



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** May 8, 2025

**From:** Joshua Reis  
Director, Development

**File:** DP 24-043129

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

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### Staff Recommendation

That a Development Permit be issued which would permit exterior renovations to the existing building at 8640 Alexandra Road on a site zoned "Auto-Oriented Commercial (CA)".

Joshua Reis, MCIP, RPP, AICP  
Director, Development  
(604-247-4625)

JR:ac

Att. 2

## **Staff Report**

### **Origin**

Sharif Senbel, on behalf of Intercol Holdings Ltd. (Directors: Asphak J. Dada & Muhammad Y. Dada), has applied to the City of Richmond for permission to undertake renovations to the existing building at 8640 Alexandra Road on a site zoned “Auto-Oriented Commercial (CA)” (Attachment 1). The site currently contains a hotel building (Attachment 2). The hotel operator is undertaking an exterior renovation and brand refresh of the property to update the building’s design. The scope of work associated with this permit is limited to the update of exterior finishes and the improvement of landscaping across the site.

There is no servicing agreement associated with this Development Permit (DP) application, given the limited scope of works proposed.

### **Development Information**

The subject site is a 2,841 m<sup>2</sup> (30,580.27 ft<sup>2</sup>) property containing an existing hotel building and is located in Aberdeen Village within the City Centre Area Plan (CCAP) and has frontage on both Alexandra Street and Alderbridge Way. Access to the site is via Alexandra Street. The CCAP land use designation for the subject site is “Urban Centre (T5)”, which supports hotel use.

The existing development is comprised of a five-storey hotel building and a three-storey wing with a rooftop deck that was the subject of a previous Development Permit 2007 (DP 06-354860), which was issued in 2007. The applicant is proposing to renovate the exterior façade of the main hotel tower with new modern materials and provide improvements to on-site landscaping. Separate sign permits are required for any future signage proposed on-site.

### **Background**

Development surrounding the subject site is as follows:

- To the north: Across Alexandra Road, a two-storey commercial building on a lot zoned “Auto-Oriented Commercial (CA)”.
- To the east: A vacant lot zoned “Auto-Oriented Commercial (CA)” that is the subject of an active Development Permit application (DP 23-031545) that is under review and which would facilitate subdivision of the property and the a new commercial building consistent with the site’s zoning.
- To the south: Across Alderbridge Way, the Lansdowne Mall site zoned "Auto-Oriented Commercial (CA)". This site is the subject of a rezoning application (RZ 23-011557) which has received third reading and a Development Permit Application (DP 23-011558) which was endorsed by the Development Permit Panel for Phase 1A of a multi-phased redevelopment.
- To the west: A small shopping centre complex with roof-top parking, on a site zoned “Auto-Oriented Commercial (CA)”.

## **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed staff comments identified as part of the review of the subject DP application.

The limited scope of the proposed exterior renovation work will neither significantly impact the overall existing form or massing of the hotel nor result in an increase in net floor area. In addition, the proposed exterior alterations comply with the intent of the applicable sections of the Official Community Plan (OCP) and are generally consistent with the CCAP Development Permit Guidelines and are in compliance with the zoning bylaw.

## **Advisory Design Panel Comments**

The proposed exterior alterations are limited in scope and will not impact the overall form, massing, or site plan of the existing building. Given the limited scope of improvements, it was not presented to the Advisory Design Panel for review and comment.

## **Existing Legal Encumbrances**

There is an existing 1.5 m (5 ft.) wide utility Statutory Right-of-Way (SRW) located along the Alderbridge frontage of the property (BV236800). This utility SRW is no longer required as there are no City services on the Alderbridge Way frontage. Prior to issuance of the DP, the applicant shall modify or replace the existing SRW to allow for Public Right-of-Passage (PROP) to facilitate the construction of future pedestrian and cycling infrastructure by the City along the north side of Alderbridge Way..

There are also existing restrictive covenants registered on Title in favour of the City that were registered in association with the DP that allowed for the hotel expansion. These include a flood indemnity covenant (BB413527), an aircraft noise sensitive covenant (BB413521) and a covenant prohibiting tour/coaches from entering the site (BB413525). Prior to Council's issuance of the DP, the applicant shall replace the existing flood indemnity covenant (BB413527) to reflect current flood construction standards as outlined in the Richmond Flood Plain and Designation and Protection Bylaw 8204.

## **Analysis**

### ***Conditions of Adjacency***

- The subject site is located north of Lansdowne Mall and is a double fronting property with frontages on Alderbridge Way to the south and Alexandra Road to the north.
- There is an existing row of mature hedge and trees located along the shared east property line with the neighbouring site that provides a natural screen between the existing hotel building and the adjacent vacant parcel. Based on the scope of work proposed there will be no impact to these trees.
- The existing lighting in the parking area is non-glare and is screened from the adjacent parcels. No new lighting is proposed.
- There are no anticipated impacts to adjacent properties relating to the proposed upgrade as the side yard setbacks remain the same.

### ***Urban Design and Site Planning***

- The existing La Quinta Inn Vancouver Airport Hotel building is located and centred within the southern portion of the subject site, with its main entrance and porte cochère oriented north towards Alexandra Road.
- A secondary pedestrian entrance exists along Alderbridge Way on the south side of the building and will see enhancement with the introduction of a new weather protection awning.
- The hotel building consists of a primary five-storey east-west wing with a perpendicular three-storey south wing extending towards Alexandra Road.
- Surface parking and vehicle circulation are provided on the north side of the hotel building with landscaped areas at the site perimeter and within the internal drive aisles.
- The applicant is proposing to enhance pedestrian safety on site with the installation of vehicle wheel stops on all parking stalls adjacent to the pedestrian pathway.
- No changes to overall form, massing, siting, vehicle parking spaces, on-site vehicle circulation or pedestrian circulation are proposed as part of this application.

### ***Architectural Form and Character***

- The existing hotel building features a combination of painted stucco, split-face block and brick finishes.
- The cladding of the main hotel tower, porte cochère and site portal will be updated with large-format porcelain panels in a reddish-brown tone. These new materials will replace the towers' current painted stucco, giving the façade a more modern and refined look consistent with the hotel operators brand.
- The existing facades of the hotel wings will remain painted stucco in three tones, grey-beige, dark grey and soft white.
- The existing metal orange roofing and the buildings base brickwork are proposed to remain.
- The applicant is also proposing to add a sloped glass awning to provide weather protection at the building's secondary pedestrian entrance along Alderbridge Way.
- The proposed building alterations and building materials are generally consistent with the OCP guidelines.

