



**Development Permit Panel  
Thursday, September 12, 2024**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair  
Roeland Zwaag, General Manager, Engineering and Public Works  
Kirk Taylor, Director, Real Estate Services

The meeting was called to order at 3:30 p.m.

**MINUTES**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on August 21, 2024 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 23-011375  
(REDMS No. 7449752)**

APPLICANT: NSDA Architects

PROPERTY LOCATION: 7188 Westminster Highway

INTENT OF PERMIT:

Permit exterior renovations to the existing building at 7188 Westminster Highway on a site zoned "Auto-Oriented Commercial (CA)".

**Applicant's Comments**

Atsushi Fujimi, NSDA Architects, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

## Development Permit Panel

### Thursday, September 12, 2024

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- The project intends to update the exterior of the building to meet the standards of a boutique hotel, including two exterior seating areas;
- New colours of stucco and manufactured stone are proposed for the exterior cladding of the building;
- Given the proximity to the airport, the renovations will incorporate design elements inspired by aviation;
- A retractable awning is proposed to provide protection from the elements; and
- Bicycle racks are proposed as part of the exterior renovations.

Mackenzie Pugh and Stephen Vincent, Durante Kreuk Ltd. Landscape Architecture, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) plant species will include shade tolerant species and a variety of flowering and evergreen species to maintain year-round interest, (ii) larger, denser shrubs are proposed adjacent to the seating areas to provide privacy, (iii) lower ground covers and perennials are proposed to maintain visibility and open space, (iv) smaller multi-stem trees are proposed to provide some privacy while also keeping visibility open, and (v) lighting will be incorporated into the planters along walkways and planters will be the same height of the existing planters.

#### Staff Comments

Joshua Reis, Director, Development noted that (i) there is no Servicing Agreement associated with the project, (ii) improvements to the exterior of the building are limited in scope, (iii) there is no change to the existing floor area, (iv) all vehicular traffic to and from the site is to operate from the same entrance and exit on Westminster Highway, and (v) the applicant will be providing new Class 1 and Class 2 on-site bicycle parking as part of the proposed scope of work.

#### Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the glass canopies will be replaced with aluminum and wood grain materials, (ii) the glass balconies will be retained, (iii) the existing grade will be maintained and ensure the exit ramp will not pose any issues for people with mobility issues, (iv) the exterior renovations are part of the hotel's rebranding from a Ramada to a Best Western short-stay property, specifically an Aiden by Best Western, which offers a more boutique experience, (v) exterior lighting includes wall sconces and uplighting, (vi) the design of the project incorporates Crime Prevention Through Environmental Design (CPTED) principles and there will be upgraded security cameras on site, and (vii) security is managed by the hotel staff.

#### Correspondence

None.

**Development Permit Panel**  
**Thursday, September 12, 2024**

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**Gallery Comments**

None.

**Panel Discussion**

The Panel expressed support for the project, noting (i) the benefit of the exterior upgrades, (ii) the applicant's attention to the landscape design of the project, and (iii) salvaging materials where possible.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit exterior renovations to the existing building at 7188 Westminster Highway on a site zoned "Auto-Oriented Commercial (CA)".*

**CARRIED**

**2. DEVELOPMENT PERMIT 24-012258**

(REDMS No. 7744113)

APPLICANT: Jim Ralph

PROPERTY LOCATION: 3200 No. 3 Road

INTENT OF PERMIT:

Permit the construction of a 315-suite hotel at 3200 No. 3 Road on a site zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)".

**Applicant's Comments**

Doug Nelson, Bingham + Hill Architects, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, highlighting the following:

- The application is submitted to address revisions to the approved Development Permit associated with facilitating a permitted changed of use from office to hotel, specifically affecting Building L;
- The building form is proposed to be revised such that the floor plates are smaller, ceilings are lower, and additional floors are added without exceeding the maximum allowable floor area or building height and will provide a similar street wall presence along Sea Island Way and No 3. Road frontages;
- Vehicle access to Phase 3 is provided through the auto court on Phase 4;

3.

## Development Permit Panel

### Thursday, September 12, 2024

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- The reconfigured form of Building L is designed to make use of the already constructed below-grade structure without requiring structural modification;
- This change of use to hotel is permitted under the current zoning bylaw;
- The gross floor area and building height remains the same and the majority of physical change to the building has occurred on the south side facing the courtyard;
- The design of the Sea Island Way pedestrian right-of-way on the north side is required to be modified as part of the Servicing Agreement for the larger development to accommodate a larger turning radius from No. 3 Road to Sea Island Way;
- The hotel drop-off will be relocated to the auto court to avoid potential traffic blockages on Cst. Thomas Agar Road;
- The overall outdoor amenity space will be increased by approximately 250 square metres and will be reconfigured into two separate outdoor amenity spaces;
- Non-residential amenity facilities include an expanded exercise room and spa facility with direct access to the outdoor amenity area;
- A new inaccessible green roof will be provided over the expanded indoor amenity at the north-west corner of Building K and an inaccessible green roof at the south-east corner of Building L has been maintained and reconfigured to suit the new building form;
- The outdoor space will be revised to become a non-resident outdoor amenity for the use of hotel guests;
- The façade design strategy reincorporates vertical frame elements, window pattern, colours and materiality, similar to the already approved project; and
- Operable windows, sliding glass doors, and Juliet balconies reflect the new use as a hotel.

Dylan Chernoff, Durante Kreuk Ltd. Landscape Architecture, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting (i) the landscaping along the project frontages has been updated, (ii) a minor change to the outline of the water feature, (iii) the redistribution of bicycle racks throughout the site, and (iv) courtyard changes including terraces that accommodate outdoor seating areas, a flexible lawn area, and a kids play area for residents.

## Development Permit Panel

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#### Staff Comments

Mr. Reis noted that (i) there is a Servicing Agreement, secured through the previously approved rezoning and Development Permit, associated with the project including frontage improvements along the three road frontages of the site, (ii) hotel use is a permitted use within the zone, (iii) this project will not result in any change in overall floor area ratio to the project, (iv) the proposed design is generally consistent with the previously approved Development Permit for this project, and (v) the expanded landscape area does result in additional podium level outdoor amenity space for exclusive use of Building K residents.

#### Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the children's play equipment will include active and passive play areas and is generally suited for children up to 5 years old, (ii) there is no intent to have landscape between the public realm treatment and the building in the north-east corner of the building, and (iii) the proposed surface treatment of the building is smooth.

#### Correspondence

Francis Leung, Richmond resident ([Schedule 3](#))

In reply to the concerns noted in the letter, Mr. Reis noted that (i) the hotel use is a permitted use on the subject site, (ii) transportation staff have reviewed and approved the traffic memo provided by a registered transportation engineer which demonstrates that the proposed volume, access, and parking operations are acceptable and in compliance with the City's standards and bylaw requirements, (iii) the proposed development is providing a dedicated on-site auto court for all drop-offs and pick-ups on site, (iv) Sprouts Early Childhood Development Hub has its own dedicated underground space for pick-ups and drop-offs in the existing building in addition to staff parking, (v) the portion of Carscallen Road between Phases 2 and 3 can handle all two-way traffic and there are no current plans to close or change any of the traffic operations in that area, and (vi) the site is very closely located to the future Capstan Canada Line station.

#### Gallery Comments

Francis Leung, Richmond resident, queried about (i) the pick-up and drop-off spots for Sprouts Early Childhood Development Hub, (ii) driveway access to the auto court, and (iii) transportation concerns in the area and potential review of the layout.

In response to the query about the number of bicycle racks on the property, the Chair noted that as part of the City's goals to create a modal shift to active modes of transportation, short-term and long-term secure bicycle parking are required in new developments as part of long-term sustainability objectives.

## Development Permit Panel

### Thursday, September 12, 2024

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#### Panel Discussion

The Panel expressed support for the project, noting appreciation for the intent and design considerations put forward.

In addition, staff were directed to work with the applicant to address concerns of the materiality of the north-east corner of the building along Sea Island Way to increase visual interest and discourage graffiti that may occur on a smooth surface.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of a 315-suite hotel at 3200 No. 3 Road on a site zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)".*

**CARRIED**

#### 3. New Business

None.

#### 4. Date of Next Meeting: September 25, 2024

#### ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (4:23 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Thursday, September 12, 2024.

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Wayne Craig  
Chair

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Shannon Unrau  
Legislative Services Associate



Schedule 1 to the Minutes of the Development Permit Panel meeting held on Thursday, September 12, 2024

# The Aiden Hotel Renovation

7188 Westminster Hwy, Richmond

Context Plan



Perspective (Street trees not shown for clarity)



Date: 2024.09.23  
 Drawn By: DP  
 Checked By: DP  
 Scale: 1:1000  
 Project No: 2024-011375  
 Sheet No: 01 of 01



### Drawing List

Development Permit Number	DP - DP 24-01375
Building Permit Number	BP -
Street Address	7188 Westminster Hwy, Richmond
Legal Description	SURVEY PLAN OF PARCELS SECTION 8 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN LMP23790
PID	023-804-190
Property Owner	7188 WESTMINSTER HIGHWAY INC
Site Area	1715.2 sqm (18,467 sq ft)
Dimensions	23.1m (75'8") X 72.7m (238'1")
Zoning	CA
Uses	Hotel
FSR	Permitted/Existing
Comings	1.5
Building Height	15.0m
Front Yard	42.0m
Rear Yard	3.0m
Side Yard (East/West)	5.0m
	8.4m
	9.7m / 2m

ARCHITECTURAL	Drawings
A-001	Cover Sheet
A-002	Site Plan (Permit)
A-003	Site Plan (Permit)
A-100	Exterior Elevation (Permit)
A-101	Exterior Elevation (Permit)
A-102	Exterior Elevation (Permit)
A-103	Exterior Elevation (Permit)
A-104	Exterior Elevation (Permit)
A-200	Site Plan (Permit)
A-201	Site Plan (Permit)
A-202	Site Plan (Permit)
LANDSCAPE	Landscaping Plan (Per 43)
ENGINEERING	Structural Steel Detail (Per 43)
ENVIRONMENTAL	Environmental Assessment (Per 43)

Existing Photos



**NSDA**  
 ARCHITECTS

24-240 Street W  
 Suite 100  
 Richmond, BC V6V 2Y7  
 T: 604-271-1331  
 F: 604-271-1332  
 www.nsda.ca

