



**To:** Richmond City Council

**Date:** January 26, 2026

**From:** Milton Chan  
Chair, Development Permit Panel

**File:** DP 24-043129

**Re: Development Permit Panel Meeting Held on May 28, 2025**

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**Staff Recommendation**

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 24-043129) for the property at 8460 Alexandra Road, be endorsed and the Permit so issued.

Milton Chan  
Chair, Development Permit Panel  
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## Panel Report

The Development Permit Panel considered the following item at its meeting held on May 28, 2025.

DP 24-043129 – SHARIF SENBEL – 8640 ALEXANDRA ROAD  
(May 28, 2025)

The Panel considered a Development Permit (DP) application to permit exterior renovations to the existing building at 8640 Alexandra Road on a site zoned “Auto-Oriented Commercial (CA)”.

The applicant, Sharif Senbel, of Studio Senbel Architecture + Design Inc., provided a brief visual presentation highlighting:

- The applicant is proposing exterior renovations to the existing hotel building to provide a more modern appearance consistent with the upgrades of other hotel buildings in the same hotel chain.
- Proposed building exterior renovations include cladding upgrades on the existing entry portal and feature tower using porcelain panel cladding materials prescribed by the hotel chain.
- Landscape improvements, including additional plantings of a mix of native and non-native species, are proposed along the planted areas adjacent to Alexandra Road and within the porte cochère landscaping island.
- A glass canopy is proposed to provide weather protection to pedestrians is proposed to be installed at the south pedestrian entrance of the hotel building along Alderbridge Way.

Staff noted that (i) there is no Servicing Agreement associated with the project given the limited scope of the proposed improvements associated with the subject development permit application, (ii) staff appreciates the proposed installation of a sloped glass awning at the secondary entrance of the hotel building along Alderbridge Way as it provides additional weather protection for pedestrians and supports the City’s objectives for walkability in the City Centre, (iii) proposed pedestrian safety improvements in the subject site include the installation of vehicle wheel stops on all parking stalls adjacent to the pedestrian pathways, (iv) the existing utility Statutory Right-of-Way (SRW) along the Alderbridge Way frontage is proposed to be modified and replaced to allow for Public Right-of-Passage (PROP) to facilitate the future construction of pedestrian and cycling infrastructure, and (v) the applicant is required to obtain an arborist contract to supervise all improvements within any of the tree protection zones on-site prior to Building Permit issuance.

In reply to queries from the Panel, the applicant noted that (i) existing exterior lighting on-site, including on the façade of the feature tower and under the porte cochère, will be replaced with energy efficient lighting fixtures, and (ii) enhancements to existing landscaped areas on the site are proposed along the planted areas adjacent to the driveway entrance along Alexandra Road and within the porte cochère planting island.

The Panel expressed support for the project, noting the applicant’s willingness to work with staff on the proposed exterior renovations and landscape improvements.

The Panel recommends the Permit be issued.