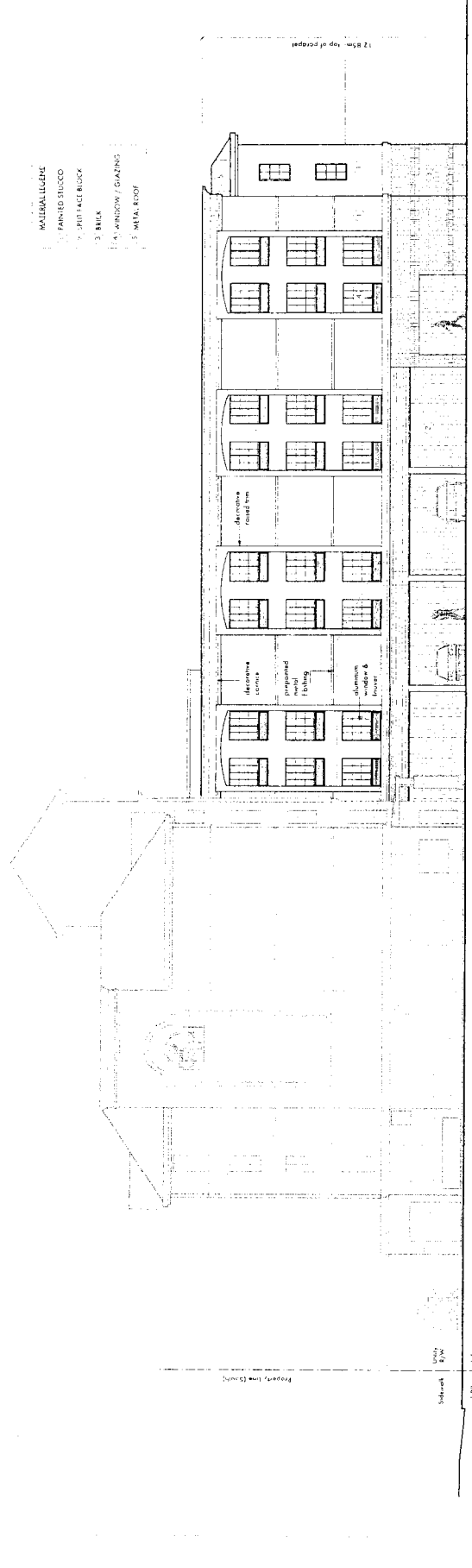
Page no. 1100
DRAWING
East & West Elevations
1100