### ***Landscape Design and Open Space Design***

- The survey submitted by the applicant shows a number of bylaw-sized trees on site and in the City boulevard. Preliminary tree assessment by City arborists has determined that all on-site and off-site trees can be retained and protected as there is no conflict with the proposed DP works. As a part of a future Building Permit (BP) application, further tree assessment will be conducted.
- Prior to BP, the applicant must obtain an arborist contract to supervise all on-site and off-site works within the tree protection zone of retained trees and ensure the installation of tree protection fencing around these trees.
- As part of the proposed exterior renovation and brand refresh, the applicant is proposing to make enhancements to the several landscaped areas on site.
- The existing planted areas adjacent to Alexandra Road, as well as the porte cochère landscaping island, are proposed to be enhanced with additional plantings including a mix of native and non-native shrubs and plantings. Existing trees within the planting islands will be retained. All landscaped areas on site are maintained with an automatic irrigation system.

- To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscape Security in the amount of 100 per cent of a cost estimate prepared by the Landscape Architect (including all materials, installation, and a 10 per cent contingency) prior to DP issuance.

### ***Crime Prevention Through Environmental Design (CPTED)***

- Existing site lighting and natural surveillance opportunities are provided in the main parking area of the site as well as at the secondary pedestrian entrance along Alderbridge Way.
- Space differentiation has previously been established between public and semi-public outdoor spaces with landscape buffers.

### **Conclusion**

As the proposed development would meet the applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Alex Costin  
Planner 1  
(604)-276-4200

AC:js

Att. 1: Location Map  
2: Site Survey Plan

The following are to be met prior to forwarding this application to Council for approval:

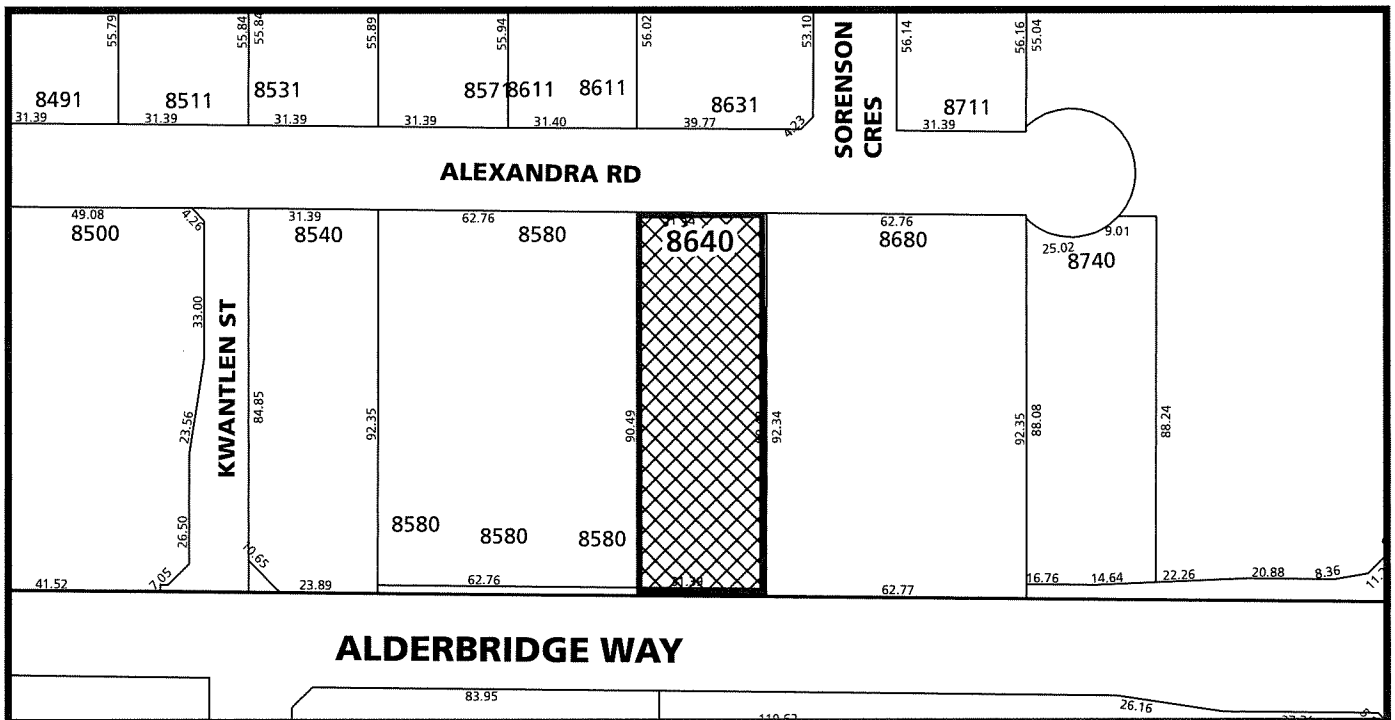
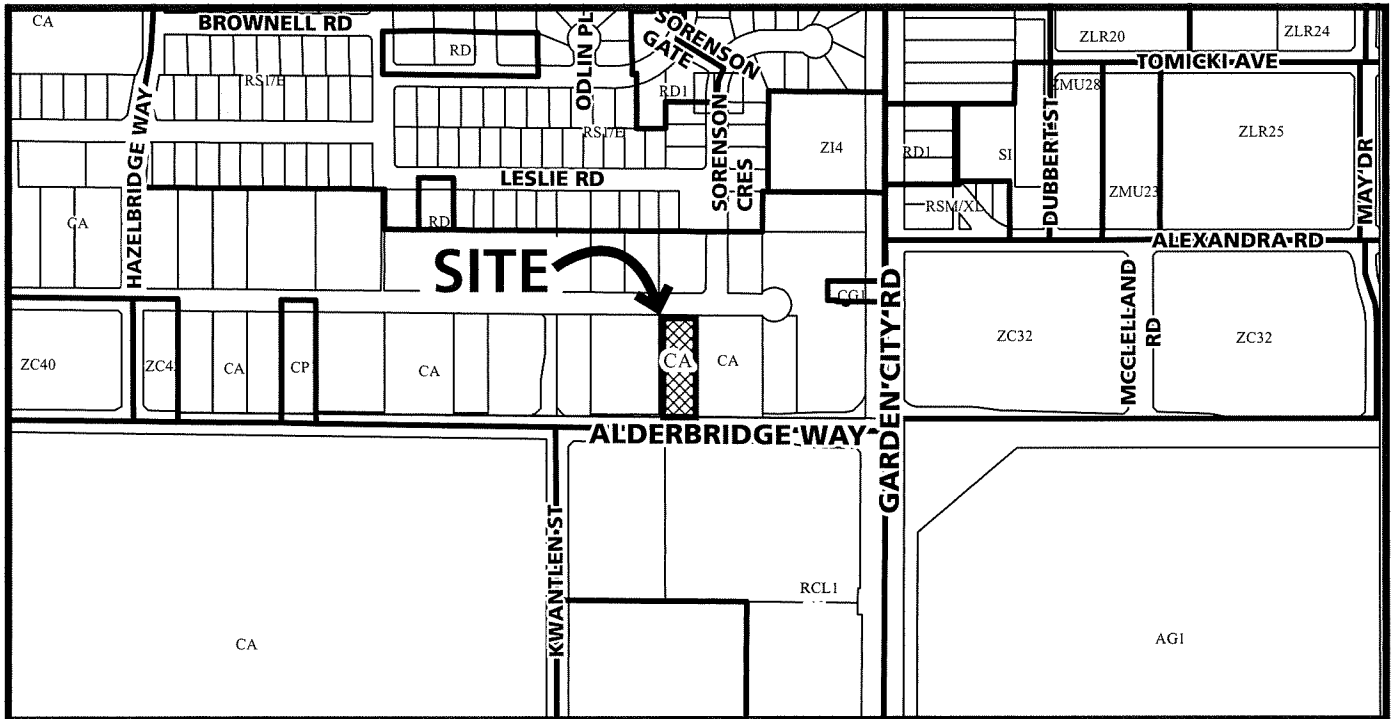
- Receipt of a Letter of Credit for landscaping based on 100% of the cost estimate provided by a Registered Landscape Architect, including installation costs and 10% contingency, to the satisfaction of the Director, Development.
- Amendment or replacement of the existing Flood Indemnity covenant (BB413527) on title consistent with the City's current Flood Indemnity covenant (2.9 m GSC - Area A).
- Amendment or replacement of the 1.5 m SRW BV236800 to the satisfaction of the Director of Development, to allow for Public Right-of-Passage for future road, sidewalk and cycling infrastructure works, in addition to the City's right to install and maintain utility works.
- Payment of all fees in full for costs associated with Public Notices.