Best Western Aiden  
 7188 Westminster Hwy  
 Richmond, BC

Sheet Title  
 Cover Sheet

Project Number  
 24012  
 Drawing Number  
 1,2500  
 Sheet Number  
 A-001







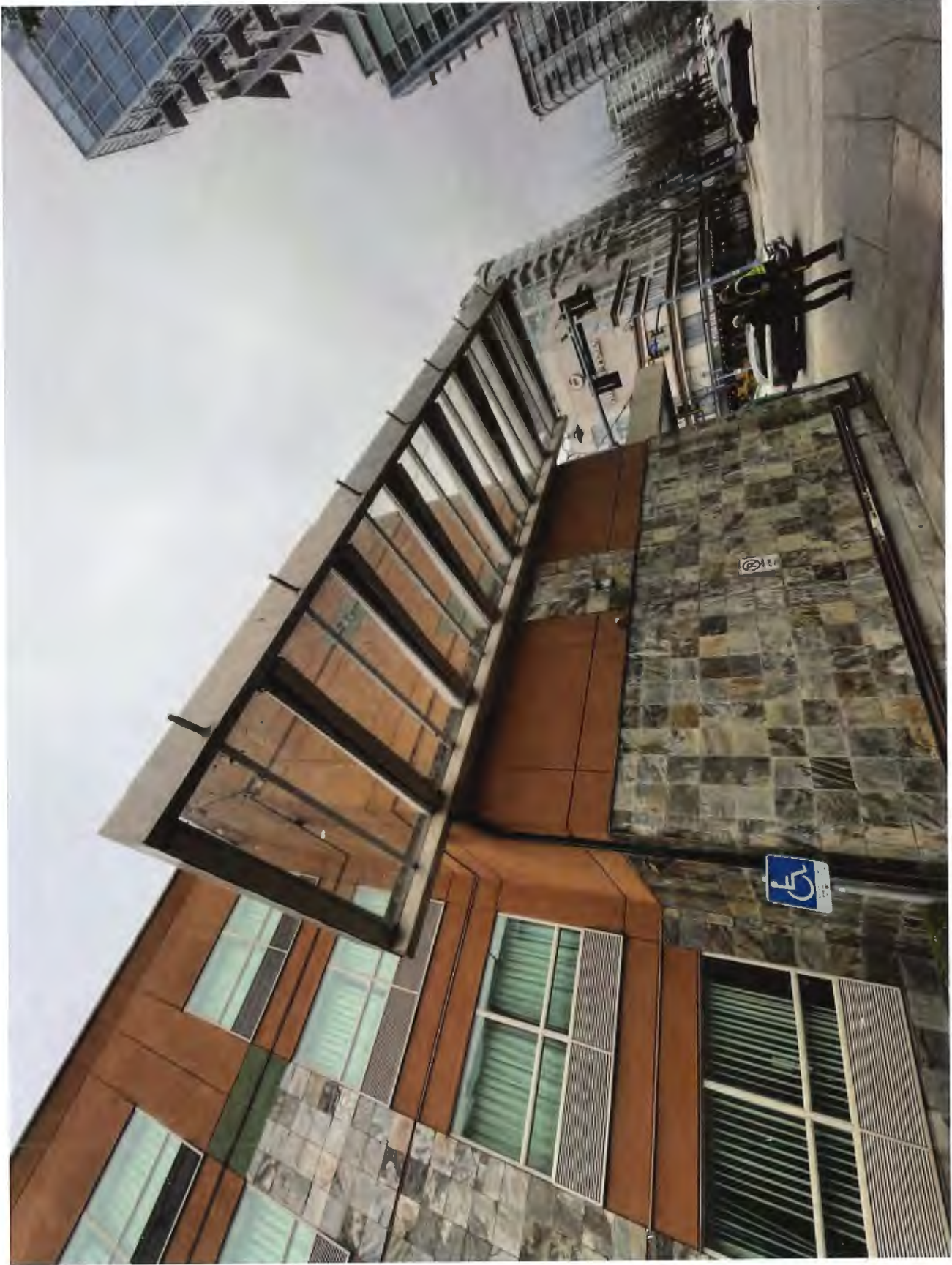


CNCL - 310



CNCL - 311



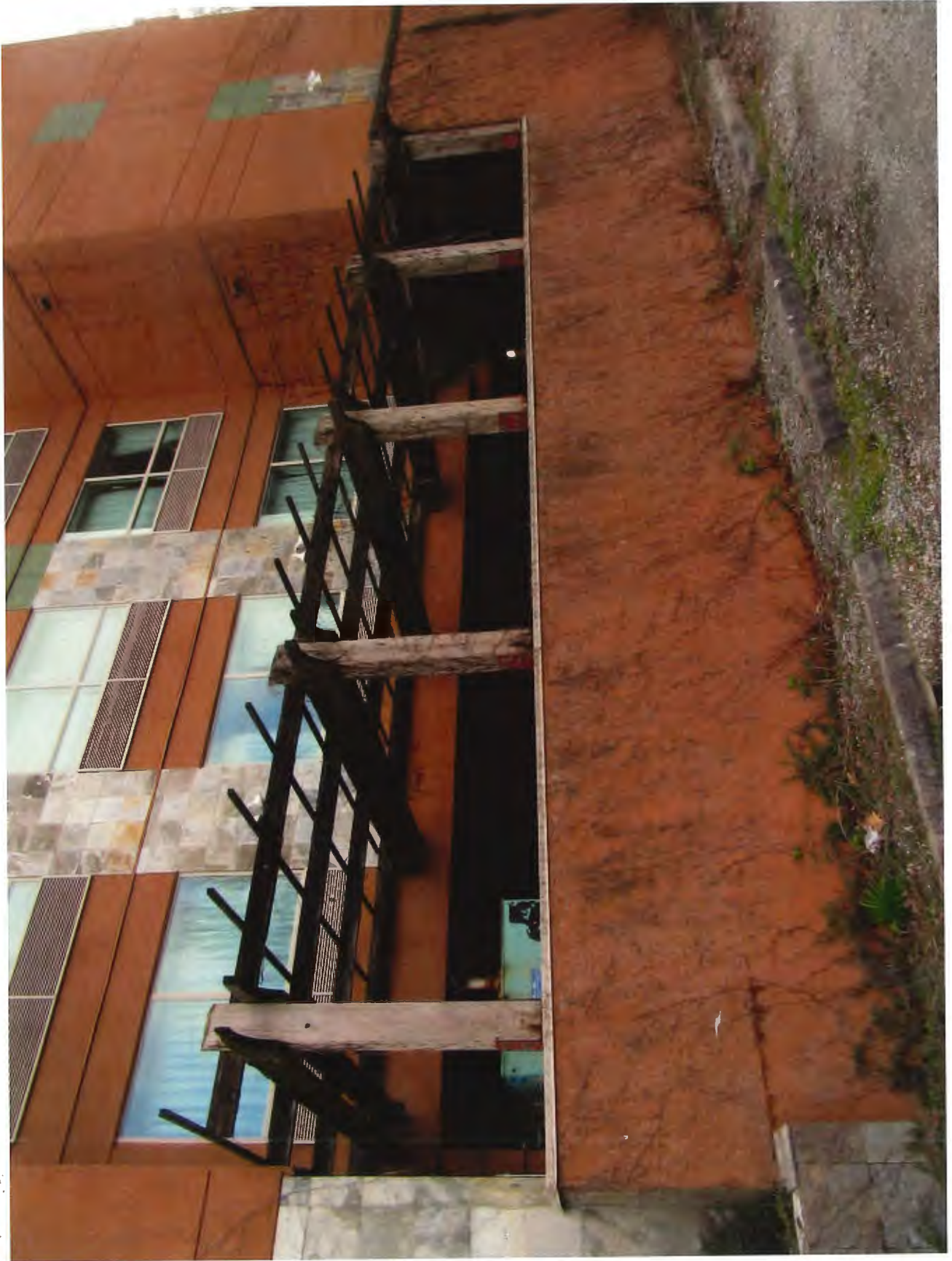


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CNCL - 313



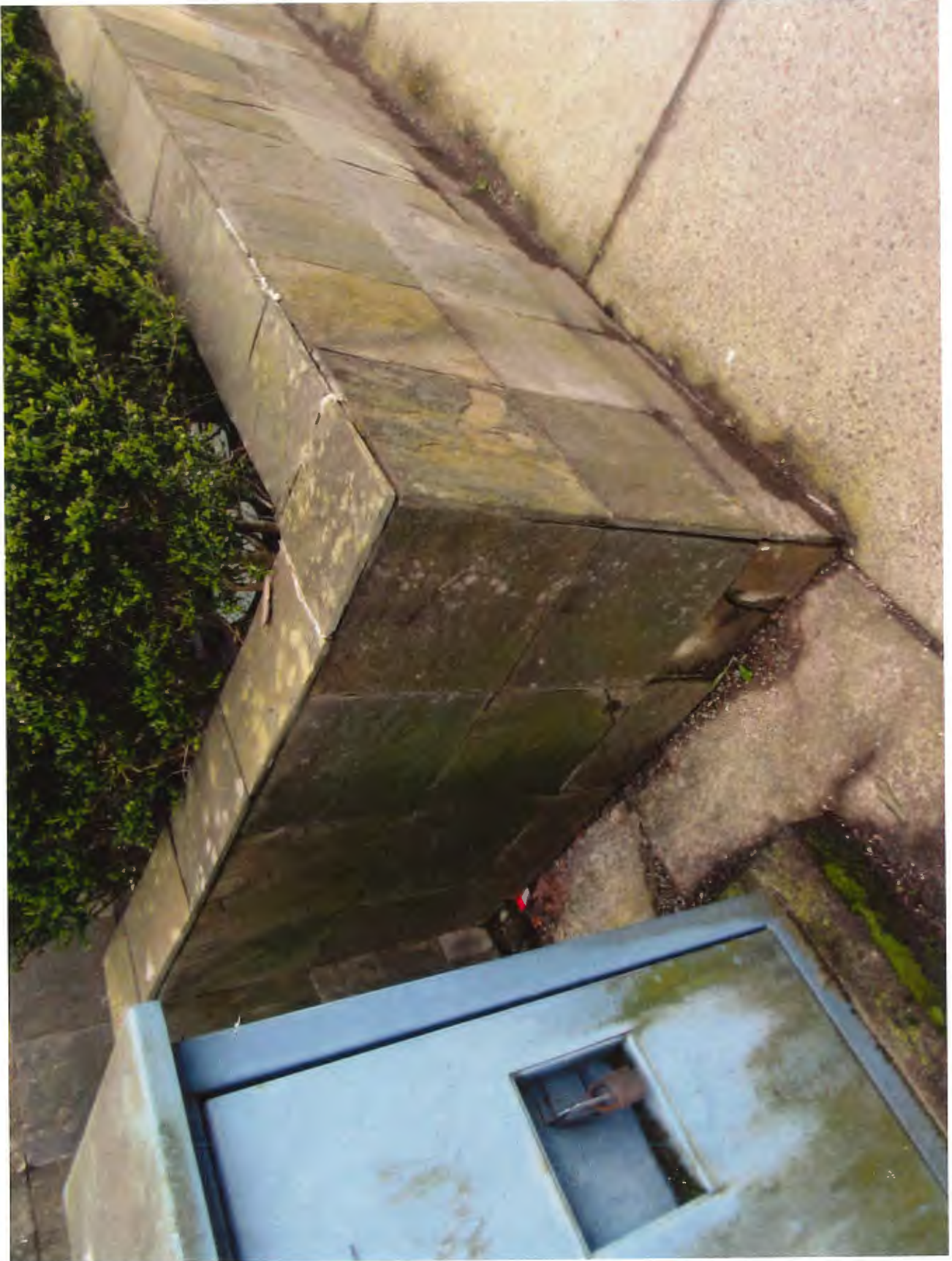


CNCL - 314



CNCL - 315





CNCL - 316





Comments

2008 01 23  
2008 01 15  
2008 01 08  
2007 12 20  
2007 12 12



1

**NSDA**  
ARCHITECTS

2008 01 23  
2008 01 15  
2008 01 08  
2007 12 20  
2007 12 12

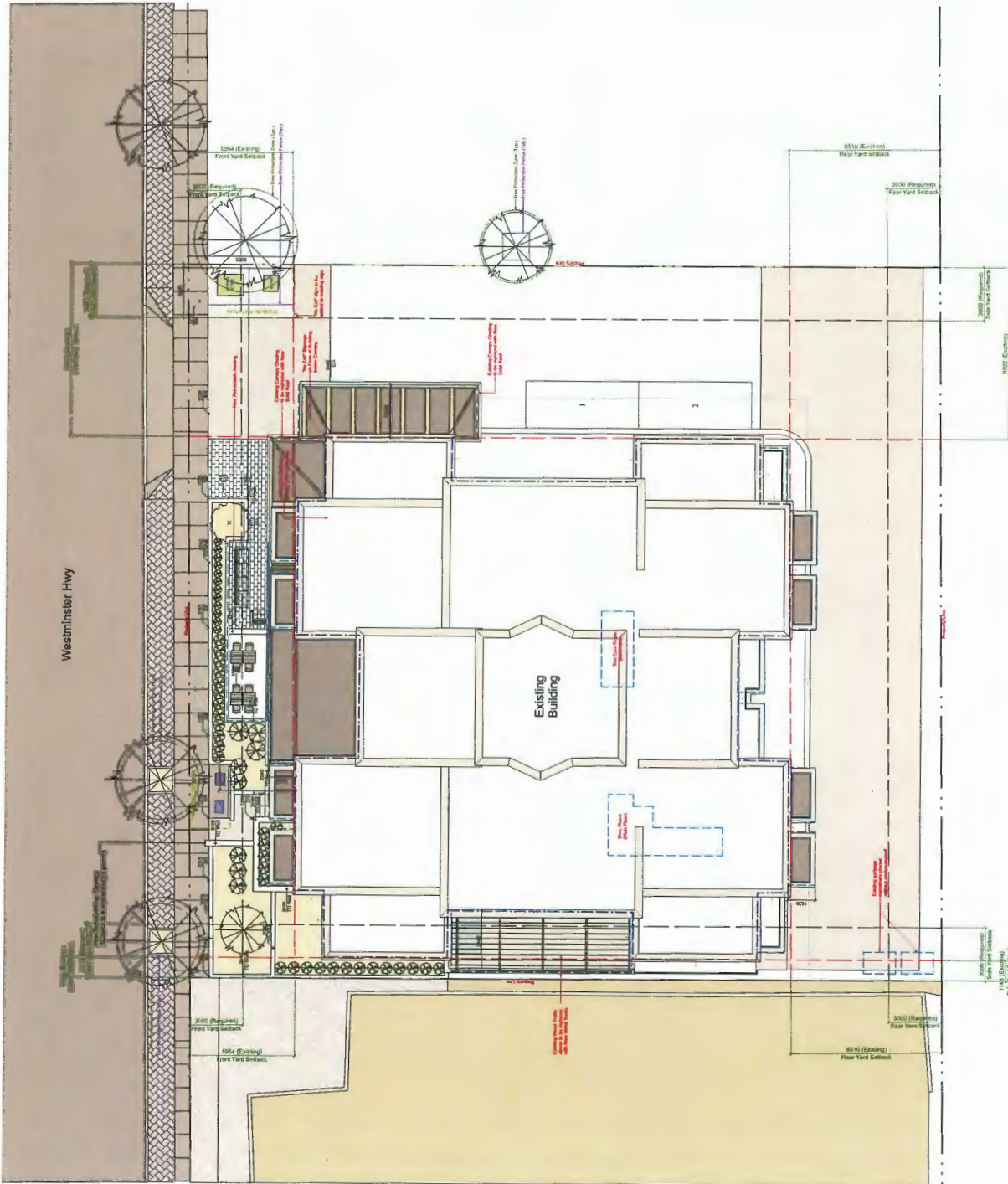
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Best Western Alden  
7188 Westminister Hwy  
Richmond, BC

Sheet No.  
Site Plan

Project No.  
22012

Date  
11/10/08

Sheet No.  
A-003



Plan #1

Consultant

NSDA Architects  
147-151 Glenview  
Richmond, BC  
V6V 2G4  
Tel: 604-273-2222  
Fax: 604-273-2223  
www.nsda.ca

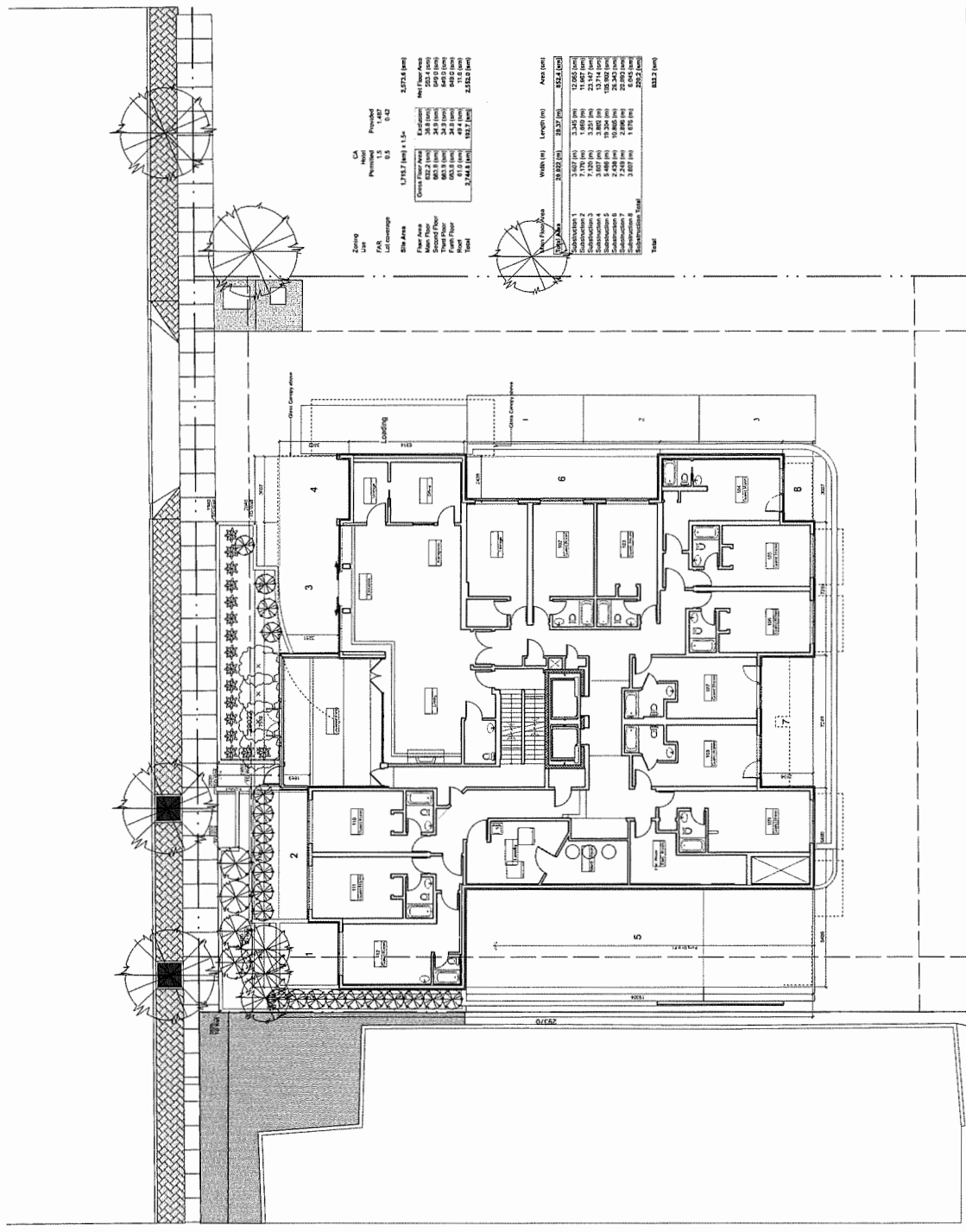
**NSDA**  
ARCHITECTS

147-151 Glenview  
Richmond, BC  
V6V 2G4  
Tel: 604-273-2222  
Fax: 604-273-2223  
www.nsda.ca

Project:  
Best Western Aiden  
7188 Westminster Hwy  
Richmond, BC

Sheet No:  
Main Floor Plan  
(Existing)

Project Number:  
22012  
Date:  
11/10  
Sheet Number:  
A-101



Zone	CA	Permitted	Proposed
Use	1.5	0.5	0.42
Lot Coverage	1.1577 (46%)	1.15%	

Category	Area (sqm)	Area (sqft)
Floor Area	1,719.7	18,407
Structural Floor	863.9	9,254
Structural Floor	855.8	9,198
Roof	81.0	868
Total	3,348.4	35,918

Substructure	Width (m)	Length (m)	Area (sqm)
Substructure 1	3.07	3.45	10.6
Substructure 2	7.19	3.07	21.9
Substructure 3	3.07	3.07	9.4
Substructure 4	3.07	3.07	9.4
Substructure 5	2.49	3.07	7.6
Substructure 6	2.49	3.07	7.6
Substructure 7	2.49	3.07	7.6
Substructure 8	2.49	3.07	7.6
Substructure Total			83.1
<b>Total</b>			<b>83.1</b>

Consultants

2008 11 23  
2008 11 21  
2008 10 29  
2008 10 28  
2008 10 22



11

**NSDA**  
ARCHITECTS

100-1100 West 10th Ave.  
Vancouver, BC V6H 2G6  
Tel: 604.681.2211  
www.nsdarchitects.com

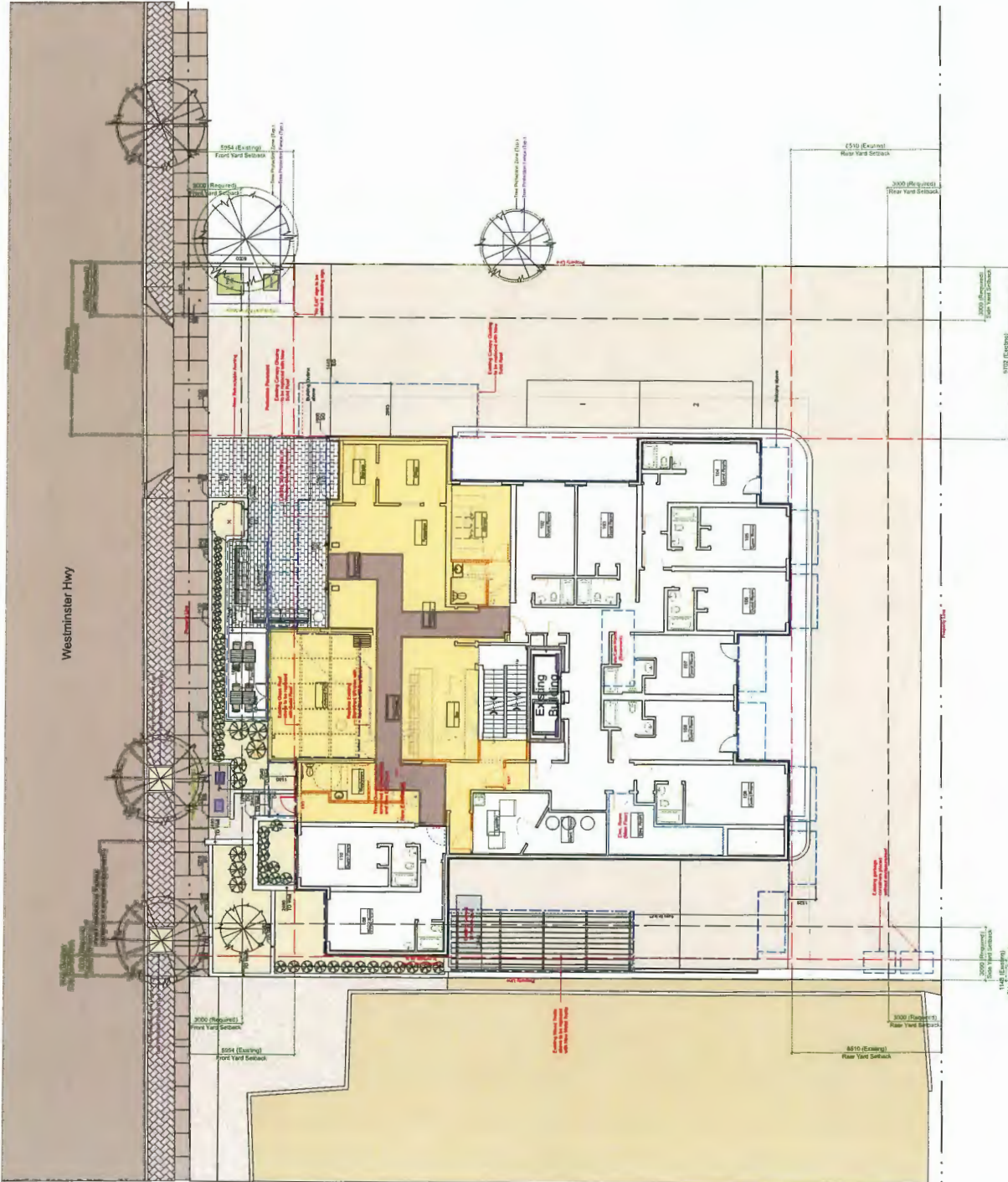
Project:  
Best Western Aiden  
7188 Westminster Hwy  
Richmond, BC

Sheet No:  
Main Floor Plan  
(Proposed)

Project No:  
22012

Scale:  
1:100

Sheet Name:  
A-101a



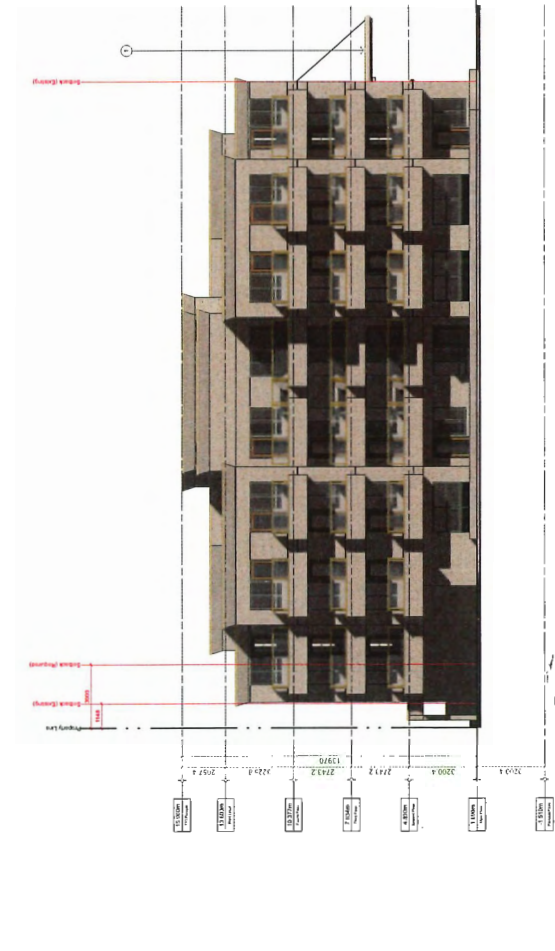
**Legend**

- ① Replace existing canopy glazing with solid roof and soffits.
- ② Replace existing perimeter glass windows with new solid glass roof with solid roof.
- ③ Add new retractable awning.
- ④ Replace existing exterior tile with manufactured stone.
- ⑤ Demolish existing planing and program with new.
- ⑥ Replace existing wood siding with new metal finish.