A 3.1



WEST ELEVATION

- 1 MATERIAL LOGIC
- 2 PAINTED STUCCO
- 3 PRECAST BLOCK
- 4 BRICK
- 5 WINDOW / GLAZING
- 6 METAL ROOF



EAST ELEVATION

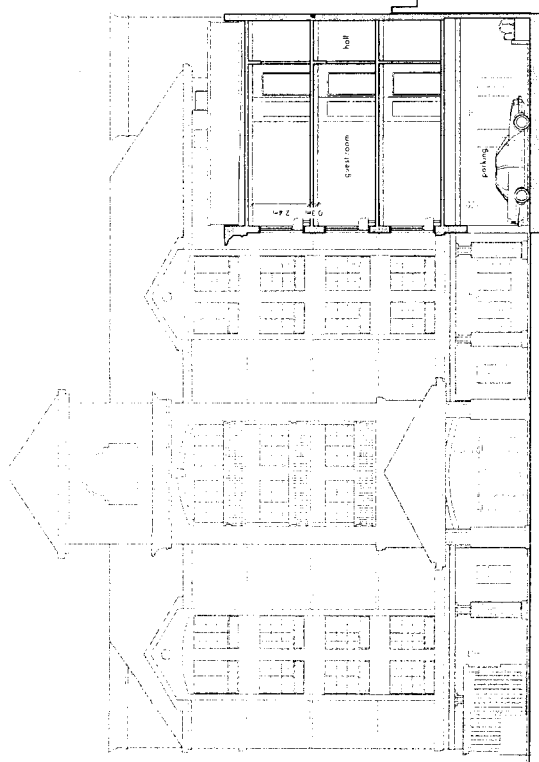
PLAN # 3
JUN 13 2007
DP 06354860

La Quinta Inn
Addition
5650
Alexandra Road
Richmond, BC

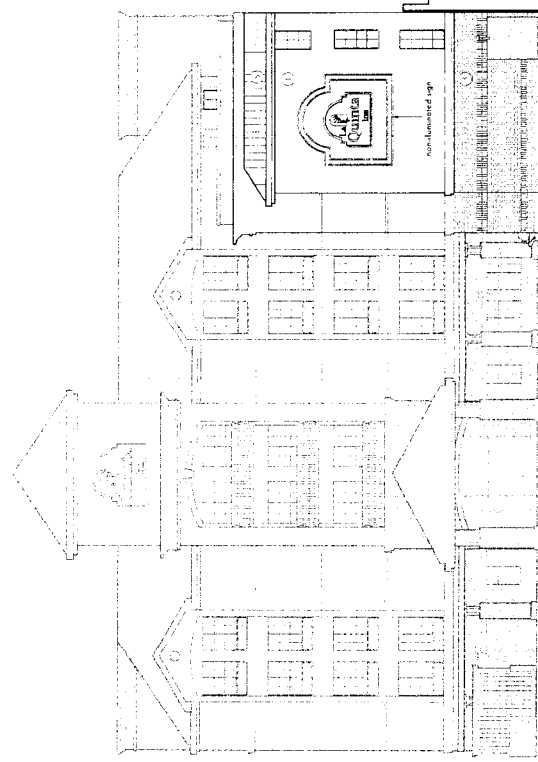
DP Application
December 13, 2006
APP Submission
March 9, 2007
DP Issued
April 27, 2007

East-West
Section &
North
Elevation

A 3.2



EAST-WEST BUILDING SECTION



NORTH ELEVATION



MATERIAL LEGEND

- (Symbol) PAINTED SPLICE
- (Symbol) BRICK FACE BLOCK
- (Symbol) BRICK
- (Symbol) WINDOW / GLAZING
- (Symbol) METAL ROOF

PLAN# 4
JUN 13 2007
DP 06354860

page no. 1100
drawing
notes

Existing Building in Grey

La Quinta Inn
Addition
84-40
Alexandra Road
Richmond, BC

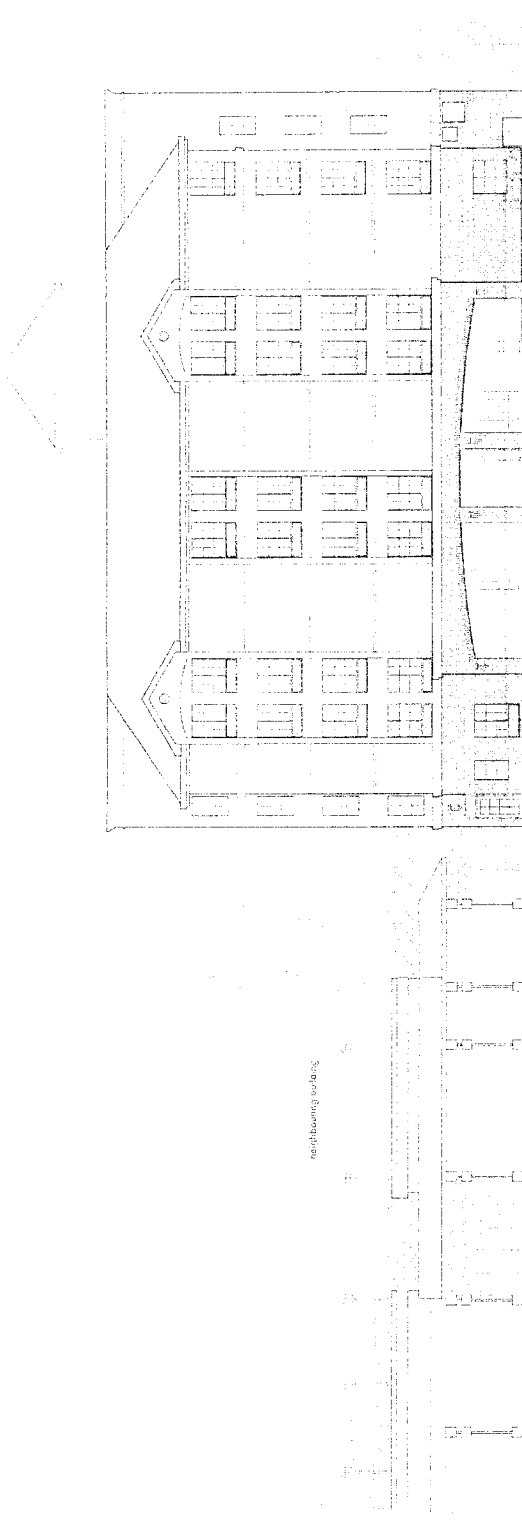
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784-6720 54 5800 1000000
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2007 06 13 10:00 AM