Prior to future Building Permit issuance, the developer is required to complete the following:

- Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



# City of Richmond



DP 24-043129

Original Date: 09/13/24

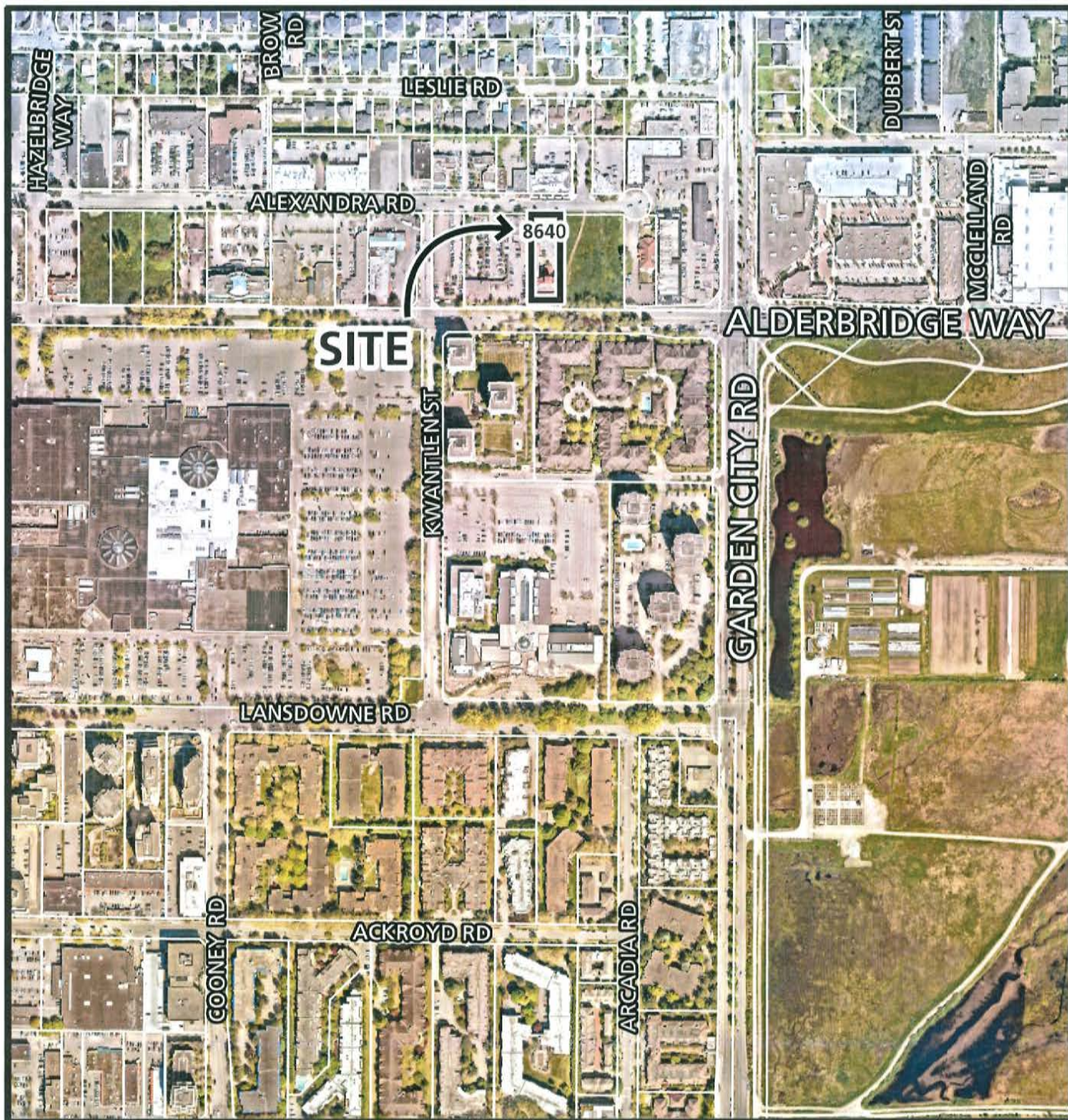
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