Date: 2022.02.22  
 Drawn by: DP  
 Checked by: DP  
 Project Number: 22012  
 Drawing Number: A-201



1 Proposed North Elevation.  
Scale: 1/100



2 Proposed South Elevation.  
Scale: 1/100

**NSDA**  
ARCHITECTS

4150 Glenway  
 Suite 201  
 Richmond, BC  
 V6X 4K6  
 Tel: 604.273.1111  
 Fax: 604.273.1112  
 www.nsda.ca

Project:  
 Best Western Aiden  
 7188 Westminster Hwy  
 Richmond, BC

Drawn by:  
 Elevations

Project Number:  
 22012

Drawing Number:  
 A-201

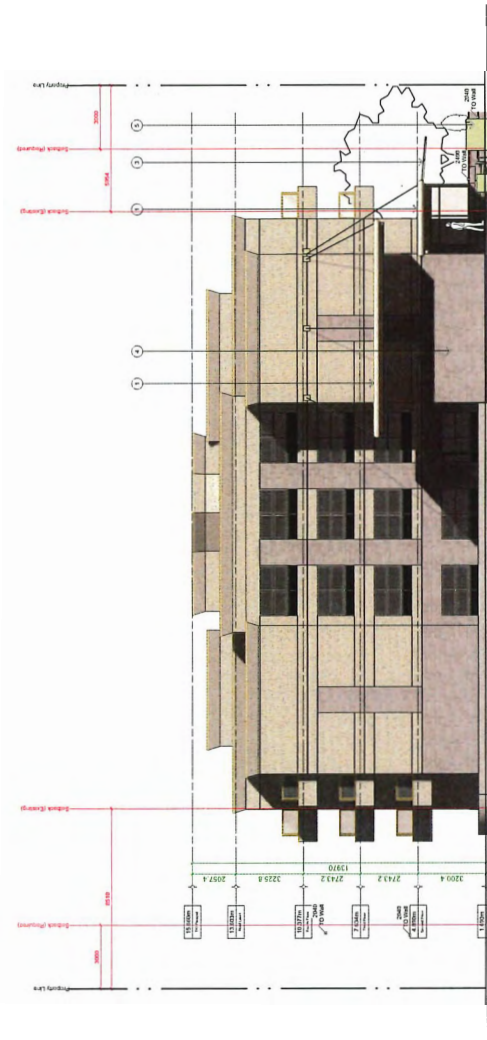
Plan #4



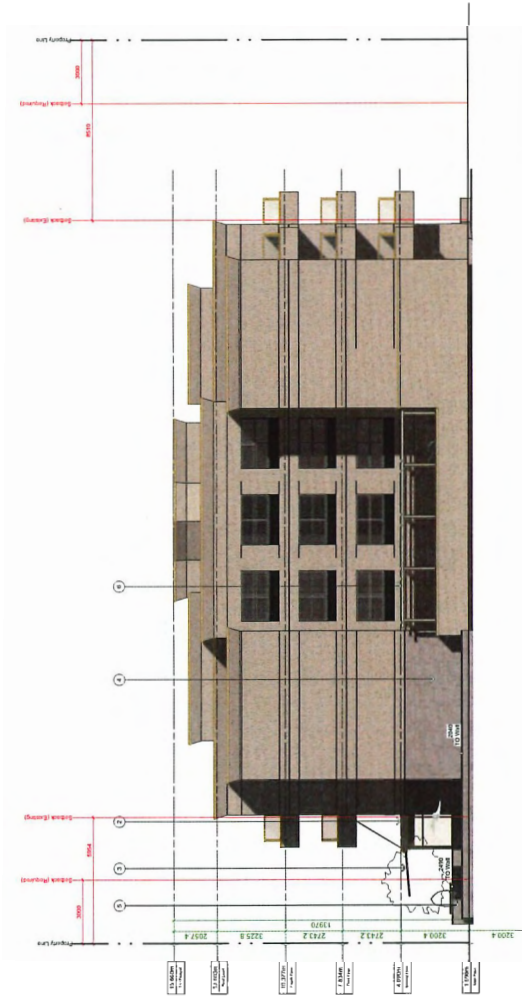
Comments

Date: 2024.11.23  
2024.11.23  
2024.11.23  
2024.11.23  
2024.11.23

- Legend**
- ① Replace existing canopy glazing with solid roof and eave.
  - ② Replace existing windowed glass window with new and glass roof with solid roof.
  - ③ Add new replaceable awning.
  - ④ Replace existing exterior tile with manufactured stone.
  - ⑤ Demolish existing pilasters and replace with new.
  - ⑥ Replace existing wood walls with new wood walls.



1 Proposed East Elevation  
Scale: 1:100



2 Proposed West Elevation  
Scale: 1:100

**NSDA**  
ARCHITECTS

Address: 1000 West 1st Avenue  
Richmond, BC V6X 1A7  
Phone: (604) 273-1111  
Fax: (604) 273-1112  
www.nsda.ca

Project:  
Best Western Alden  
7188 Westminster Hwy  
Richmond, BC

Drawn By:  
Elevations

Project Number:  
22012  
Drawing Number:  
11100  
Date:  
A-202

# Plan #4

NSDA ARCHITECTS  
 24550 Chester Pk  
 Chester, VA 23034  
 Tel: 804.547.2374  
 Fax: 804.547.2375  
 www.nsdarchitects.com

**NSDA**  
 ARCHITECTS

24550 Chester Pk  
 Chester, VA 23034  
 Tel: 804.547.2374  
 Fax: 804.547.2375  
 www.nsdarchitects.com

Project:  
 Best Western Aiden  
 7168 Westmaster Hwy  
 Richmond, BC

Sheet No:  
 Details

Project Number:  
 22012  
 As Noted

Sheet Number:  
 A-301



Patio Wood Countertop Table



Lobby Entrance Outdoor Sofa



Bike Rack



Patio Aluminum Chair



Patio Aluminum End Table



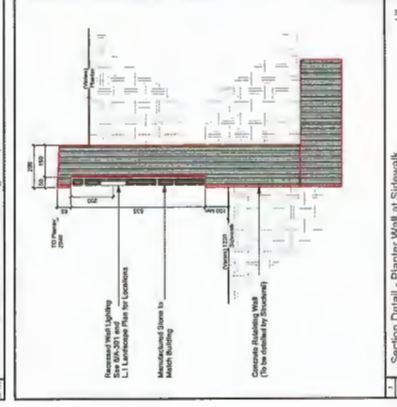
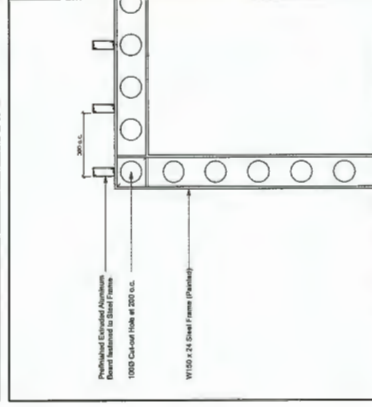
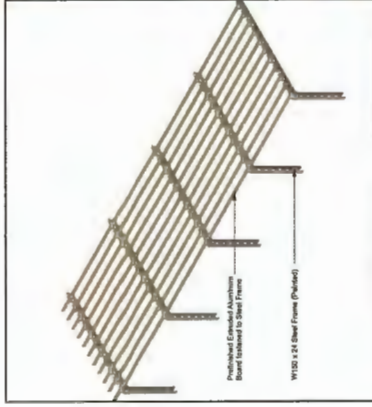
Retractable Awning



Tree Uplights - Refer to L.1 Landscape Plan



Recessed Wall Lighting - Refer to L.1 Landscape Plan



Stucco Paint Colour:  
Benjamin Moore  
HC-21 Huntington Beige

Translucent Awning Fabric:

Aluminum Soffit:  
Longboard Light Fir

New Window Mullions:  
Metal Trellis Paint  
Colours:  
To match to exiting window  
mullion colours



Manufactured Stone  
Exterior Wall  
Cladding:  
Cultured Stone  
Summit Peak Pro-Fit  
Alpine

**NSDA**  
ARCHITECTS

DP 23-011375 Material Board  
Best Western Aiden  
7118 Westminster Hwy  
Richmond, BC









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CNCL - 327





CNCL - 328





CNCL - 329



CNCL - 330





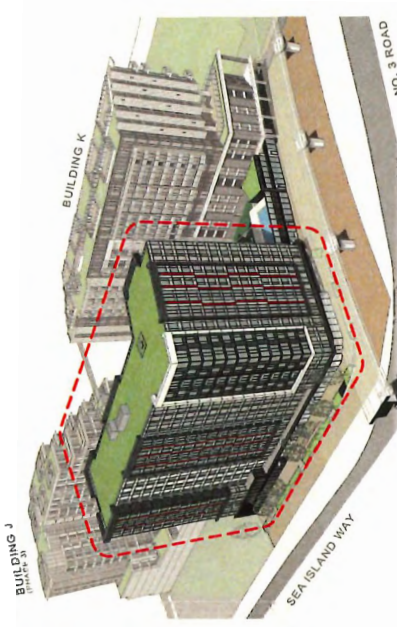
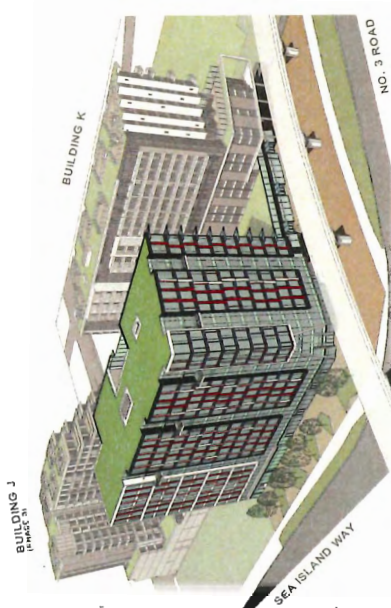
CNCL - 331



Schedule 2 to the Minutes of the Development Permit Panel meeting held on Thursday, September 12, 2024

**PINNACLE CENTRE  
@ CAPSTAN VILLAGE: PHASE 4  
BUILDING 'L' CHANGE OF USE AND RE-DESIGN**  
3200 No. 3 Rd. Richmond BC

**DP 24-012258  
DP Panel Presentation: Sep. 12, 2024**

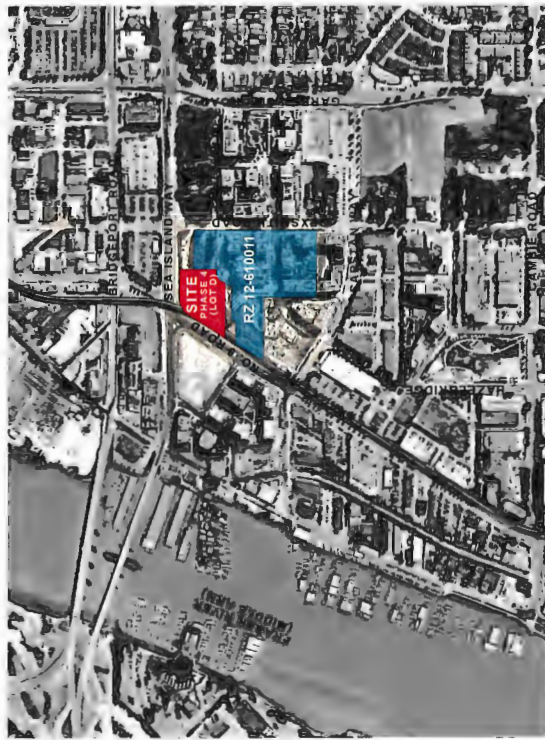


CNCL - 332

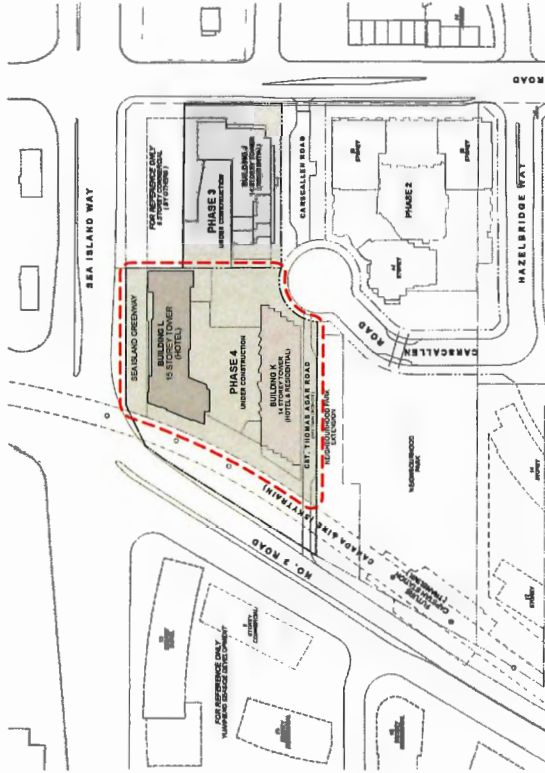
**DP 24-012258**  
DP Panel Presentation: Sep 12, 2024

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Building 'L' Change of Use & Redesign**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

b i n g h a m h i l l



LOCATION MAP



CONTEXT PLAN



DP 24-012258  
DP Panel Presentation: Sep 12, 2024

LOCATION PLAN

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Building 'L' Change of Use & Redesign**  
 3200 No. 3 Road, Richmond BC  
 for: Pinnacle Living (Capstan Village) Lands Inc.



2



VIEW FROM BEESMITH & SEA ISLAND WAY



VIEW FROM NO. 3 ROAD & SEA ISLAND WAY



VIEW FROM NO. 3 ROAD LOOKING NORTH



VIEW FROM NO. 3 ROAD LOOKING SOUTH



VIEW FROM NO. 3 ROAD LOOKING NORTH



VIEW FROM NO. 3 ROAD LOOKING SOUTH

CONTEXT / STREETVIEW

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
Building 'L' Change of Use & Redesign  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258  
DP Panel Presentation: Sep 12, 2024

b i n g h a m . h i l l  
a r c h i t e c t





PHASE 4: BUILDING L  
August 28, 2024



PHASE 4: BUILDING K  
August 28, 2024



PHASE 3  
August 28, 2024



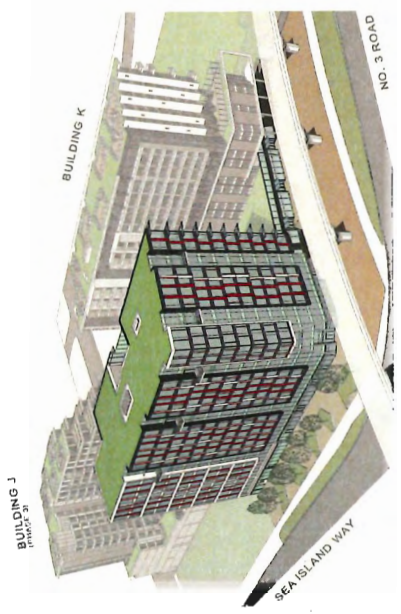
PHASE 3  
August 28, 2024

DP 24-012258  
DP Panel Presentation: Sep 12, 2024

CURRENT SITE CONDITION

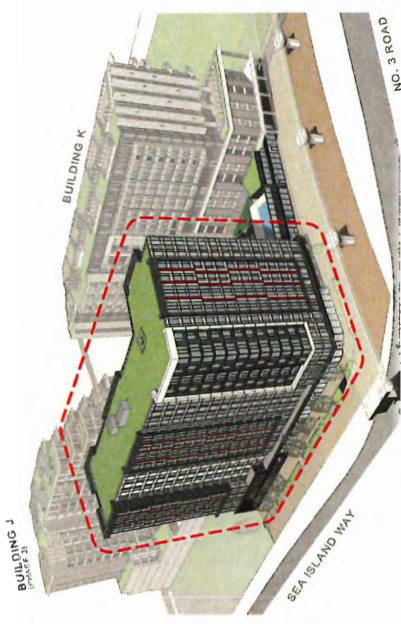
**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Building 'L' Change of Use & Redesign**  
 3200 No. 3 Road, Richmond BC  
 for: Pinnacle Living (Capstan Village) Lands Inc.