BS-18
17' Approval
December 11, 2006
ADP Submission
March 9, 2007
Dr. Price
June 17, 2007

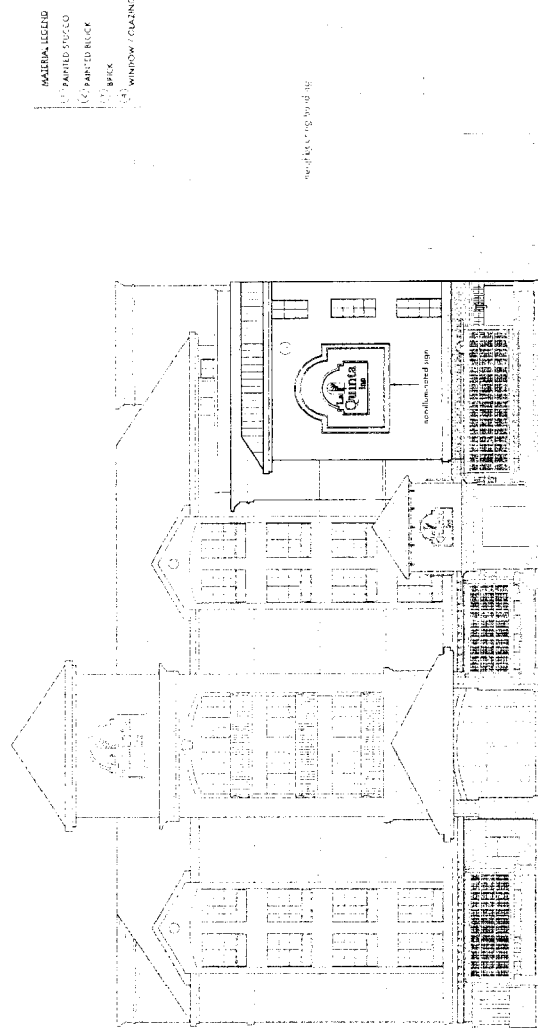
Notes
1. Existing Building on Site

Street Elevations
1:100

page no
A 33



ALDERBRIDGE WAY ELEVATION



ALEXANDRA ROAD ELEVATION

MATERIAL LEGEND

1	PAINTED STUCCO
2	PAINTED BRICK
3	BRICK
4	WINDOW / CLADDING

neighbouring building

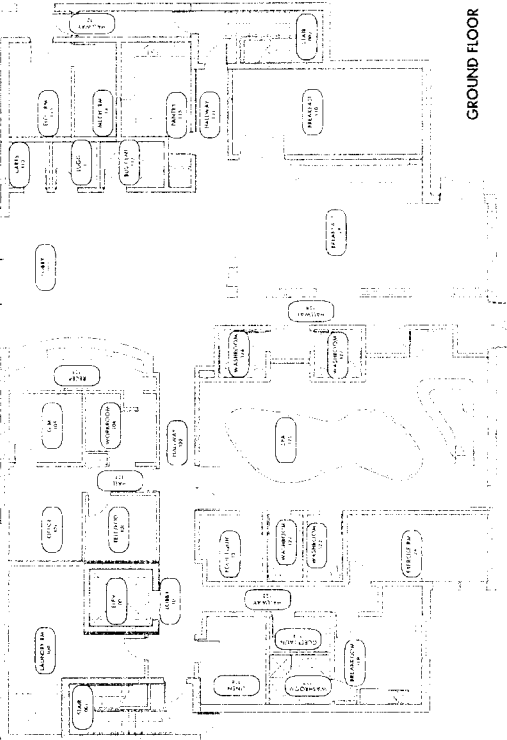
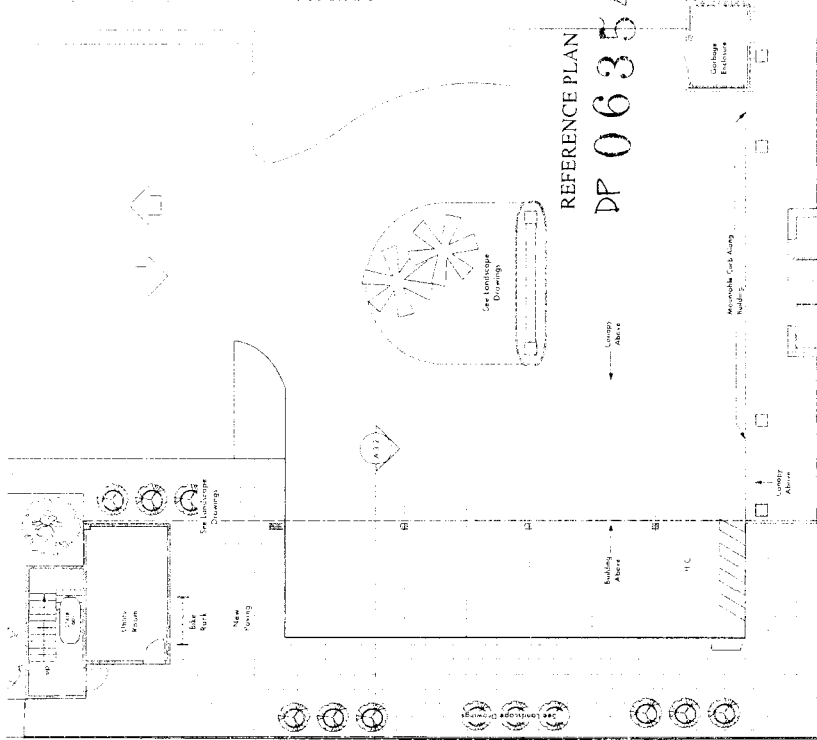
PLAN # 5
JUN 13 2007
DP 06354860