DP 24-043129

Original Date: 05/08/25  
Revision Date:

Note: Dimensions are in METRES



TOPOGRAPHIC SURVEY PLAN OF LOT A  
SECTION 33, BLOCK 5 NORTH, RANGE 6 WEST  
NEW WESTMINSTER DISTRICT, PLAN BCP5916

SCALE 1 : 250  
5 2.5 0 5 10m  
All distances are in metres.



ALEXANDRA ROAD

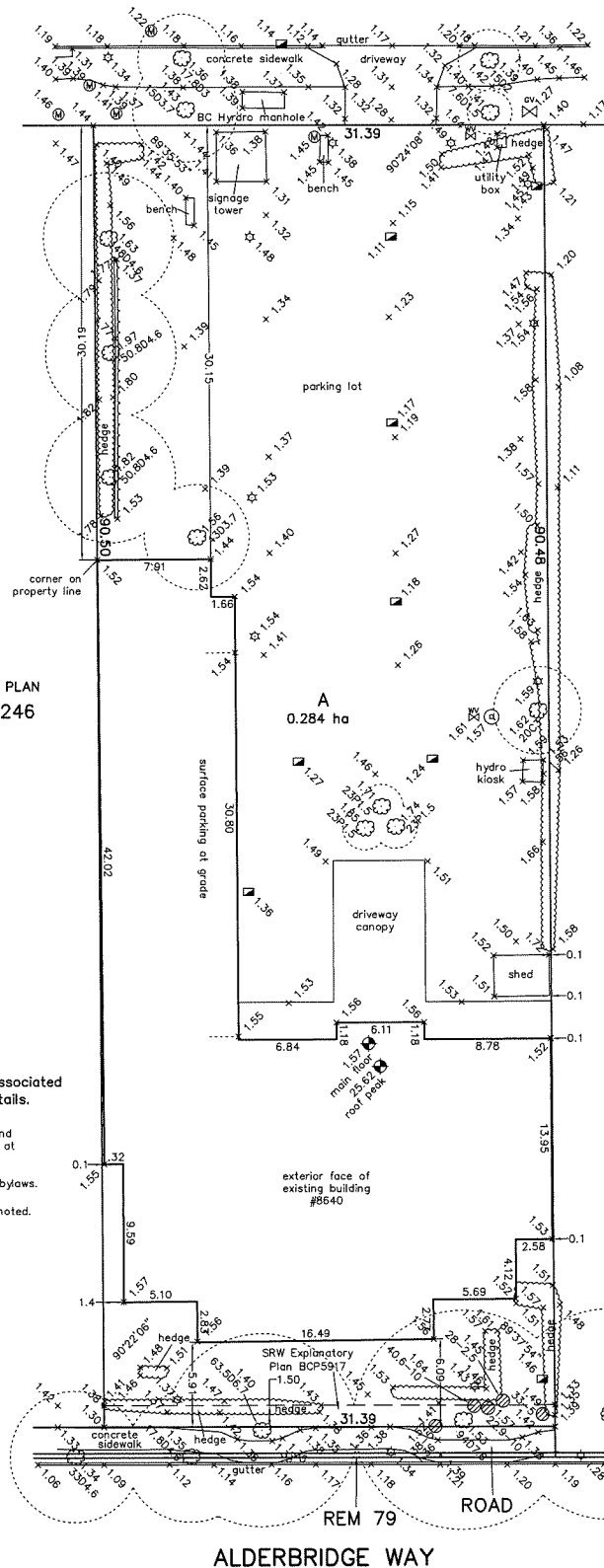
STRATA PLAN  
LMS3246

**NOTES:**

Property subject to additional SRWs with no associated Plan numbers and Covenants. See Title for details.

- Lot dimensions are derived from field survey.
- Elevations are based on the CVD28GVRD2018 datum and are derived from control monument 77H4970 situated at the intersection of Brown Road and Brown Gate Road. Elevation = 1.79 metres.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- All dimensions are to exterior faces unless otherwise noted.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

- ⊙ denotes hydro pole
- ☆ denotes lamp standard
- tw denotes top of wall
- bw denotes bottom of wall
- ⊕ denotes manhole
- ⊕ denotes gas valve
- ⊕ denotes water valve
- ⊕ denotes hydrant
- ⊕ denotes catch basin
- ⊕ denotes tree stump
- 8-10 height (cm)
- 100 diameter (cm)
- ⊕ denotes tree
- BC10 drip line radius (m)
- C=coniferous
- D=deciduous
- diameter (cm)



**CIVIC ADDRESS**

8640 ALEXANDRA ROAD  
RICHMOND, B.C.

**ZONING:** CA

**CERTIFIED CORRECT:**  
DATED THIS 23RD DAY OF OCT., 2024



Digitally signed by Ivan Yu Shun Ngan - BCLS - ABCLS  
DN: c=CA, o=Certifio Pro, ou=Association of British Columbia Land Surveyors, 0.9.2342.19200300.100.1.1=849, cn=Ivan Yu Shun Ngan - BCLS - ABCLS  
Date: 2024.10.31 14:55:01 -07'00'

IVAN NGAN

B.C.L.S.

