



**To:** Richmond City Council

**Date:** May 26, 2026

**From:** Wayne Craig  
Chair, Development Permit Panel

**File:** DP 25-037550

**Re:** **Development Permit Panel Meeting Held on March 25, 2026**

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### **Staff Recommendation**

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 25-037550) for the properties at 3071 St. Edwards Drive, be endorsed and the Permit so issued.

Wayne Craig, General Manager, Planning and Development

## Panel Report

The Development Permit Panel considered the following item at its meeting held on March 25, 2026.

DP 25-037550 – JM ARCHITECTURE INC. – 3071 ST. EDWARDS DRIVE  
(March 25, 2026)

The Panel considered a Development Permit (DP) application to permit exterior renovations to the existing building at 3071 St. Edwards Drive on a site zoned “Auto-Orientated Commercial (CA)”.

The applicant, Joe Minton, of JM Architecture Inc. and the applicant’s landscape architect, Donald Duncan, of Donald VS Duncan Landscape Architect, provided a brief visual presentation highlighting:

- The DP application proposes revisions to the exterior cladding materials and colours of the existing 11-storey hotel building, landscape improvements, bicycle storage within the pavilion building and electric vehicle (EV) parking spaces.
- The proposed exterior renovations represent the first phase of a larger future redevelopment of the subject site.
- The proposed exterior cladding for the hotel building includes an Exterior Insulation and Finish System (EIFS) with three distinct colour and texture treatments.
- The existing porte cochère will be upgraded with porcelain slab finishes and strip lighting.
- The existing building roof will be repainted dark blue, while the façade will be repainted white and light grey.
- The pavilion building will be repainted to complement the updated hotel tower façade.
- An enclosed garbage and recycling area is proposed at the rear of the pavilion building.
- A new pedestrian access route is proposed between the main hotel entrance and St. Edwards Drive, including a new paved stone pathway.
- Existing planted areas across the site will be enhanced with additional landscaping.
- Invasive ivy at the rear of the building is proposed to be removed.

Staff noted that (i) the subject DP application will facilitate improvements to the exterior of the building including changes in materials and colours and localized landscape improvements, (ii) the proposed pedestrian connection from St. Edwards Drive to the hotel main entrance will support additional pedestrian activity and provides a clearly marked path for the safety of pedestrians, (iii) four electric vehicle (EV) parking stalls provided with Level 2 charging infrastructure are proposed on-site and a legal agreement securing EV parking stalls is to be registered on Title prior to DP issuance, (iv) there is no Servicing Agreement associated with the proposal given the scale of the development, and (v) no new signage is proposed as part of the subject DP application as all signage on-site is currently existing.

In reply to queries from the Panel, the applicant confirmed that (i) the proposed pedestrian pathway includes provisions for letdowns and curb cuts and has been designed to provide accessibility to pedestrians with mobility challenges, (ii) the proposed strip lighting for the hotel building runs vertically on each frontage and only provides lighting over the face of the building and is not directed to neighbouring developments, (iii) the proposed LED strip lighting can be programmed to different colours and is located against the white surface of the building and (iv) the proposed building lighting is not anticipated to impact neighbouring developments.

The Panel expressed support for the application and staff were directed to work with the applicant to clarify the intensity of the proposed strip lighting and other lighting details on the building to avoid light pollution to neighbouring developments.

In response to the Panel's direction, the applicant indicated that the proposed LED linear strip lighting will be installed vertically at the columns, on all four elevations. The proposed LED linear lighting will provide RGB lighting and is capable of being dimmed. The applicant has also agreed to register a covenant on title to require the installation of a dimming mechanism to ensure that the brightness can be controlled in the event that there are any concerns from neighbouring sites.

The Panel recommends the Permit be issued.