La Quinta Inn
 Addition
 P&C
 Alexandria Road
 Richmond, BC

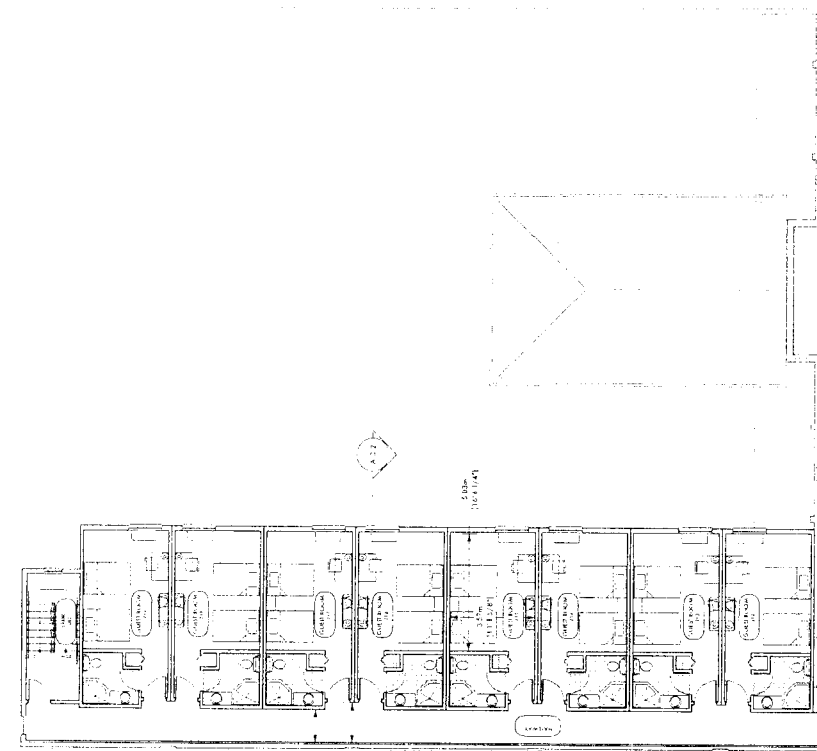
DATE: 12/12/2007
 TIME: 10:45 AM
 PROJECT: LA QUINTA INN
 DRAWING: P&C
 SHEET: A 2.1

REFERENCE PLAN
 JUN 13 2007
 DP 06354860

Scale: 1/100
 Ground & Second Floor Plans
 page no. A 2.1



GROUND FLOOR



SECOND FLOOR

1:100
 1:100
 1:100

La Quinta Inn
 Addition
 8640
 Alexandra Road
 Richmond, BC

ISSUE
 1 DP Application
 December 11, 2006
 2 ADP Submission
 March 9, 2007
 3 DP Permit
 April 27, 2007

Existing Building
 C-47
 Third/Fourth
 &
 Roof Floor
 Plans
 Scale 1:100
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