**LNLS** METRO VANCOUVER  
LAND SURVEYORS

PID: 025-691-627  
FILE: 3915\_09TP

1528 KINGSWAY, VANCOUVER, BC, V5N 2R9  
T 604.327.1535 WEB WWW.LNLS.CA





**No. DP 24-043129**

To the Holder: Sharif Senbel

Property Address: 8640 Alexandra Road

Address: Unit 125 - 1085 East Kent Street, Vancouver, British Columbia,  
V5X 4V9

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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 #6 attached hereto.
4. As a condition of the issuance of this Permit, the City is holding a security based on 100% of the cost estimate provided by a Registered Landscape Architect including installation costs and 10% contingency, 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 year after inspection of the completed landscaping in order to ensure that plant material has survived.
5. 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 24-043129**

To the Holder: Sharif Senbel  
Property Address: 8640 Alexandra Road  
Address: Unit 125 - 1085 East Kent Street, Vancouver, British Columbia,  
V5X 4V9

---

6. 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

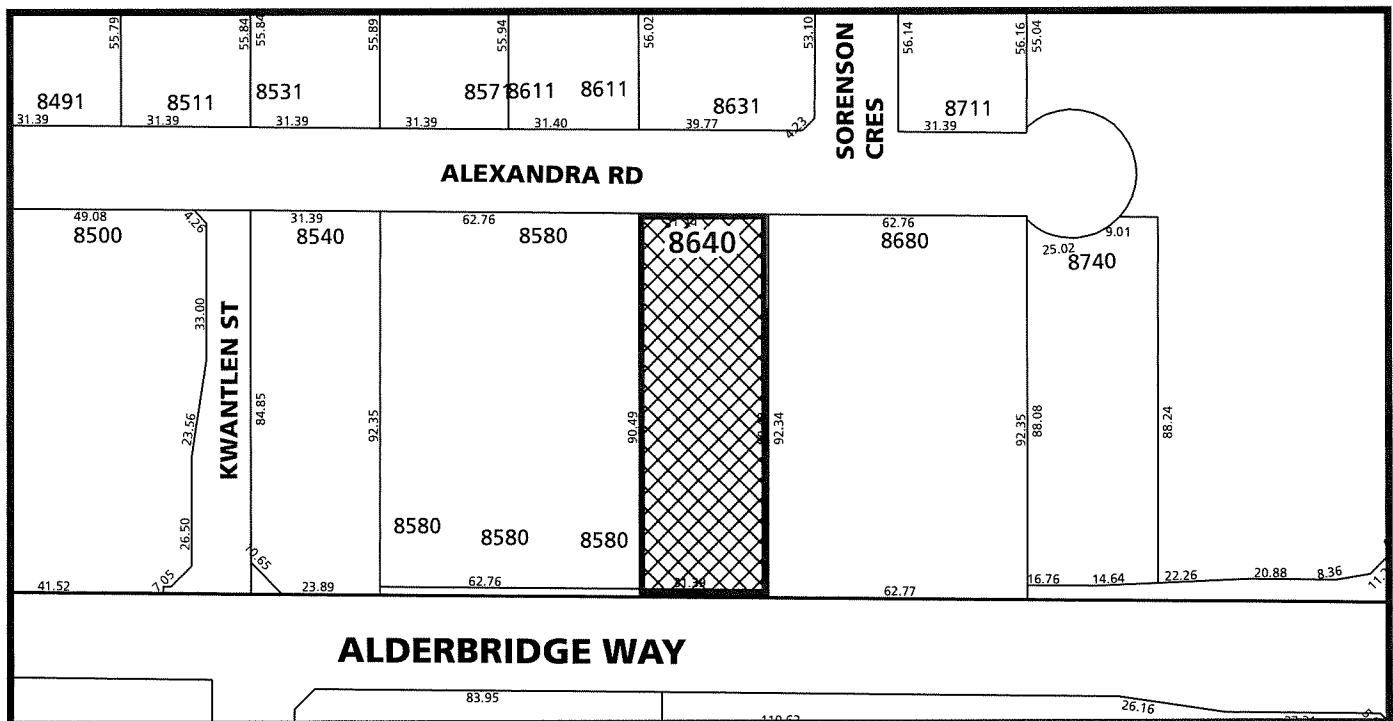
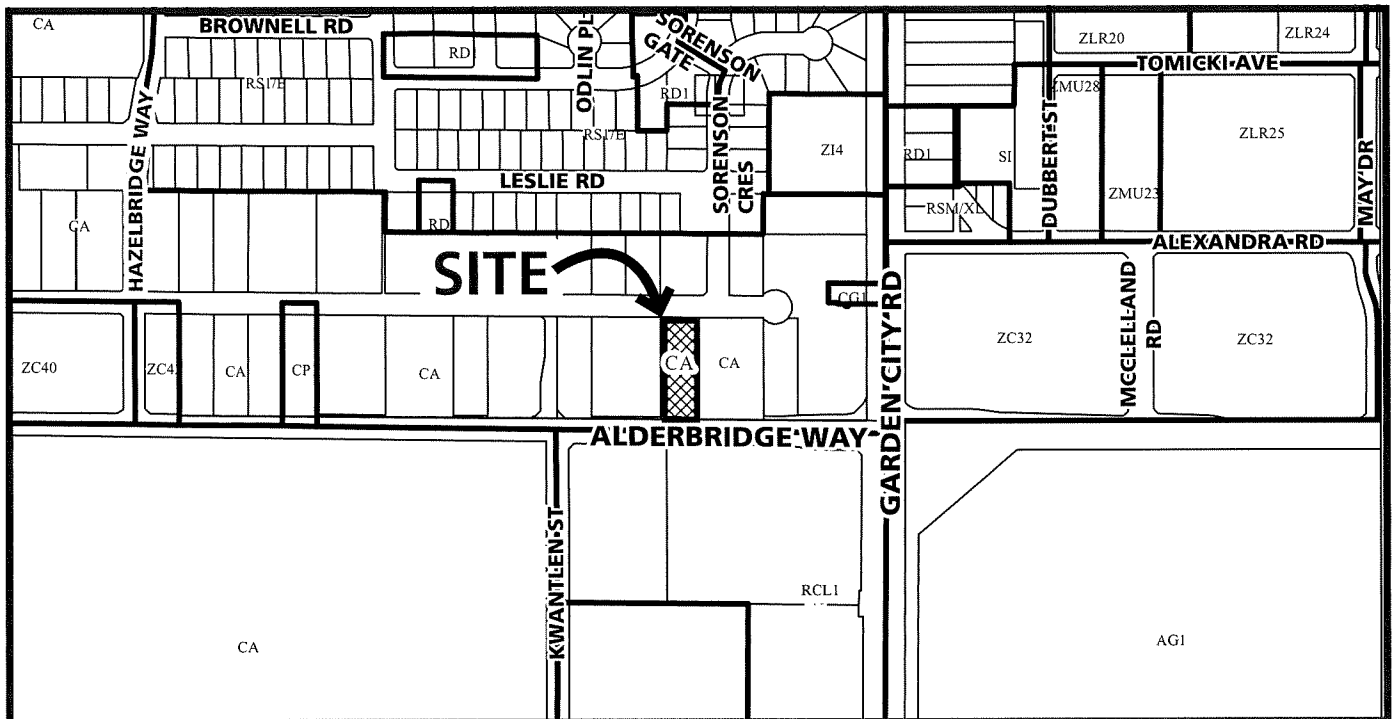
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