APPROVED OFFICE USE  
DP-18-421292

ZONING BYLAW: ZMU25  
 SECONDARY USES: OFFICE  
 GROSS FLOOR AREA: 26,878.9 m<sup>2</sup>  
 BUILDING HEIGHT: 47.0m  
 NO. STOREYS: 12



PROPOSED HOTEL USE  
DP-24-012258

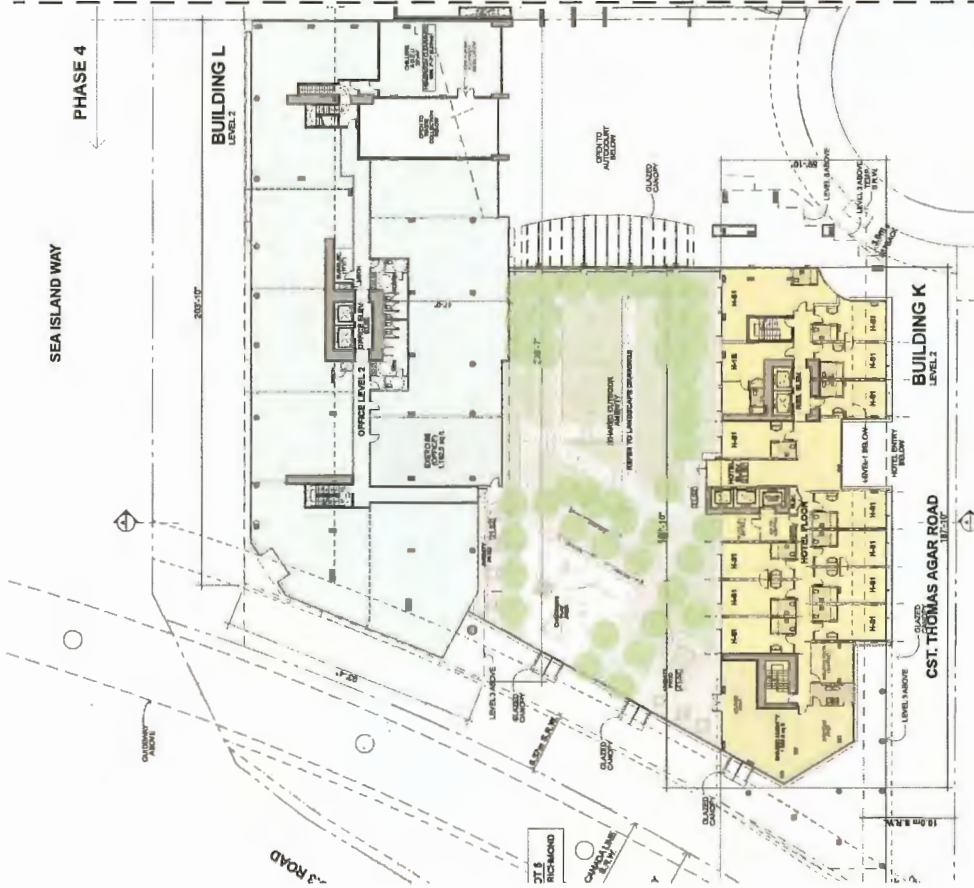
ZONING BYLAW: ZMU25  
 SECONDARY USES: HOTEL  
 GROSS FLOOR AREA: 26,878.9 m<sup>2</sup>  
 BUILDING HEIGHT: 47.0m  
 NO. STOREYS: 15  
 NO. HOTEL SUITES: 315

SUMMARY STATISTICS

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
 Building 'L' Change of Use & Redesign  
 3200 No. 3 Road, Richmond BC  
 for: Pinnacle Living (Capstan Village) Lands Inc.

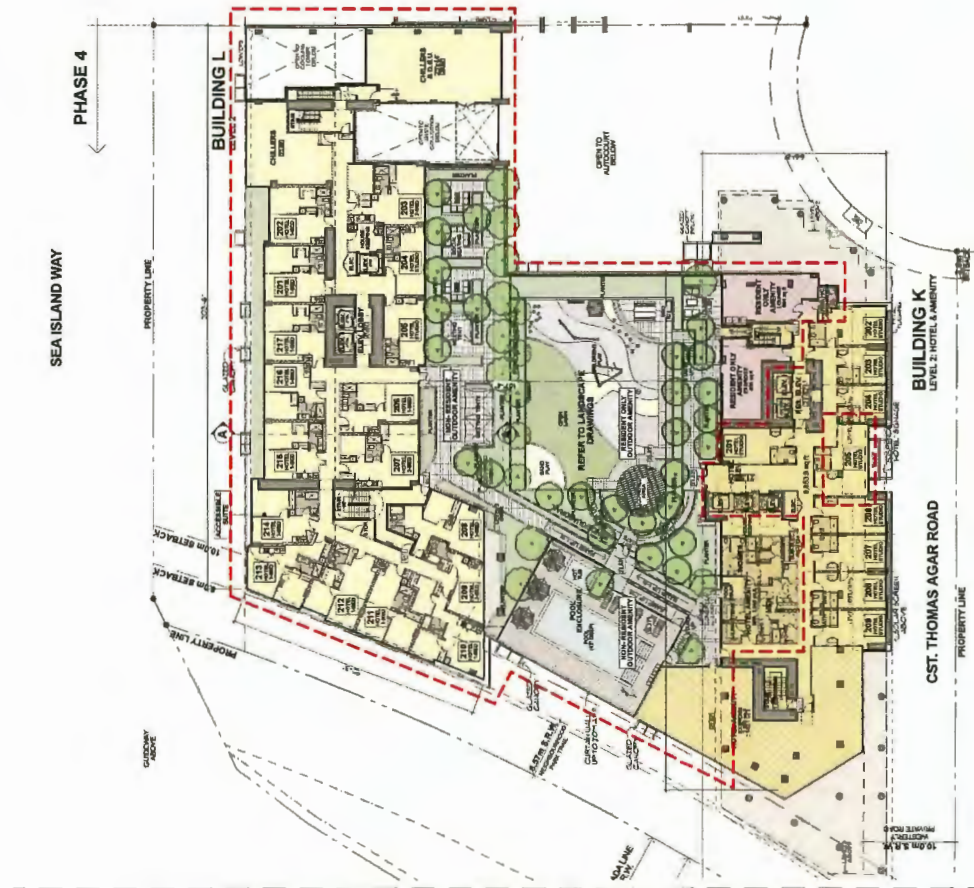
b i n g h a m h i l l





- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
  - RESIDENTIAL - MARKET & HOUSING
  - RESIDENTIAL - MARKET B.U.H.
  - RESIDENTIAL - HOODS/AMENITY
  - NON-RESIDENTIAL, OFFICE/RETAIL
  - NON-RESIDENTIAL, HOODS/AMENITY
  - NON-RESIDENTIAL, HOTEL
  - NON-RESIDENTIAL, HOODS/AMENITY

**LEVEL 2**  
APPROVED OFFICE USE  
DP 18-02152E



- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
  - RESIDENTIAL - MARKET & HOUSING
  - RESIDENTIAL - MARKET B.U.H.
  - RESIDENTIAL - HOODS/AMENITY
  - NON-RESIDENTIAL, OFFICE/RETAIL
  - NON-RESIDENTIAL, HOODS/AMENITY
  - NON-RESIDENTIAL, HOTEL
  - NON-RESIDENTIAL, HOODS/AMENITY

**LEVEL 2**  
PROPOSED HOTEL USE  
DP 24-012258

**INDICATES EXTENT OF REVISIONS ASSOCIATED WITH NEW DP APPLICATION**



DP 24-012258  
DP Panel Presentation: Sep 12, 2024



**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
Building 'L' Change of Use & Redesign  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.



**CAPSTAN VILLAGE  
PHASE 4 - LEVEL 2**

**APPROVED  
DP APPLICATION 2020**

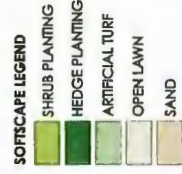


**NEW  
DP APPLICATION 2024**

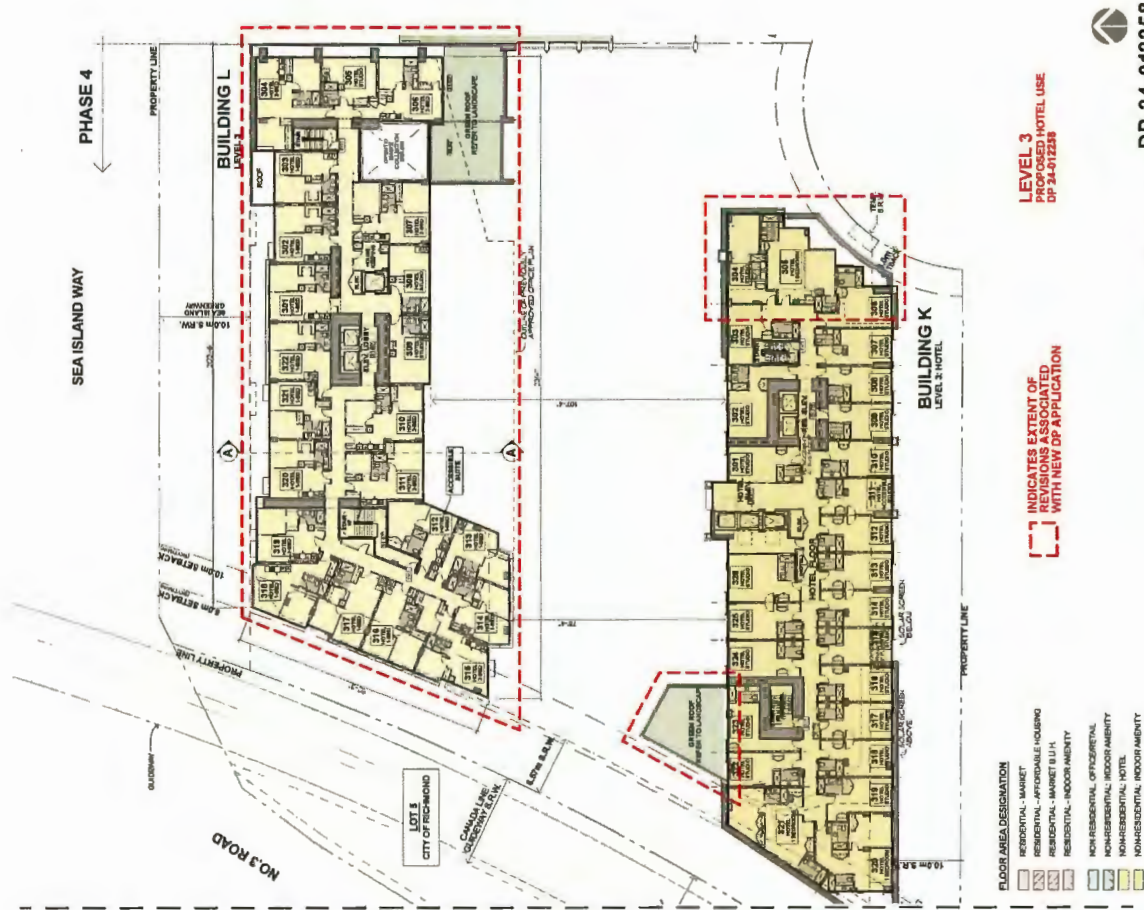


**PROPOSED REVISIONS:**

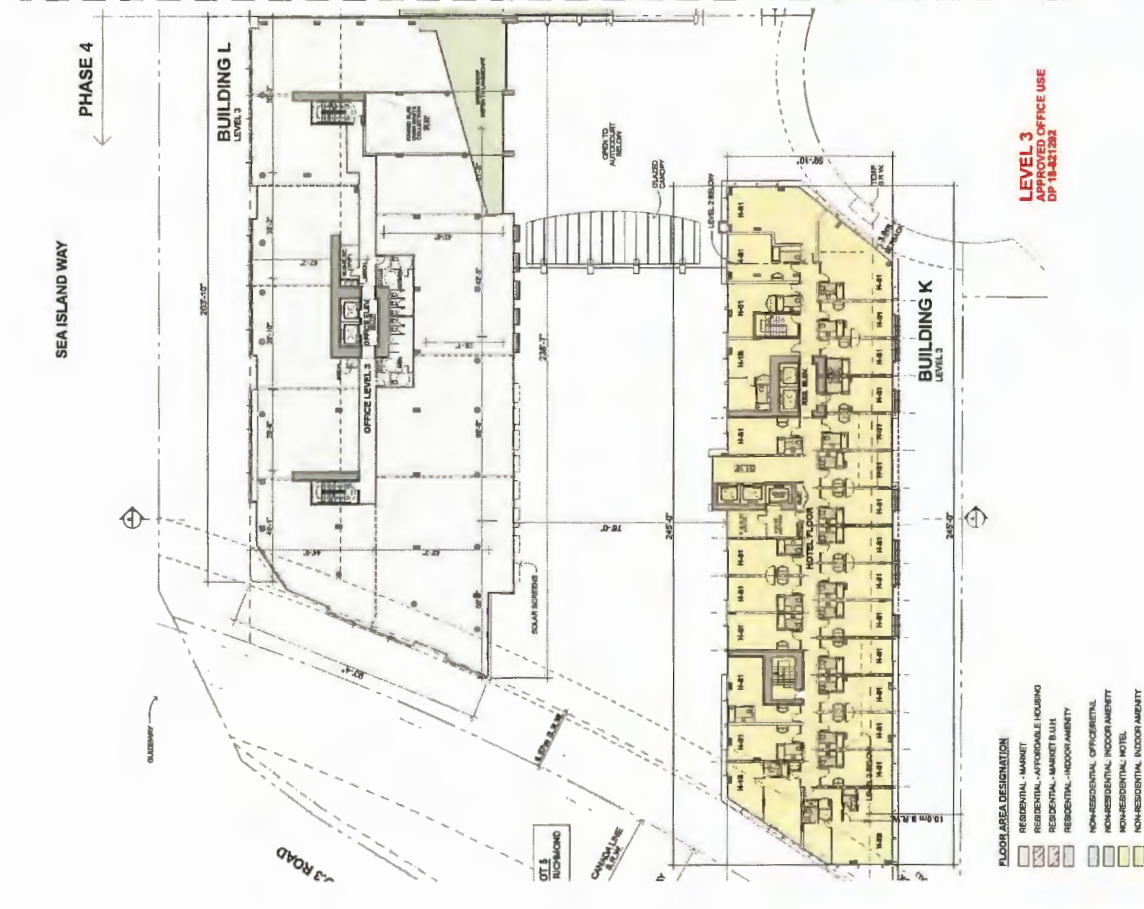
- 1.** THE FLOOR PLAN OF BUILDING L IS REDUCED IN SIZE TO ACCOMMODATE THE CHANGE-OF-USE FROM OFFICE TO HOTEL, RESULTING IN AN EXPANDED OUTDOOR AMENITY SPACE.
- 2.** THE EXPANDED OUTDOOR AMENITY ALLOWS FOR THE PROVISION OF A SEPARATE, DEDICATED OUTDOOR AMENITY FOR THE USE OF RESIDENTS ONLY.
- 3.** ARTIFICIAL LAWN SPORTS AREA CHANGED TO RESIDENTIAL ONLY CHILDREN'S PLAY AREA AND ACTIVITY SPACE.
- 4.** SWIMMING POOL ADDED TO NON-RESIDENTIAL (HOTEL) OUTDOOR AMENITY.



OUTDOOR AMENITY IS SHARED BETWEEN HOTEL GUESTS AND RESIDENTS.



- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
  - RESIDENTIAL - RESPONSIBLE HOUSING
  - RESIDENTIAL - MARKET (L1)
  - RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL - OFFICE/RETAIL
  - NON-RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL - HOTEL
  - NON-RESIDENTIAL - INDOOR AMENITY