DP 24-043129  
SCHEDULE "A"

Original Date: 09/13/24

Revision Date:

Note: Dimensions are in METRES



Existing Exterior Building Finishes



Proposed Exterior Building Finishes



**Project Data:**

**Legal Description:**  
Lot A, Block 5N, Plan BCP5916, Section 33, 34, Range 6W, New Westminster Land District

**Civic Address:**  
8640 Alexandra Road, Richmond B.C. V6X 1C4

**Site / Lot Area:** 2,841sq.m. - Existing - NO CHANGE

**Building Area :** Existing - NO CHANGE

**Project Area:** -Existing - NO CHANGE

**Zoning:** CA - Auto Oriented Commercial

**Building Height, Lot Area, Density, Yards and Setbacks, Parking & Loading** - NO CHANGE

**Existing Use:** Hotel - NO CHANGE

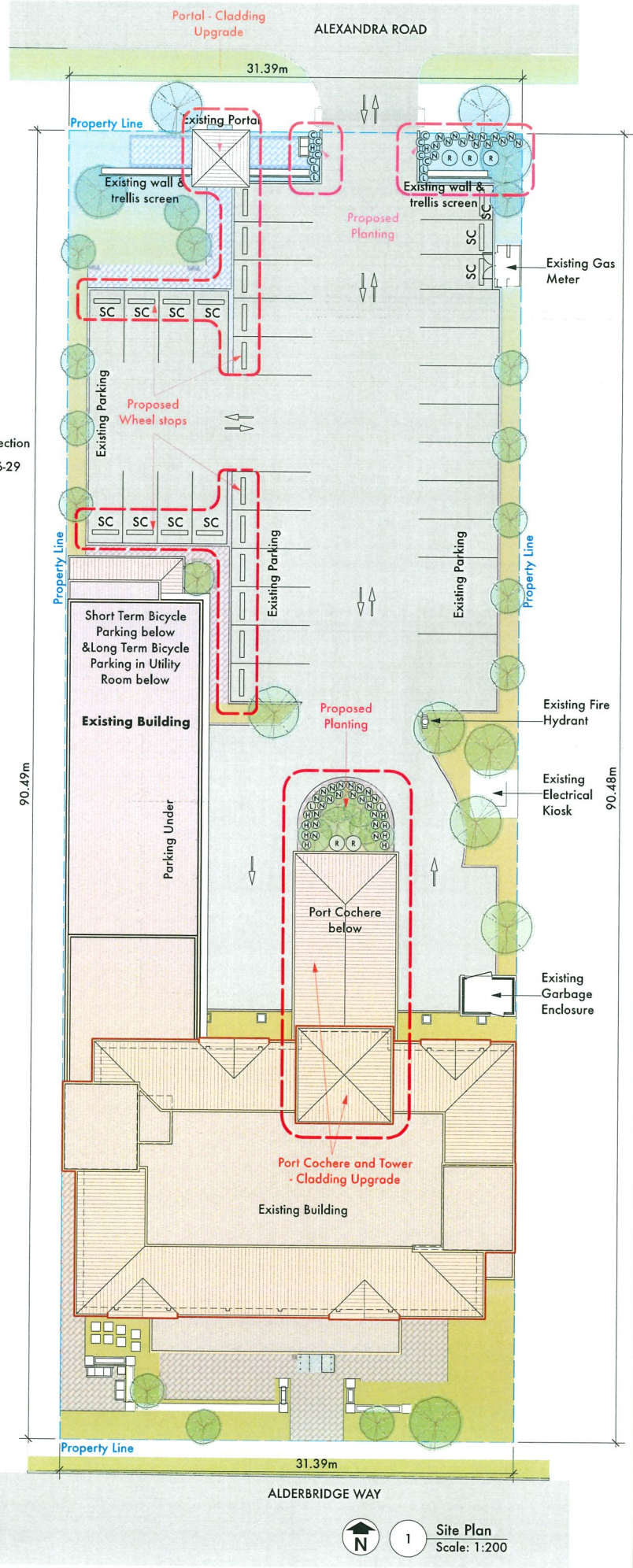
**Site Plan Legend:**

- Project Area
  - Existing Landscaping
  - Existing Paved Surface
  - Existing Trees
- Proposed Planting:
- Rhododendron Albiflorum
  - Arctostaphylos Uva-Ursi
  - Lavendula Augustifolia Munstead
  - Helictotrichon Sempervirens
  - Calamagrostis X Acutiflora Karl Foerster

**Note :**  
Provide tree protection as per City of Richmond's Tree Protection By Law , Tree Bylaw Section Bulletin No. TREE-03, 2006-06-29



Site Aerial  
Scale: NTS



PROJECT:  
**EXTERIOR FINISHES UPGRADE**

**LAQUINTA**  
INNS & SUITES

LQUP @ La Quinta Vancouver Airport  
8640 Alexandra Rd, Richmond,  
BC V6X 1C4,

ARCHITECTURAL  
CLADDING PANEL:

**MSI**

Making Dream Surfaces Attainable

RSC DESIGNED BY:

**S'thetics**

For All Premises  
S'thetics Building Systems Inc.