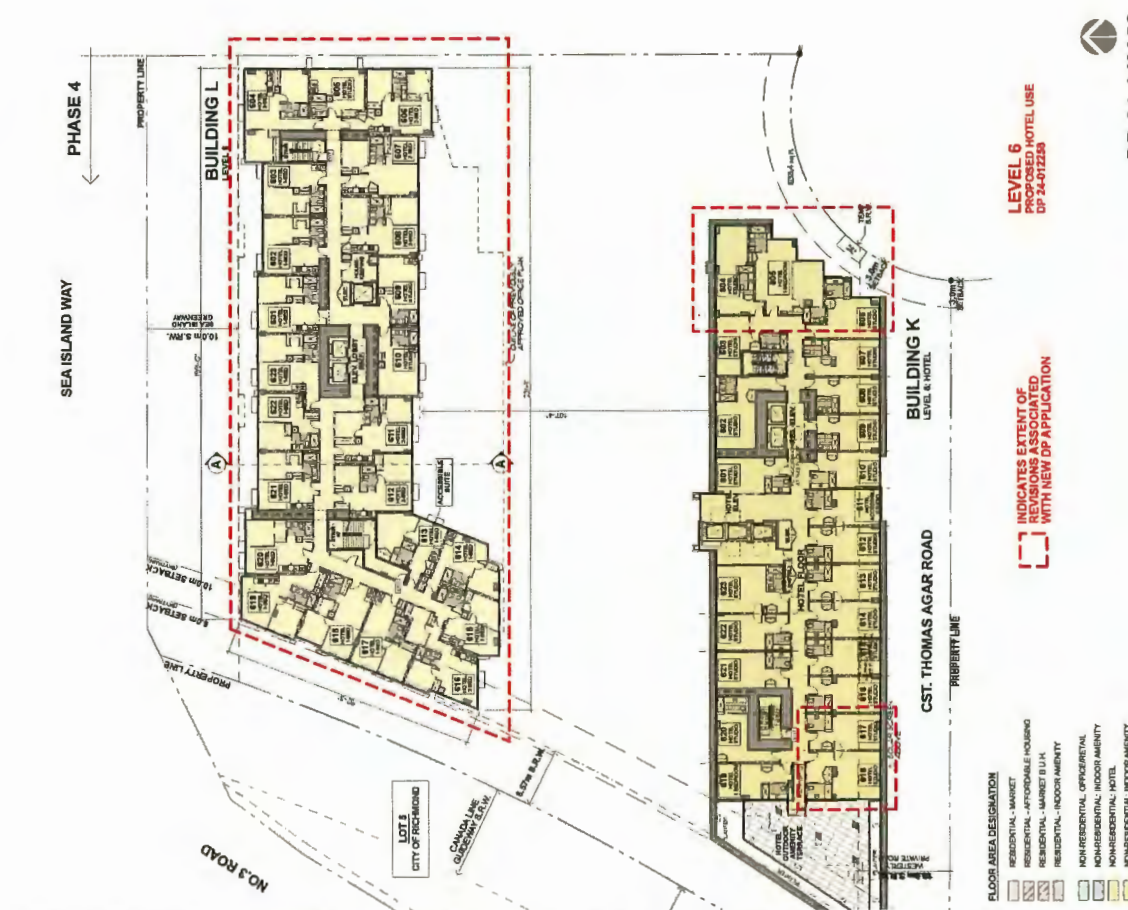
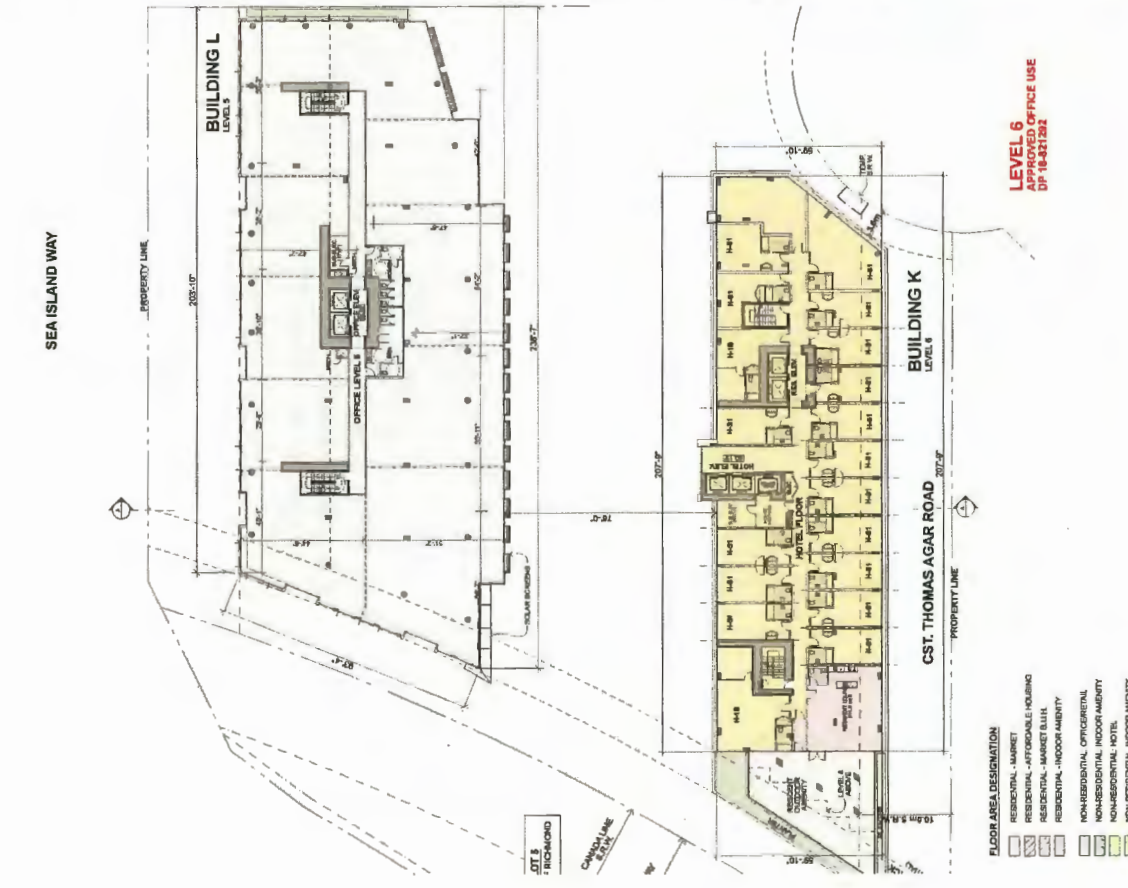
- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
  - RESIDENTIAL - RESPONSIBLE HOUSING
  - RESIDENTIAL - MARKET (L1)
  - RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL - OFFICE/RETAIL
  - NON-RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL - HOTEL
  - NON-RESIDENTIAL - INDOOR AMENITY

DP Panel Presentation: Sep 12, 2024  
 DP 24-012258



**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
 Building 'L' Change of Use & Redesign  
 3200 No. 3 Road, Richmond BC  
 for: Pinnacle Living (Capstan Village) Lands Inc.



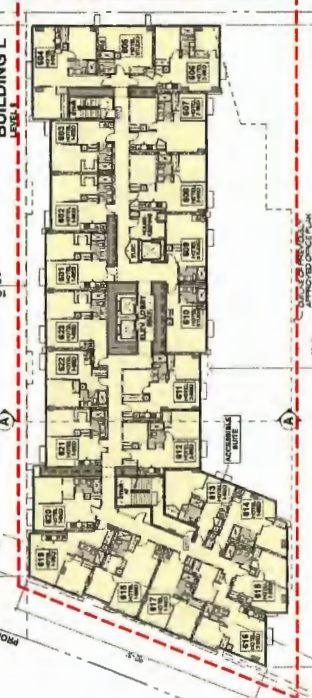


SEA ISLAND WAY

PHASE 4

PROPERTY LINE

BUILDING L  
LEVEL 6



LOT 3  
CITY OF RICHMOND

CANAL LINE  
QUEENSWAY E.W.K.

15.0m S.W.K.

PROPERTY LINE



BUILDING K  
LEVEL 6 HOTEL

CST. THOMAS AGAR ROAD

PROPERTY LINE

- FLOOR AREA DESIGNATION
- RESIDENTIAL - MARKET
  - RESIDENTIAL - AFFORDABLE HOUSING
  - RESIDENTIAL - MARKET B U.K.
  - RESIDENTIAL - MARKET A
  - NON-RESIDENTIAL OFFICE/RETAIL
  - NON-RESIDENTIAL INDOOR AMENITY
  - NON-RESIDENTIAL HOTEL
  - NON-RESIDENTIAL INDOOR AMENITY

LEVEL 6  
APPROVED OFFICE USE  
DP-18-02152

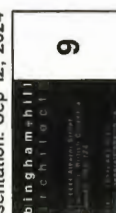
INDICATES EXTENT OF  
REVISIONS ASSOCIATED  
WITH NEW DP APPLICATION

LEVEL 6  
PROPOSED HOTEL USE  
DP-24-012258



DP 24-012258

DP Panel Presentation: Sep 12, 2024



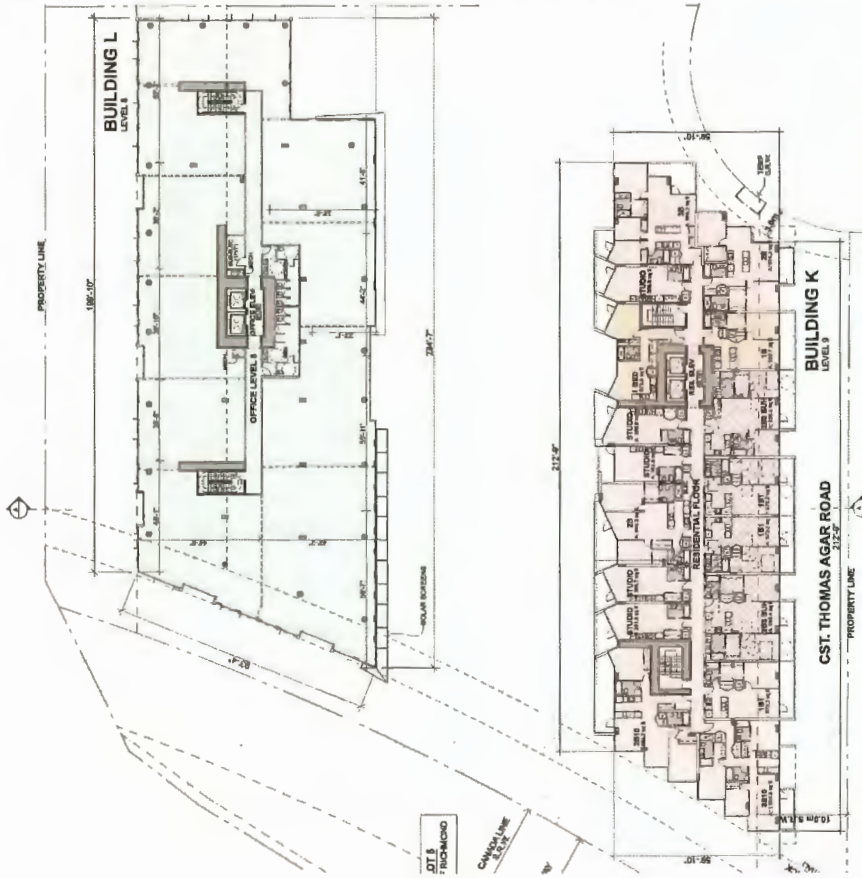
**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Building 'L' Change of Use & Redesign**  
 3200 No. 3 Road, Richmond BC  
 for: Pinnacle Living (Capstan Village) Lends Inc.

LEVEL 6

9



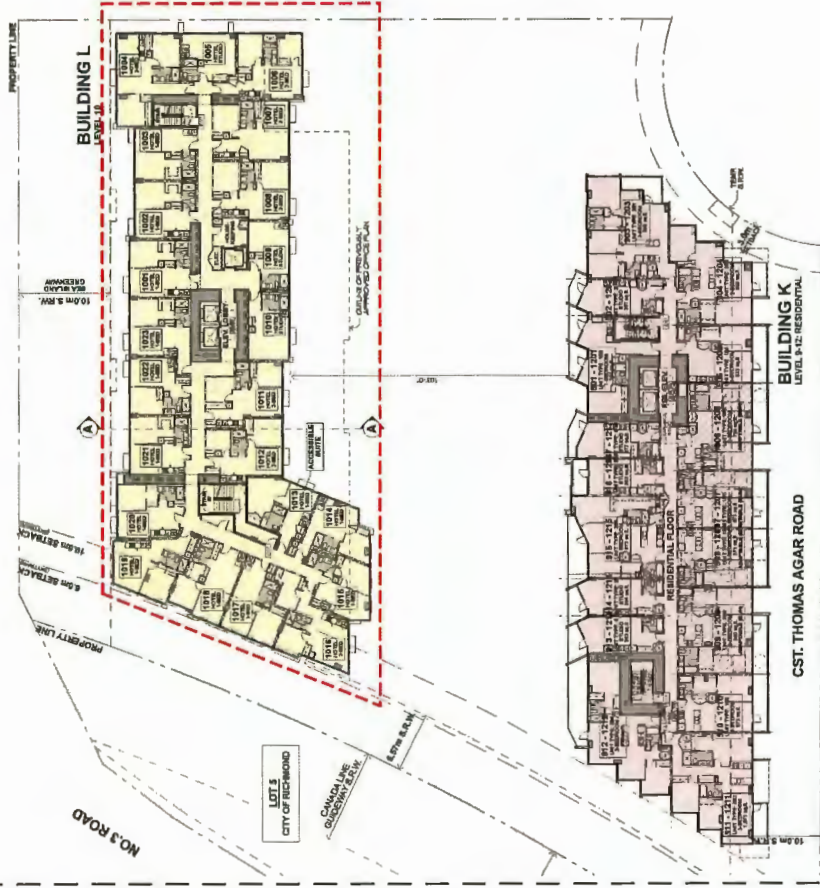
SEA ISLAND WAY



- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
  - RESIDENTIAL - AFFORDABLE HOUSING
  - RESIDENTIAL - MARKET FLTH
  - RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL OFFICE/RETAIL
  - NON-RESIDENTIAL INDOOR AMENITY
  - NON-RESIDENTIAL HOTEL
  - NON-RESIDENTIAL INDOOR AMENITY

**LEVEL 9 & 8**  
APPROVED OFFICE USE  
DP 14-421292

SEA ISLAND WAY



- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
  - RESIDENTIAL - AFFORDABLE HOUSING
  - RESIDENTIAL - MARKET FLTH
  - RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL OFFICE/RETAIL
  - NON-RESIDENTIAL INDOOR AMENITY
  - NON-RESIDENTIAL HOTEL
  - NON-RESIDENTIAL INDOOR AMENITY

**LEVEL 9 & 10**  
PROPOSED HOTEL USE  
DP 24-012258



DP 24-012258  
DP Panel Presentation: Sep 12, 2024

**10**

bingham-hill  
ARCHITECT  
1000 WEST 10TH AVENUE  
VANCOUVER, BC V6H 3G9  
TEL: 604.681.1111  
WWW.BINGHAMHILLARCHITECT.COM

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
Building 'L' Change of Use & Redesign  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.



CNCL - 342

ROOF

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Building 'L' Change of Use & Redesign**  
 3200 No. 3 Road, Richmond BC  
 for: Pinnacle Living (Capstan Village) Lands Inc.

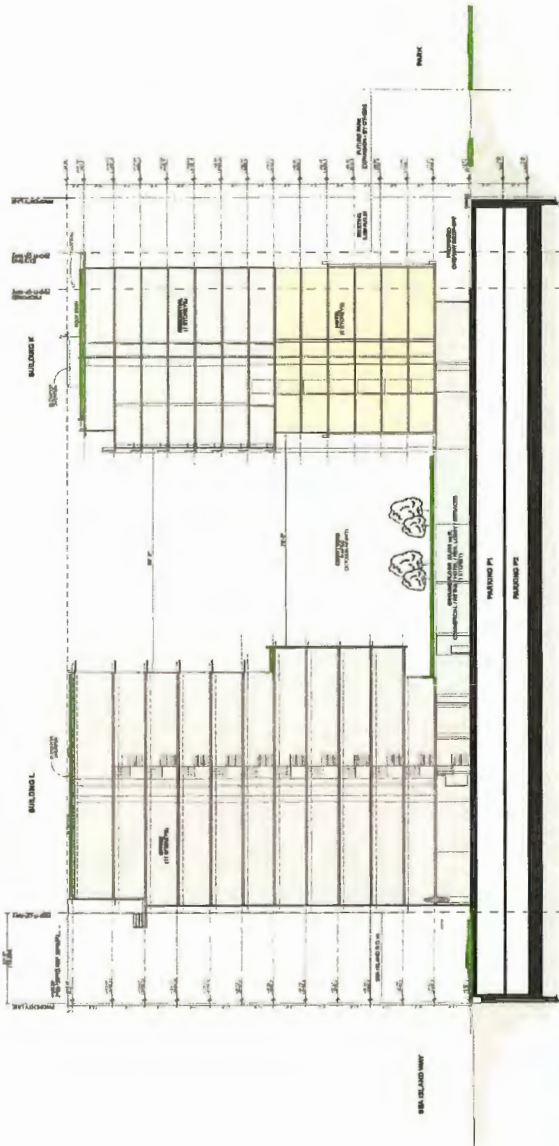
binghamhill  
 ARCHITECTS  
 1111 BURNHAMTHORPE ROAD  
 RICHMOND, BC V6X 3A8  
 TEL: 604.273.8888  
 WWW.BINGHAMHILL.COM

ROOF  
 PROPOSED HOTEL USE  
 DP 24-012258

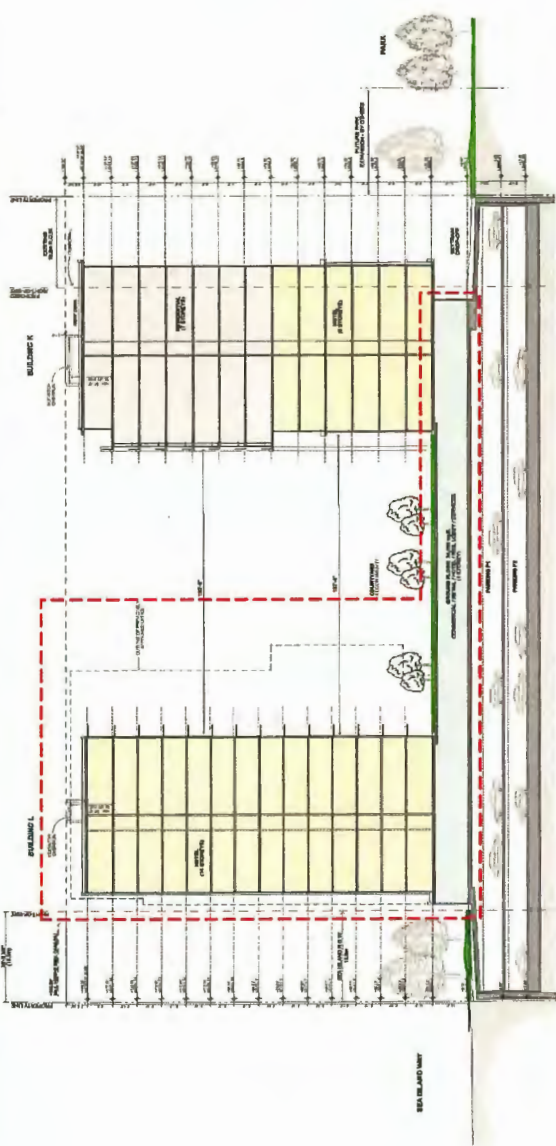
INDICATES EXTENT OF  
 REVISIONS ASSOCIATED  
 WITH NEW DP APPLICATION

ROOF  
 APPROVED OFFICE USE  
 DP 18-657826





**SECTION A**  
APPROVED OFFICE USE  
DP 18-521232



**INDICATES EXTENT OF REVISIONS ASSOCIATED WITH NEW DP APPLICATION**

**SECTION A**  
PROPOSED HOTEL USE  
DP 24-012258

SECTION A

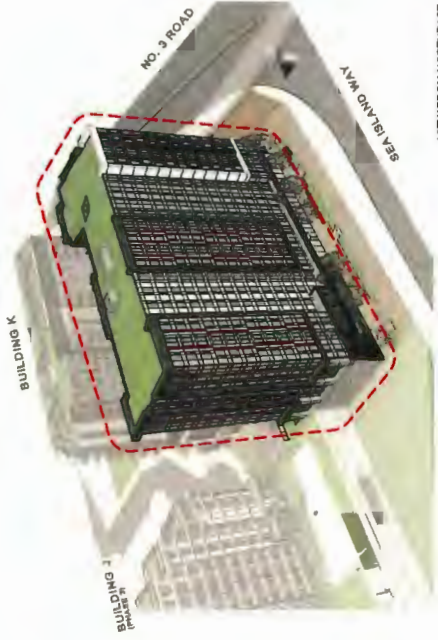
DP 24-012258  
DP Panel Presentation: Sep 12, 2024

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Building 'L' Change of Use & Redesign**  
3200 No. 3 Road, Richmond BC

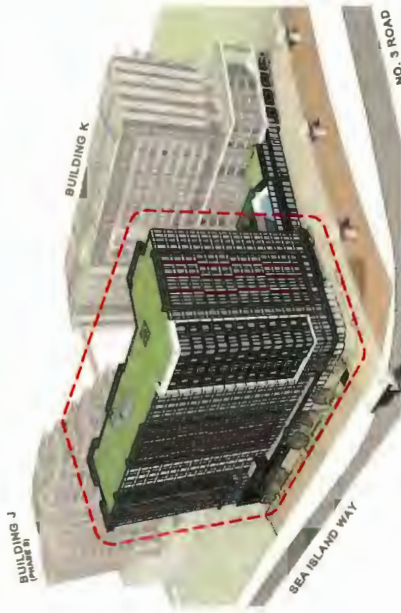
for: Pinnacle Living (Capstan Village) Lands Inc.

bingham-hill  
architect



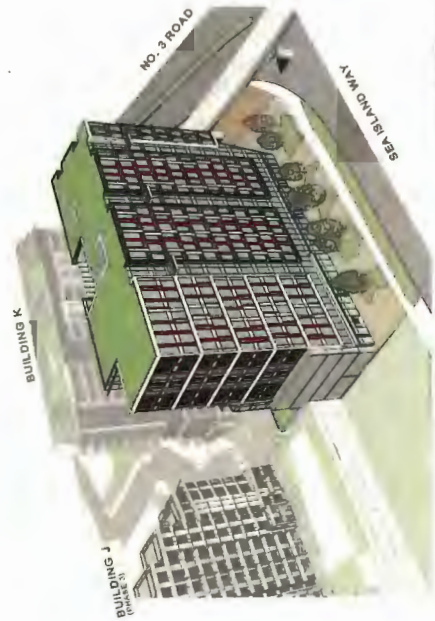


VIEW FROM NORTHEAST

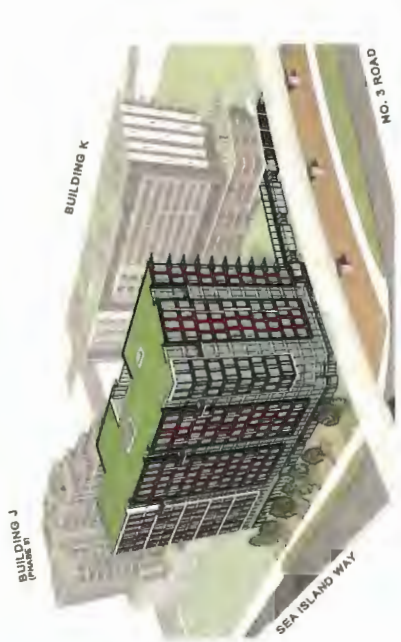


VIEW FROM NORTHWEST

PROPOSED HOTEL USE  
DP 24-012258



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST

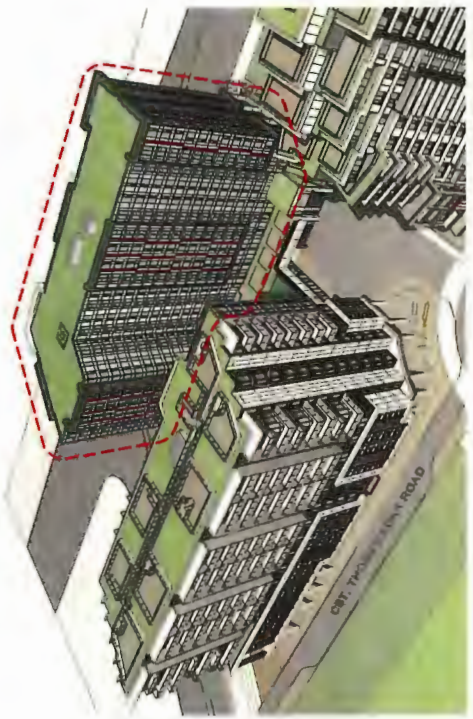
APPROVED OFFICE USE  
DP 14-011202

3D IMAGES

DP 24-012258  
DP Panel Presentation: Sep 12, 2024

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Building 'L' Change of Use & Redesign**  
 3200 No. 3 Road, Richmond BC  
 for: Pinnacle Living (Capstan Village) Lands Inc.

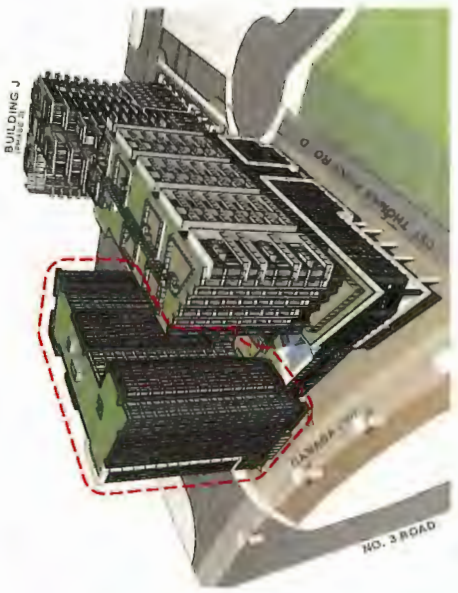
bingham-hill



VIEW FROM SOUTHEAST

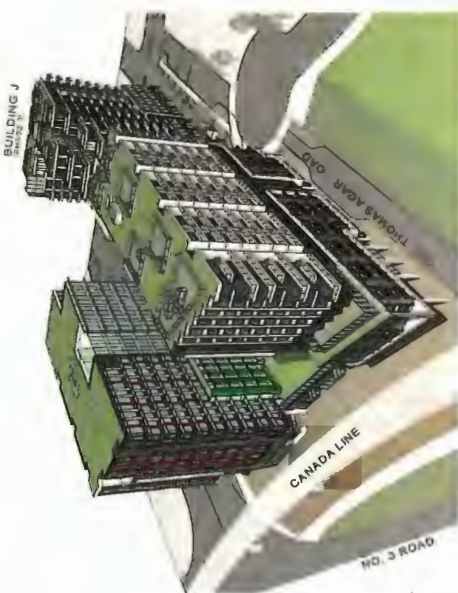


VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST

PROPOSED HOTEL USE  
DP 24-012258



VIEW FROM SOUTHWEST

APPROVED OFFICE USE  
DP 18-021292

DP 24-012258  
DP Panel Presentation: Sep 12, 2024

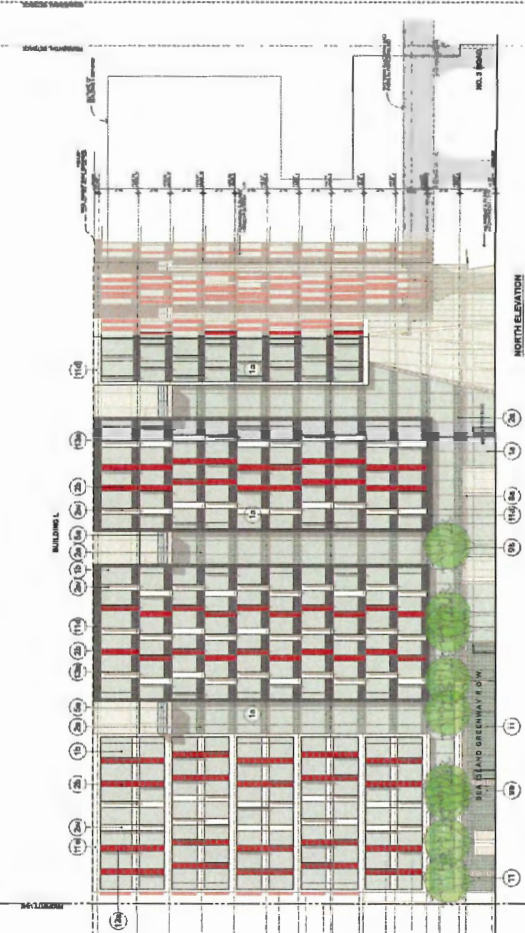
BUILDING K



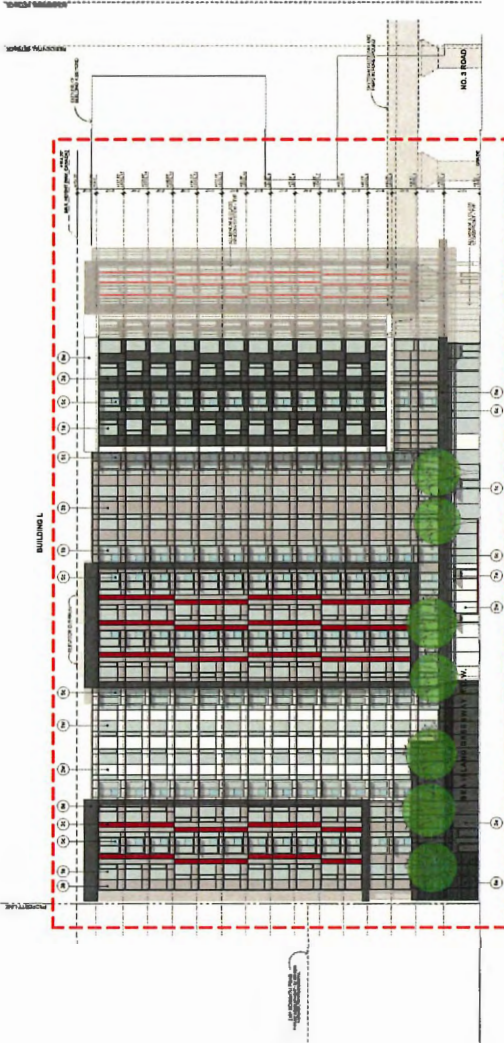
**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Building 'L' Change of Use & Redesign**  
 3200 No. 3 Road, Richmond BC  
 for: Pinnacle Living (Capstan Village) Lands Inc.

3D IMAGES





**NORTH ELEVATION**  
APPROVED OFFICE USE  
DP-16-047252



[Red dashed box symbol]  
INDICATES EXTENT OF  
REVISIONS ASSOCIATED  
WITH NEW DP APPLICATION

**NORTH ELEVATION**  
PROPOSED HOTEL USE  
DP-24-012258

**LIST OF MATERIALS**

- 1. ALUMINUM FINISH  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 2. ALUMINUM ANGLE  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 3. ALUMINUM CHANNEL  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 4. ALUMINUM FLASHING  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 5. ALUMINUM STUDS  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 6. ALUMINUM TRACKS  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 7. ALUMINUM BRACKET  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 8. ALUMINUM BUSHING  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 9. ALUMINUM WASHER  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 10. ALUMINUM NUT  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 11. ALUMINUM BOLT  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 12. ALUMINUM SCREW  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 13. ALUMINUM WEDGE  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 14. ALUMINUM PIN  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 15. ALUMINUM SPACER  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum

**LIST OF MATERIALS**

- 1. ALUMINUM FINISH  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 2. ALUMINUM ANGLE  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 3. ALUMINUM CHANNEL  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 4. ALUMINUM FLASHING  
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- 3" x 1/4" x 3/4" finned aluminum  
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- 13. ALUMINUM WEDGE  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
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- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum
- 15. ALUMINUM SPACER  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum  
- 3" x 1/4" x 3/4" finned aluminum

**NORTH ELEVATION**  
DP 24-012258  
DP Panel Presentation: Sep 12, 2024

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
Building 'L' Change of Use & Redesign  
3200 No. 3 Road, Richmond BC  
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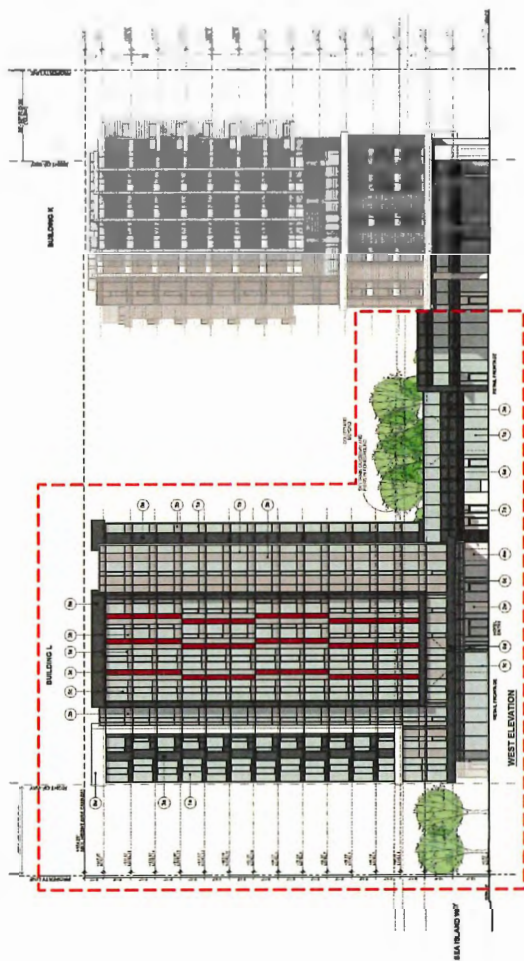


**WEST ELEVATION**  
APPROVED OFFICE USE  
DP-18-021258

**LIST OF MATERIALS**

1. ALUMINUM SLAT PANELS  
1a - 1000mm x 1000mm x 1.5mm  
1b - 1000mm x 1000mm x 2.0mm  
1c - 1000mm x 1000mm x 2.5mm
2. ALUMINUM SLAT PANELS  
2a - 1000mm x 1000mm x 1.5mm  
2b - 1000mm x 1000mm x 2.0mm  
2c - 1000mm x 1000mm x 2.5mm
3. ALUMINUM SLAT PANELS  
3a - 1000mm x 1000mm x 1.5mm  
3b - 1000mm x 1000mm x 2.0mm  
3c - 1000mm x 1000mm x 2.5mm
4. ALUMINUM SLAT PANELS  
4a - 1000mm x 1000mm x 1.5mm  
4b - 1000mm x 1000mm x 2.0mm  
4c - 1000mm x 1000mm x 2.5mm
5. ALUMINUM SLAT PANELS  
5a - 1000mm x 1000mm x 1.5mm  
5b - 1000mm x 1000mm x 2.0mm  
5c - 1000mm x 1000mm x 2.5mm
6. ALUMINUM SLAT PANELS  
6a - 1000mm x 1000mm x 1.5mm  
6b - 1000mm x 1000mm x 2.0mm  
6c - 1000mm x 1000mm x 2.5mm
7. ALUMINUM SLAT PANELS  
7a - 1000mm x 1000mm x 1.5mm  
7b - 1000mm x 1000mm x 2.0mm  
7c - 1000mm x 1000mm x 2.5mm
8. ALUMINUM SLAT PANELS  
8a - 1000mm x 1000mm x 1.5mm  
8b - 1000mm x 1000mm x 2.0mm  
8c - 1000mm x 1000mm x 2.5mm
9. ALUMINUM SLAT PANELS  
9a - 1000mm x 1000mm x 1.5mm  
9b - 1000mm x 1000mm x 2.0mm  
9c - 1000mm x 1000mm x 2.5mm
10. ALUMINUM SLAT PANELS  
10a - 1000mm x 1000mm x 1.5mm  
10b - 1000mm x 1000mm x 2.0mm  
10c - 1000mm x 1000mm x 2.5mm
11. ALUMINUM SLAT PANELS  
11a - 1000mm x 1000mm x 1.5mm  
11b - 1000mm x 1000mm x 2.0mm  
11c - 1000mm x 1000mm x 2.5mm
12. ALUMINUM SLAT PANELS  
12a - 1000mm x 1000mm x 1.5mm  
12b - 1000mm x 1000mm x 2.0mm  
12c - 1000mm x 1000mm x 2.5mm
13. ALUMINUM SLAT PANELS  
13a - 1000mm x 1000mm x 1.5mm  
13b - 1000mm x 1000mm x 2.0mm  
13c - 1000mm x 1000mm x 2.5mm
14. ALUMINUM SLAT PANELS  
14a - 1000mm x 1000mm x 1.5mm  
14b - 1000mm x 1000mm x 2.0mm  
14c - 1000mm x 1000mm x 2.5mm
15. ALUMINUM SLAT PANELS  
15a - 1000mm x 1000mm x 1.5mm  
15b - 1000mm x 1000mm x 2.0mm  
15c - 1000mm x 1000mm x 2.5mm

CNCL - 347



**INDICATES EXTENT OF REVISIONS ASSOCIATED WITH NEW DP APPLICATION**

**WEST ELEVATION**  
PROPOSED HOTEL USE  
DP-24-012258

**LIST OF MATERIALS**

1. ALUMINUM SLAT PANELS  
1a - 1000mm x 1000mm x 1.5mm  
1b - 1000mm x 1000mm x 2.0mm  
1c - 1000mm x 1000mm x 2.5mm
2. ALUMINUM SLAT PANELS  
2a - 1000mm x 1000mm x 1.5mm  
2b - 1000mm x 1000mm x 2.0mm  
2c - 1000mm x 1000mm x 2.5mm
3. ALUMINUM SLAT PANELS  
3a - 1000mm x 1000mm x 1.5mm  
3b - 1000mm x 1000mm x 2.0mm  
3c - 1000mm x 1000mm x 2.5mm
4. ALUMINUM SLAT PANELS  
4a - 1000mm x 1000mm x 1.5mm  
4b - 1000mm x 1000mm x 2.0mm  
4c - 1000mm x 1000mm x 2.5mm
5. ALUMINUM SLAT PANELS  
5a - 1000mm x 1000mm x 1.5mm  
5b - 1000mm x 1000mm x 2.0mm  
5c - 1000mm x 1000mm x 2.5mm
6. ALUMINUM SLAT PANELS  
6a - 1000mm x 1000mm x 1.5mm  
6b - 1000mm x 1000mm x 2.0mm  
6c - 1000mm x 1000mm x 2.5mm
7. ALUMINUM SLAT PANELS  
7a - 1000mm x 1000mm x 1.5mm  
7b - 1000mm x 1000mm x 2.0mm  
7c - 1000mm x 1000mm x 2.5mm
8. ALUMINUM SLAT PANELS  
8a - 1000mm x 1000mm x 1.5mm  
8b - 1000mm x 1000mm x 2.0mm  
8c - 1000mm x 1000mm x 2.5mm
9. ALUMINUM SLAT PANELS  
9a - 1000mm x 1000mm x 1.5mm  
9b - 1000mm x 1000mm x 2.0mm  
9c - 1000mm x 1000mm x 2.5mm
10. ALUMINUM SLAT PANELS  
10a - 1000mm x 1000mm x 1.5mm  
10b - 1000mm x 1000mm x 2.0mm  
10c - 1000mm x 1000mm x 2.5mm
11. ALUMINUM SLAT PANELS  
11a - 1000mm x 1000mm x 1.5mm  
11b - 1000mm x 1000mm x 2.0mm  
11c - 1000mm x 1000mm x 2.5mm
12. ALUMINUM SLAT PANELS  
12a - 1000mm x 1000mm x 1.5mm  
12b - 1000mm x 1000mm x 2.0mm  
12c - 1000mm x 1000mm x 2.5mm
13. ALUMINUM SLAT PANELS  
13a - 1000mm x 1000mm x 1.5mm  
13b - 1000mm x 1000mm x 2.0mm  
13c - 1000mm x 1000mm x 2.5mm
14. ALUMINUM SLAT PANELS  
14a - 1000mm x 1000mm x 1.5mm  
14b - 1000mm x 1000mm x 2.0mm  
14c - 1000mm x 1000mm x 2.5mm
15. ALUMINUM SLAT PANELS  
15a - 1000mm x 1000mm x 1.5mm  
15b - 1000mm x 1000mm x 2.0mm  
15c - 1000mm x 1000mm x 2.5mm