#2 6201 Highway 7  
Woodbridge ON  
L4H 0K7 CA

**studio**  
**senbel**  
architecture  
+design

Studio Senbel, a+d inc.  
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sww@studiosenbel.com

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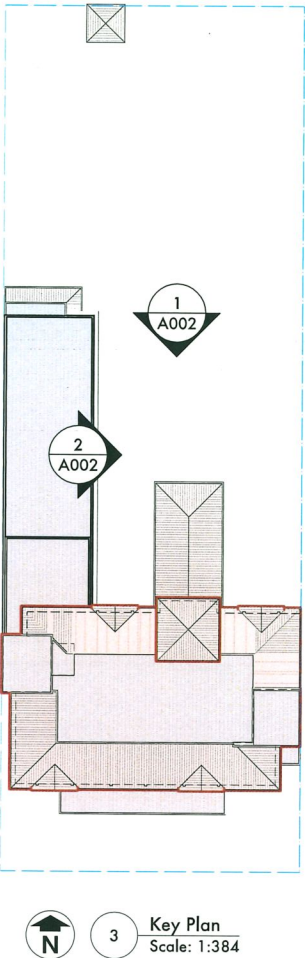
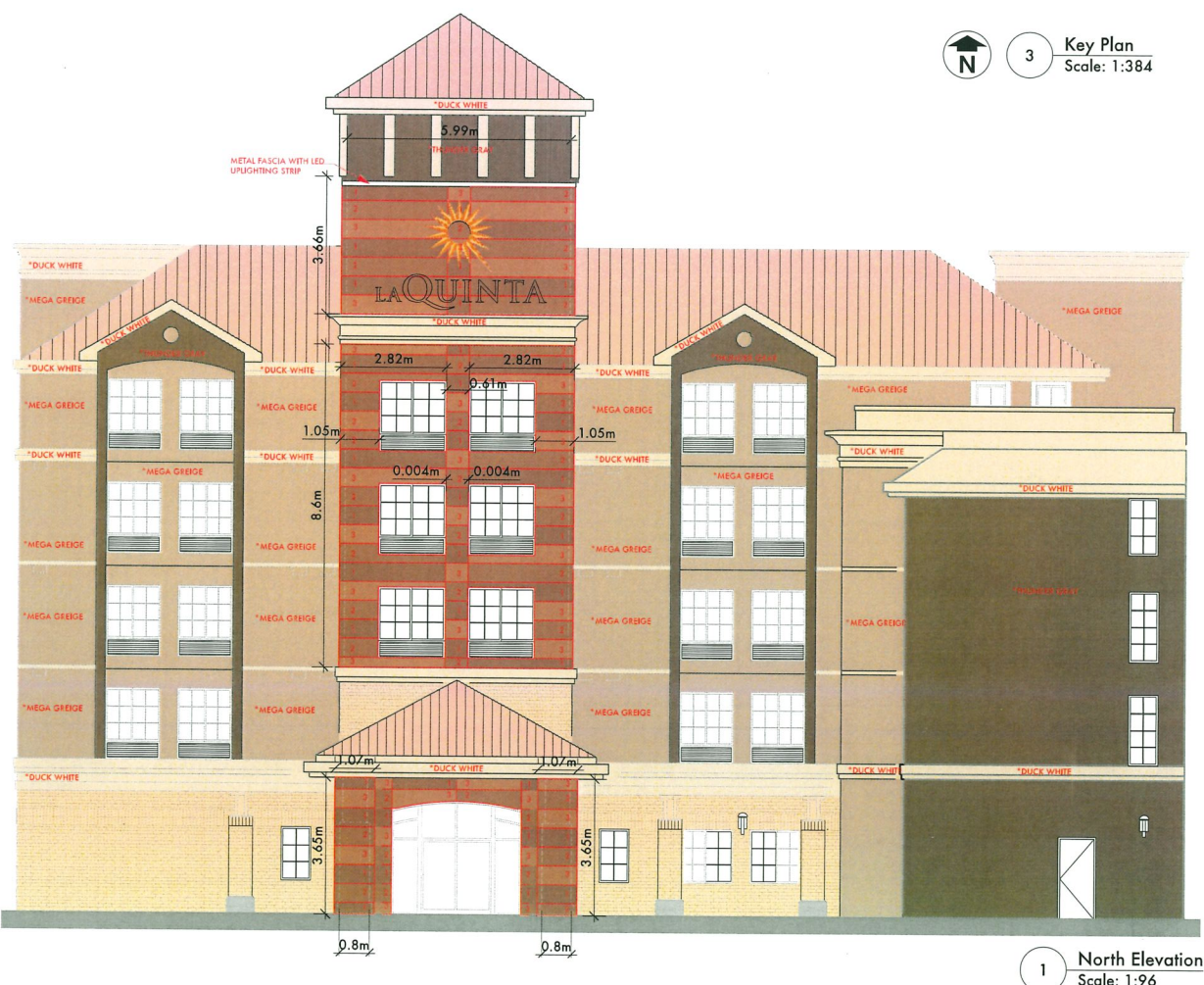
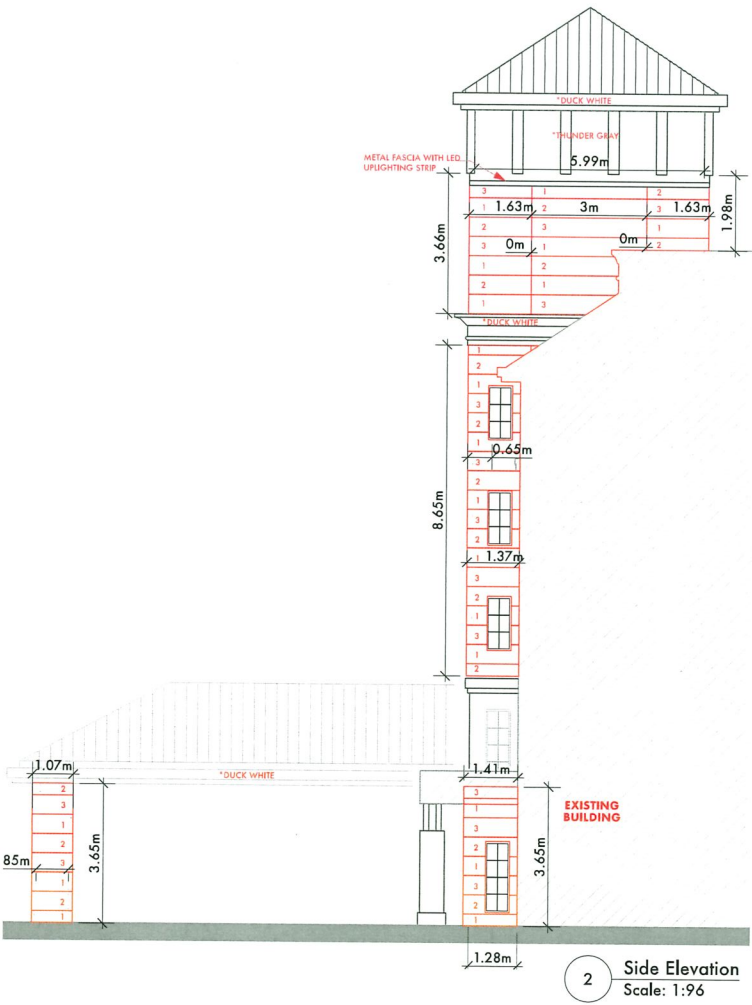
**ISSUE :**