WEST ELEVATION

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
Building 'L' Change of Use & Redesign  
3200 No. 3 Road, Richmond BC

for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258  
DP Panel Presentation: Sep 12, 2024



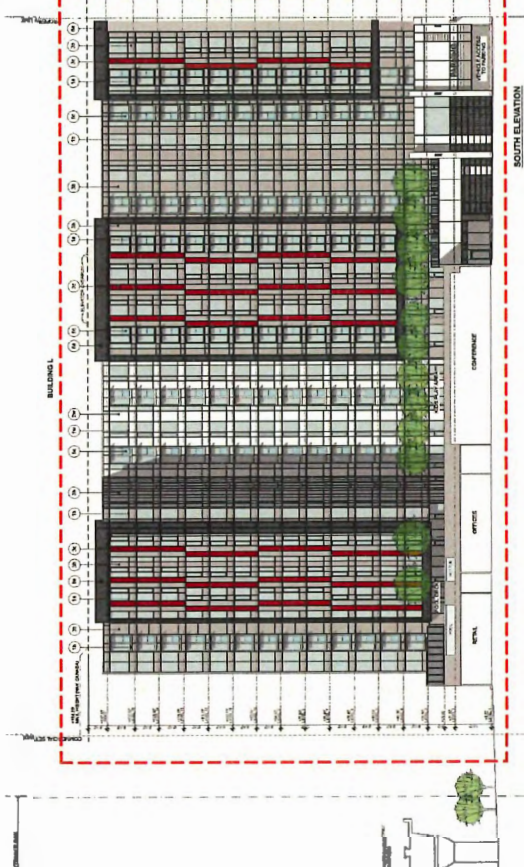


**SOUTH ELEVATION**  
APPROVED OFFICE USE  
DP-18-921282

CNCL - 348

**LIST OF MATERIALS**

- 1. ALUMINUM CLADDING PANELS  
In color finish, refer number column  
to 1975, finish: "Metallic", "Dark", "Light",  
to 1976, finish: "Metallic", "Dark", "Light"
- 2. ALUMINUM CLADDING PANELS  
In color finish, refer number column  
to 1975, finish: "Metallic", "Dark", "Light",  
to 1976, finish: "Metallic", "Dark", "Light"
- 3. ALUMINUM CLADDING PANELS  
In color finish, refer number column  
to 1975, finish: "Metallic", "Dark", "Light",  
to 1976, finish: "Metallic", "Dark", "Light"
- 4. ALUMINUM CLADDING PANELS  
In color finish, refer number column  
to 1975, finish: "Metallic", "Dark", "Light",  
to 1976, finish: "Metallic", "Dark", "Light"
- 5. ALUMINUM CLADDING PANELS  
In color finish, refer number column  
to 1975, finish: "Metallic", "Dark", "Light",  
to 1976, finish: "Metallic", "Dark", "Light"
- 6. ALUMINUM CLADDING PANELS  
In color finish, refer number column  
to 1975, finish: "Metallic", "Dark", "Light",  
to 1976, finish: "Metallic", "Dark", "Light"
- 7. ALUMINUM CLADDING PANELS  
In color finish, refer number column  
to 1975, finish: "Metallic", "Dark", "Light",  
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- 8. ALUMINUM CLADDING PANELS  
In color finish, refer number column  
to 1975, finish: "Metallic", "Dark", "Light",  
to 1976, finish: "Metallic", "Dark", "Light"
- 9. ALUMINUM CLADDING PANELS  
In color finish, refer number column  
to 1975, finish: "Metallic", "Dark", "Light",  
to 1976, finish: "Metallic", "Dark", "Light"
- 10. ALUMINUM CLADDING PANELS  
In color finish, refer number column  
to 1975, finish: "Metallic", "Dark", "Light",  
to 1976, finish: "Metallic", "Dark", "Light"
- 11. ALUMINUM CLADDING PANELS  
In color finish, refer number column  
to 1975, finish: "Metallic", "Dark", "Light",  
to 1976, finish: "Metallic", "Dark", "Light"
- 12. ALUMINUM CLADDING PANELS  
In color finish, refer number column  
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to 1976, finish: "Metallic", "Dark", "Light"



**SOUTH ELEVATION**  
APPROVED OFFICE USE  
DP-18-921282

INDICATES EXTENT OF  
REVISIONS ASSOCIATED  
WITH NEW DP APPLICATION

**SOUTH ELEVATION**  
APPROVED OFFICE USE  
DP-18-921282

**LIST OF MATERIALS**

- 1. ALUMINUM CLADDING PANELS  
In color finish, refer number column  
to 1975, finish: "Metallic", "Dark", "Light",  
to 1976, finish: "Metallic", "Dark", "Light"
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to 1975, finish: "Metallic", "Dark", "Light",  
to 1976, finish: "Metallic", "Dark", "Light"

**bingham hill**  
**ARCHITECT**  
INCORPORATED  
3200 NO. 3 ROAD  
RICHMOND, BC  
V6X 3Y8

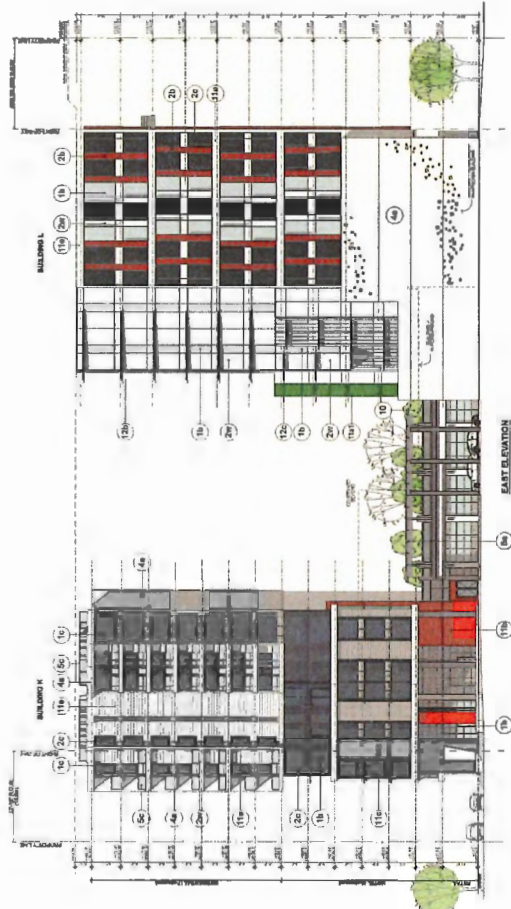
**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Building 'L' Change of Use & Redesign**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.



**LIST OF MATERIALS**

- 1 ALUMINUM PALETTE (MATERIAL)
  - 1a - 1000 Series Aluminum
  - 1b - 2000 Series Aluminum
  - 1c - 3000 Series Aluminum
  - 1d - 5000 Series Aluminum
  - 1e - 6000 Series Aluminum
- 2 METALLIC GLASS IN ALUMINUM FRAME
  - 2a - 1000 Series Aluminum
  - 2b - 2000 Series Aluminum
  - 2c - 3000 Series Aluminum
  - 2d - 5000 Series Aluminum
  - 2e - 6000 Series Aluminum
- 3 METALLIC GLASS IN ALUMINUM FRAME
  - 3a - 1000 Series Aluminum
  - 3b - 2000 Series Aluminum
  - 3c - 3000 Series Aluminum
  - 3d - 5000 Series Aluminum
  - 3e - 6000 Series Aluminum
- 4 METALLIC GLASS IN ALUMINUM FRAME
  - 4a - 1000 Series Aluminum
  - 4b - 2000 Series Aluminum
  - 4c - 3000 Series Aluminum
  - 4d - 5000 Series Aluminum
  - 4e - 6000 Series Aluminum
- 5 METALLIC GLASS IN ALUMINUM FRAME
  - 5a - 1000 Series Aluminum
  - 5b - 2000 Series Aluminum
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- 6 METALLIC GLASS IN ALUMINUM FRAME
  - 6a - 1000 Series Aluminum
  - 6b - 2000 Series Aluminum
  - 6c - 3000 Series Aluminum
  - 6d - 5000 Series Aluminum
  - 6e - 6000 Series Aluminum
- 7 METALLIC GLASS IN ALUMINUM FRAME
  - 7a - 1000 Series Aluminum
  - 7b - 2000 Series Aluminum
  - 7c - 3000 Series Aluminum
  - 7d - 5000 Series Aluminum
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- 8 METALLIC GLASS IN ALUMINUM FRAME
  - 8a - 1000 Series Aluminum
  - 8b - 2000 Series Aluminum
  - 8c - 3000 Series Aluminum
  - 8d - 5000 Series Aluminum
  - 8e - 6000 Series Aluminum
- 9 METALLIC GLASS IN ALUMINUM FRAME
  - 9a - 1000 Series Aluminum
  - 9b - 2000 Series Aluminum
  - 9c - 3000 Series Aluminum
  - 9d - 5000 Series Aluminum
  - 9e - 6000 Series Aluminum
- 10 METALLIC GLASS IN ALUMINUM FRAME
  - 10a - 1000 Series Aluminum
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  - 12a - 1000 Series Aluminum
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  - 13d - 5000 Series Aluminum
  - 13e - 6000 Series Aluminum

**EAST ELEVATION**  
APPROVED OFFICE USE  
DP 18-04-1824

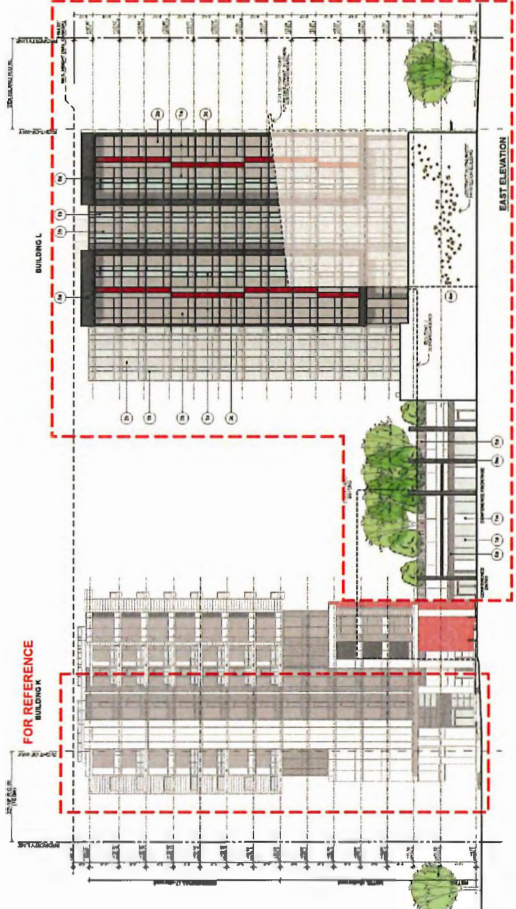


**LIST OF MATERIALS**

- 1 ALUMINUM PALETTE (MATERIAL)
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  - 13c - 3000 Series Aluminum
  - 13d - 5000 Series Aluminum
  - 13e - 6000 Series Aluminum

**INDICATES EXTENT OF**  
**REVISIONS**  
**WITH NEW DP APPLICATION**

**EAST ELEVATION**  
APPROVED HOTEL USE  
DP 24-01-258



**EAST ELEVATION**

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
**Building 'L' Change of Use & Redesign**  
3200 No. 3 Road, Richmond BC  
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012358  
DP Panel Presentation: Sep 12, 2024

bjng ham hll  
r c h i e c t  
1111 BAYVIEW AVENUE  
VANCOUVER, BC V6E 2V7  
TEL: 604.278.1111  
WWW.BJNGHAMHILL.COM

**18**



**METAL**

(including: door, window & guardrail frames, spandrel panels, metal panels and louvers)



1a, 3a, 5a, 6a, 7a, 8a  
Black Jack



1b, 3b, 5b, 6b, 8b  
Pigeon Grey



2c  
Deep Rose



1w, 6w, 8w  
White



1c, 6c  
Clear Anodized

**LIST OF MATERIALS**

1. ALUMINUM EXTRUSION SYSTEMS & FINISHES  
1a - 3a, 5a, 6a, 7a, 8a - Black Jack  
1b - 3b, 5b, 6b, 8b - Pigeon Grey  
1c - Clear Anodized  
1w - 6w, 8w - White
2. PAINTS  
2c - Deep Rose  
2w - White
3. METAL FINISHES  
3a - 3c - Clear Anodized  
3w - White
4. PAINTS  
4a - 4c - Clear Anodized  
4w - White
5. ALUMINUM & GLASS CLADDING  
5a - 5c - Clear Anodized  
5w - White
6. METAL LAMINATE  
6a - 6c - Clear Anodized  
6w - White
7. STAINLESS STEEL  
7a - 7c - Clear Anodized  
7w - White
8. GLASS  
8a - 8c - Clear Anodized  
8w - White
9. PAINTS  
9a - 9c - Clear Anodized  
9w - White

**GLASS**  
(spandrel panels)



2w  
White

**PAINTED CONCRETE**



4w  
White

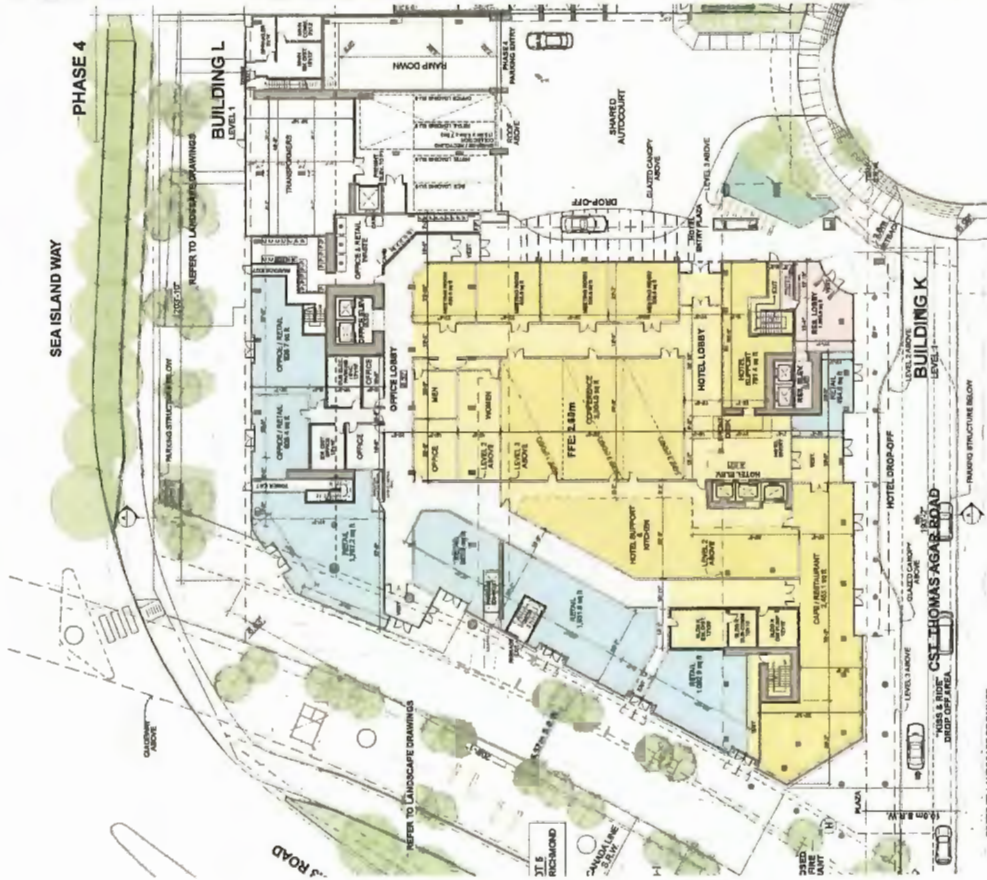
**MATERIALS & COLOURS**

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
Building 'L' Change of Use & Redesign  
3200 No. 3 Road, Richmond BC

for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012358  
DP Panel Presentation: Sep 12, 2024





- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN
- RESIDENTIAL - MARKET
  - RESIDENTIAL - AFFORDABLE HOUSING
  - RESIDENTIAL - MARKET B.U.H.
  - RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL OFFICE/RETAIL
  - NON-RESIDENTIAL INDOOR AMENITY
  - NON-RESIDENTIAL HOTEL
  - NON-RESIDENTIAL INDOOR AMENITY

LEVEL 1



- FLOOR AREA DESIGNATION
- RESIDENTIAL - MARKET
  - RESIDENTIAL - AFFORDABLE HOUSING
  - RESIDENTIAL - MARKET B.U.H.
  - RESIDENTIAL - INDOOR AMENITY
  - NON-RESIDENTIAL OFFICE/RETAIL
  - NON-RESIDENTIAL INDOOR AMENITY
  - NON-RESIDENTIAL HOTEL
  - NON-RESIDENTIAL INDOOR AMENITY

INDICATES EXTENT OF REVISIONS ASSOCIATED WITH NEW DP APPLICATION

LEVEL 1 HOTEL USE DP-24-012258

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**

**Building 'L' Change of Use & Redesign**

3200 No. 3 Road, Richmond BC

for: Pinnacle Living (Capstan Village) Lands Inc.

DP Panel Presentation: Sep 12, 2024

b i n g h a m h i l l

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**CAPSTAN VILLAGE  
PHASE 4 - GROUND LEVEL**

APPROVED  
DP APPLICATION 2020



NEW  
DP APPLICATION 2024



**PROPOSED REVISIONS:**

- 1.** AS REQUIRED BY THE ENGINEERING DEPARTMENT THROUGH THE SERVICING AGREEMENT, THE LAYOUT OF THE SEA ISLAND SRW IS RECONFIGURED TO ACCOMMODATE THE SIDEWALK AND BIKE PATH FULLY WITHIN THE SRW, OVER THE PARKADE.
- 2.** AS REQUIRED BY THE TRANSPORTATION DEPARTMENT, THE HOTEL DROP-OFF IS REMOVED FROM CST. THOMAS AGAR ROAD AND RELOCATED IN THE AUTO-COURT.

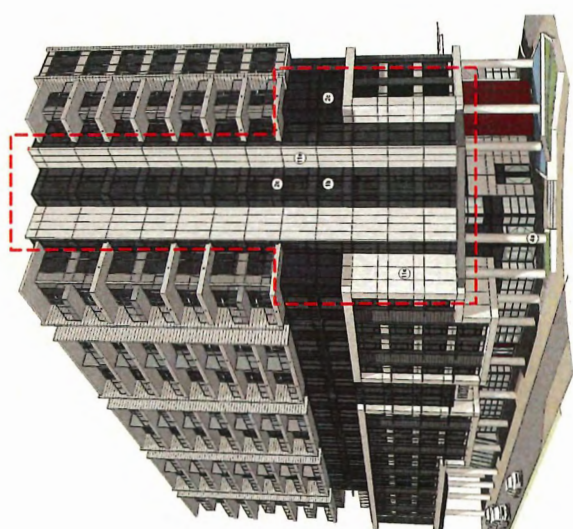
**SOFTSCAPE LEGEND**

- LAYERED SHRUB PLANTING
- OFFSITE LAWN BOULEVARDS
- WATER FEATURE



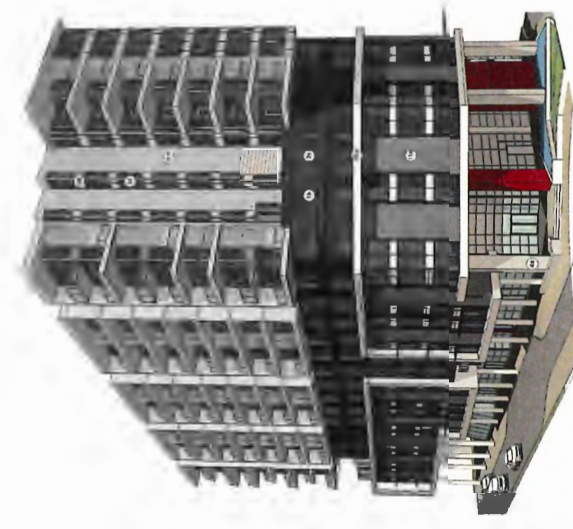
**LIST OF MATERIALS**

- ① FLOORING - POLISHED CONCRETE  
 1a - 100% grey concrete finish  
 1b - 100% grey concrete finish with colored aggregate
- ② FINISHES - GLASS TILE, ALUMINUM PANELS  
 GLASS FINISHES - ANTI-REFLECT COULVERS  
 2a - 100% grey finish  
 2b - 100% grey finish with 50% "Cherry" Glass  
 2c - 100% grey finish with 25% "Cherry" Glass  
 2d - 100% grey finish with 12.5% "Cherry" Glass  
 2e - 100% grey finish with 6.25% "Cherry" Glass
- ③ WALLS - GLASS  
 3a - 100% grey finish  
 3b - 100% grey finish with 50% "Cherry" Glass  
 3c - 100% grey finish with 25% "Cherry" Glass  
 3d - 100% grey finish with 12.5% "Cherry" Glass  
 3e - 100% grey finish with 6.25% "Cherry" Glass
- ④ PAINTED CONCRETE  
 4a - 100% grey  
 4b - 100% grey
- ⑤ GRANITE/SLAB  
 5a - 100% grey finish  
 5b - 100% grey finish with 50% "Cherry" Glass  
 5c - 100% grey finish with 25% "Cherry" Glass  
 5d - 100% grey finish with 12.5% "Cherry" Glass  
 5e - 100% grey finish with 6.25% "Cherry" Glass
- ⑥ FINISHES - POLISHED CONCRETE  
 6a - 100% grey finish  
 6b - 100% grey finish with 50% "Cherry" Glass  
 6c - 100% grey finish with 25% "Cherry" Glass  
 6d - 100% grey finish with 12.5% "Cherry" Glass  
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- ⑦ FINISHES - POLISHED CONCRETE  
 7a - 100% grey finish  
 7b - 100% grey finish with 50% "Cherry" Glass  
 7c - 100% grey finish with 25% "Cherry" Glass  
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 7e - 100% grey finish with 6.25% "Cherry" Glass
- ⑧ FINISHES - POLISHED CONCRETE  
 8a - 100% grey finish  
 8b - 100% grey finish with 50% "Cherry" Glass  
 8c - 100% grey finish with 25% "Cherry" Glass  
 8d - 100% grey finish with 12.5% "Cherry" Glass  
 8e - 100% grey finish with 6.25% "Cherry" Glass
- ⑨ FINISHES - POLISHED CONCRETE  
 9a - 100% grey finish  
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 9c - 100% grey finish with 25% "Cherry" Glass  
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 9e - 100% grey finish with 6.25% "Cherry" Glass
- ⑩ FINISHES - POLISHED CONCRETE  
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 10c - 100% grey finish with 25% "Cherry" Glass  
 10d - 100% grey finish with 12.5% "Cherry" Glass  
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- ⑪ FINISHES - POLISHED CONCRETE  
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 11e - 100% grey finish with 6.25% "Cherry" Glass
- ⑫ FINISHES - POLISHED CONCRETE  
 12a - 100% grey finish  
 12b - 100% grey finish with 50% "Cherry" Glass  
 12c - 100% grey finish with 25% "Cherry" Glass  
 12d - 100% grey finish with 12.5% "Cherry" Glass  
 12e - 100% grey finish with 6.25% "Cherry" Glass



**VIEW FROM SOUTHEAST**  
 APPLICABLE TO HOTEL USE  
 DP-24-012258

INDICATES EXTENT OF REVISIONS ASSOCIATED WITH NEW DP APPLICATION



**VIEW FROM SOUTHEAST**  
 APPLICABLE TO OFFICE USE  
 DP-18-321232

**BUILDING K: VIEW FROM CUL-DE-SAC**

**PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4**  
 Building 'L' Change of Use & Redesign  
 3200 No. 3 Road, Richmond BC  
 for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258  
 DP Panel Presentation: Sep 12, 2024

Bingham Hill  
 ARCHITECTS  
 3200 No. 3 Road, Richmond BC  
 V6V 2K6  
 TEL: 604.273.8888  
 WWW.BINGHAMHILLARCHITECTS.COM

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September 11, 2024

Ms. Claudia Jesson  
City Clerk  
City of Richmond  
6911 No.3 Road  
Richmond, BC, V6Y 2C1

*via email:cityclerk@richmond.ca*

**RE: Development Permit 24-012258**

To Whom It Might Concerned:

I, Mr. Francis Leung, Richmond Resident is writing in support of this hotel development at 3200 No.3 Road, abt some reservations on neighborhood impacts.

Pinnacle Living (Capstan Village) Lands Inc. is seeking to change their development at 3200 No. 3 Road into a final results which will encompasses 447 Hotel Suites + Residential Housing.

**1. Hotel Room Shortage in Metro Vancouver as a Whole**

“Destination Vancouver” dba The Metro Vancouver Convention and Visitor Bureau on March 6, 2023 released a Media Statement and a Study “Economic Analysis of Hotel Supply and Projected Demand in Metro Vancouver, 2023 to 2050”.

In the media statement and study, it states Metro Vancouver lacks 20000 Hotel Rooms to close the gap between Current Supply and Projected Demand. Of the 20000 Hotel Rooms, 10000 are needed just in the City of Vancouver, which means 10000 is needed in the rest of Metro Vancouver.

Furthermore this study also states, demand will exceed supply of hotel rooms by 2026 during the summer months in the City of Vancouver, and in 2028 in the Summer Months in rest of Metro Vancouver.

This project will increase the supply of hotel rooms in the City of Richmond and will in fact become the hotel with the most rooms in Richmond: surpassing Fairmont Vancouver Airport (392 Rooms), River Rock Casino & Resort (396 Rooms), and Sandman Signature Vancouver Airport (439 Rooms).

This project along with the approved Duck Island project will transform Bridgeport and Capstan Village into a defacto Airport Satellite Development Town/Neighborhood.

## 2. Potential Impacts for the Neighborhood

Existing Hotels in the area such as the Westin Wall Centre (3099 Corvette Way), Hampton Inn Vancouver Airport (8811 Bridgeport Road), Days Inn by Wyndham (2840 Sexsmith Road), and Holiday Inn Express Vancouver Airport (9351 Bridgeport Road) all offer Complimentary Airport Shuttle for its hotel guest.

A fair assumption would be this proposed hotel development will also offer Airport Shuttle service for its guests upon opening.

How can the City balance the needs of a Hotel running a shuttle vs. pickup/dropoff for a Child Care facility?

While this is partially answered in Page 4 of the Staff Report, an answer of *“Transportation Staff have reviewed and approved the Traffic Memo provided by a registered professional transportation engineer that demonstrates the proposed, volumes, access, parking and operations are acceptable and in compliance with the City's standards and bylaw requirements”* is hardly reassuring as they have not listed the metrics nor attached the said Traffic Memo in this Staff Report.



Figure 1: Photo of Sprouts Early Childhood Hub (3200 Carsecallen Road) from Capstan Neighborhood Park





Figure 2: Photo of Carscallen Road looking Northeast towards Phase 3 of Pinnacle Project



Figure 3: Photo of Carscallen Road looking Southwest away from Phase 3 of Pinnacle Project

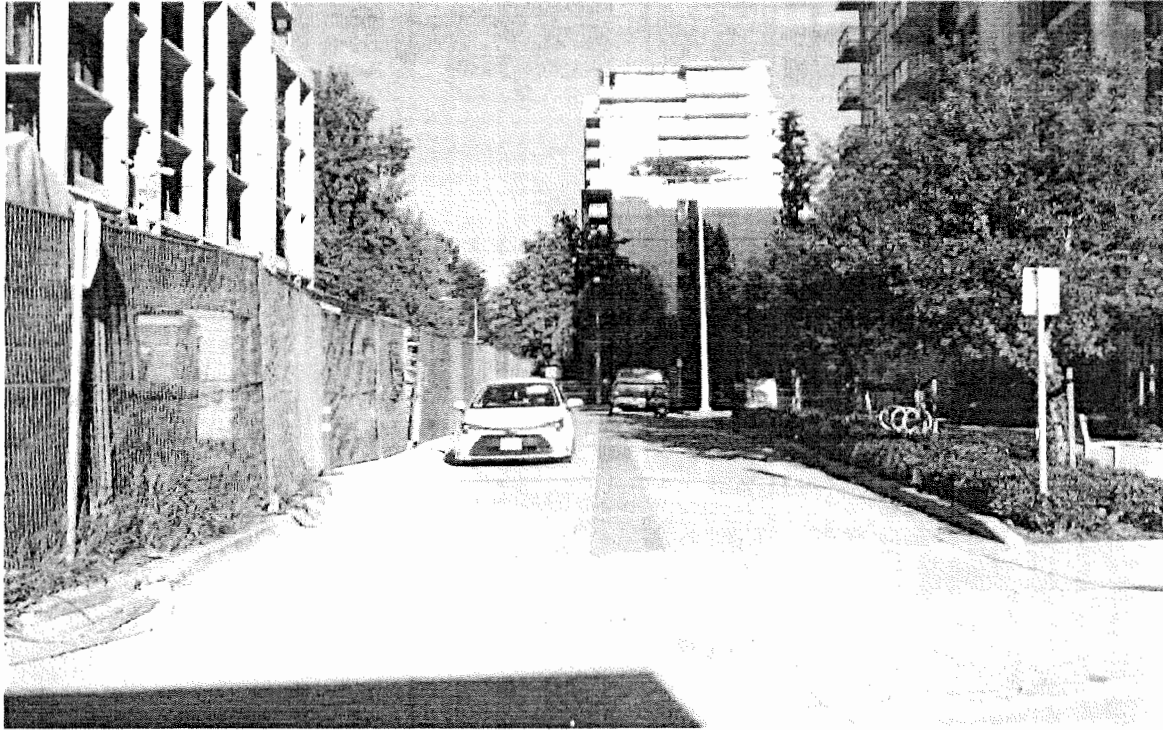


Figure 4: Photo of Private Road between Phase 2 and Phase 3 of the Pinnacle Project

Can a Hotel Shuttle Bus and a Private Automobile pass-through in diverging directions concurrently in Figure 2 and Figure 4?

### 3. Potential Solutions to Alleviate Neighborhood Impacts

- Will City Council designate One or Two 5 Minutes Pickup/Dropoff Spots for Sprouts Early Childhood Development Hub?
- Will City Council considered blocking off the Private Road on the Sexsmith Road end between Pinnacle Phase 2 and Phase 3?
- Will City Council consider turning the Private Road and Carscallen Road into a One-Way Street so Traffic flows unidirectionally from Sexsmith Road to Hazelbridge Way?

### Conclusion

While I personally am in support of this Hotel Development, I hope City Staff is open and willing to explore some Traffic pattern changes on Carscallen Road as these problem will arise as Pinnacle's Phase 3 and 4 becomes completed.

Sincerely

Francis Leung

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## Lack of hotel capacity in Vancouver could cost the city billions in lost economic impact

March 6, 2023



*Destination Vancouver modelling shows demand poised to exceed supply as early as 2026*

**Vancouver, BC | 06 MARCH 2023**—To close the gap between current supply and projected demand, 20,000 new hotel rooms are needed in Metro Vancouver by 2050, with 10,000 of those new hotel rooms necessary just in Vancouver.

According to a new study *Economic Analysis of Hotel Supply and Projected Demand in Metro Vancouver, 2023 to 2050*, released today by Destination Vancouver, without new investment, the lack of hotel supply in Metro Vancouver will translate into significant losses to the provincial economy.

Between 2022 and 2050, the cumulative economic impacts are projected to be:

- \$30.6 billion in foregone output.
- \$16.6 billion in foregone GDP.
- 168,000+ FTEs of foregone employment.
- \$7.5 billion in foregone tax revenue for all three levels of government.



"Metro Vancouver's infrastructure is not keeping up in delivering on our global profile," said Royce Chwin, Destination Vancouver's President & CEO. "This is critical because on our doorstep over the next few years are tennis's Laver Cup, the Invictus Games, next year's Grey Cup and in 2026 we're a Host City for the world's largest single sport event, the FIFA World Cup."

If the supply of hotel rooms remains at current levels, demand will exceed supply by:

- 2026: in the summer months in the City of Vancouver.
- 2028: in the summer months in the rest of Metro Vancouver.
- 2040: every month of the year across Metro Vancouver.

Cities of a comparable profile have been building new hotels at a steady pace. At the same time, Vancouver's hotel supply has been contracting; Metro Vancouver is down roughly 2000 rooms since 2010, with 1500 of those rooms lost in Vancouver.

The pandemic removed an additional 550 rooms from the city's inventory, with purchases by BC Housing and City of Vancouver which converted those rooms to supportive housing.

This is an issue Destination Vancouver has identified and has actively been working on for close to a decade. The precursor to this report (published in 2019) included projections from 2022 to 2030, which is now too short a planning horizon for development timelines.

The projections in this new report are in line with the planning horizons of the Vancouver Plan and the Broadway Plan.

The City of Vancouver did pass an interim hotel development policy in 2018 but it is just a policy statement. To make a tangible impact on the hotel inventory, substantial new investment is needed, both to mitigate loss through redevelopment and to encourage new development.

Existing development applications and permits for additional hotel capacity submitted to the City of Vancouver are insufficient to replace the losses. And the total estimate of approximately 1,100 new rooms in rezoning, planning, or permitting stages through to 2026 is by no means guaranteed.

"This is crucial for our global destination competitiveness," says Chwin. "Lack of available hotel rooms will make visiting Vancouver even more expensive, and the city will be less competitive in attracting major conferences, large sporting events and leisure group travel. Vancouver is running short on time to prepare for the influx of visitors and the economic impact they contribute to the city. Those visitors will just go elsewhere."

Vancouver is the gateway to the rest of the province and this lack of capacity may mean visitors avoid BC altogether, instead choosing other parts of Canada for their travel. This in turn deprives smaller cities and towns in our province of the positive economic benefit that those visitors would bring.

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#### Report:

[Economic Analysis of Hotel Supply and Projected Demand in Metro Vancouver, 2023 to 2050](https://assets.simpleviewinc.com/simpleview/image/upload/v1/clients/vancouverbc/Economic_Analysis_Hotel_Supply_and_Demand_DVAn_8c55ba468a-42a6-8f03-24ac538a999e.pdf)

([https://assets.simpleviewinc.com/simpleview/image/upload/v1/clients/vancouverbc/Economic\\_Analysis\\_Hotel\\_Supply\\_and\\_Demand\\_DVAn\\_8c55ba468a-42a6-8f03-24ac538a999e.pdf](https://assets.simpleviewinc.com/simpleview/image/upload/v1/clients/vancouverbc/Economic_Analysis_Hotel_Supply_and_Demand_DVAn_8c55ba468a-42a6-8f03-24ac538a999e.pdf))

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#### About Destination Vancouver

Destination Vancouver is the non-profit, member-led destination management organization for the spectacular city of Vancouver, BC. Our purpose is to transform our communities and our visitors through the power of travel and to be thoughtful leaders, advocates and ambassadors for our city. We work with our partners in Vancouver's visitor economy to develop compelling experiences and offerings for our visitors and to promote Vancouver in key Canadian, US, and international markets. The responsibility to build a sustainable and resilient visitor economy is the foundation of everything we do.

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