- 21Aug'24 Issued for DP
- 13Feb'25 Issued for DPR1
- 19Mar'25 Issued for DPR2
- 03Apr'25 Issued for DPR3

**SHEET NAME:**  
Site Plan/  
Landscape Plan

**SHEET NUMBER:**  
**A-001**





PROJECT:  
**EXTERIOR FINISHES UPGRADE**

**LA QUINTA**  
INNS & SUITES

LQUP @ La Quinta Vancouver Airport  
8640 Alexandra Rd, Richmond,  
BC V6X 1C4,

ARCHITECTURAL  
CLADDING PANEL:

**MSI**

Making Dream Surfaces Attainable

RSC DESIGNED BY:

**S'thetics**

For All Premises  
S'thetics Building Systems Inc.

#2 6201 Highway 7  
Woodbridge ON  
L4H 0K7 CA

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senbel**  
architecture  
+design

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sws@studiosenbel.com

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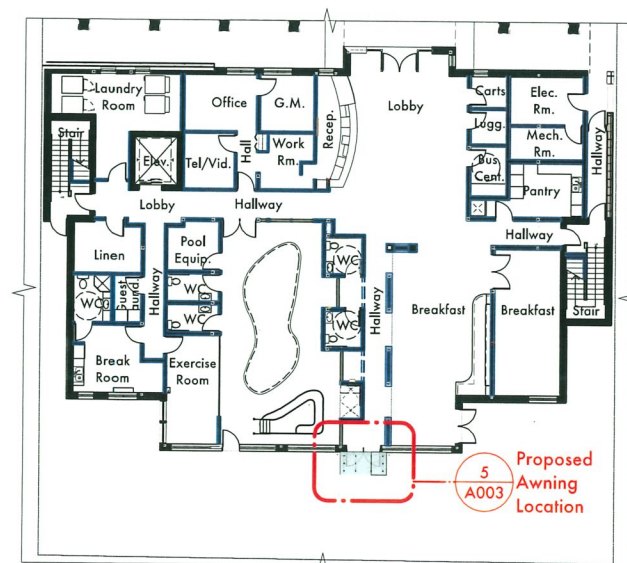
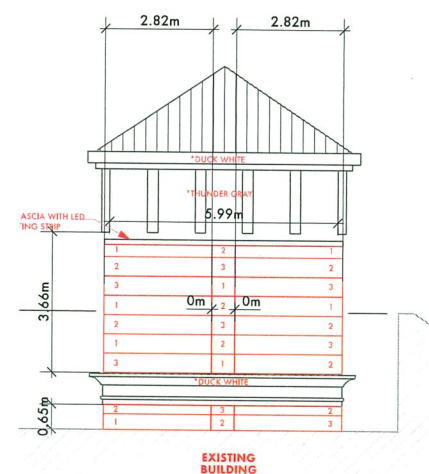
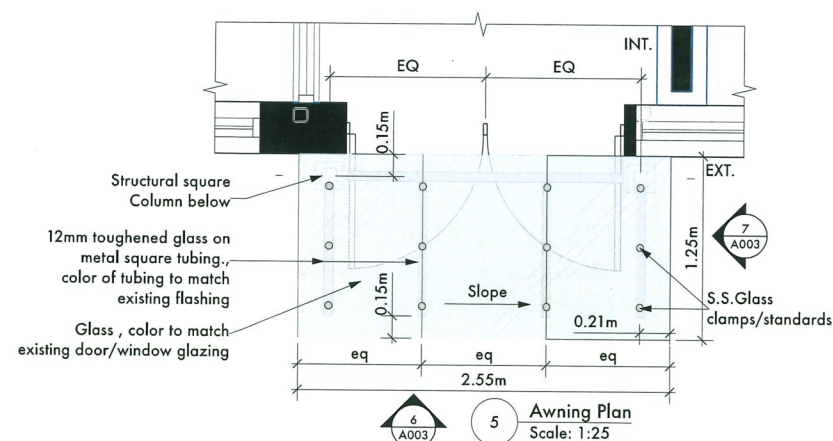
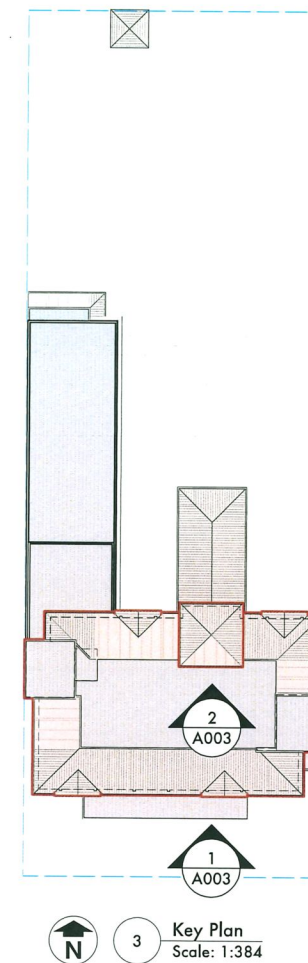
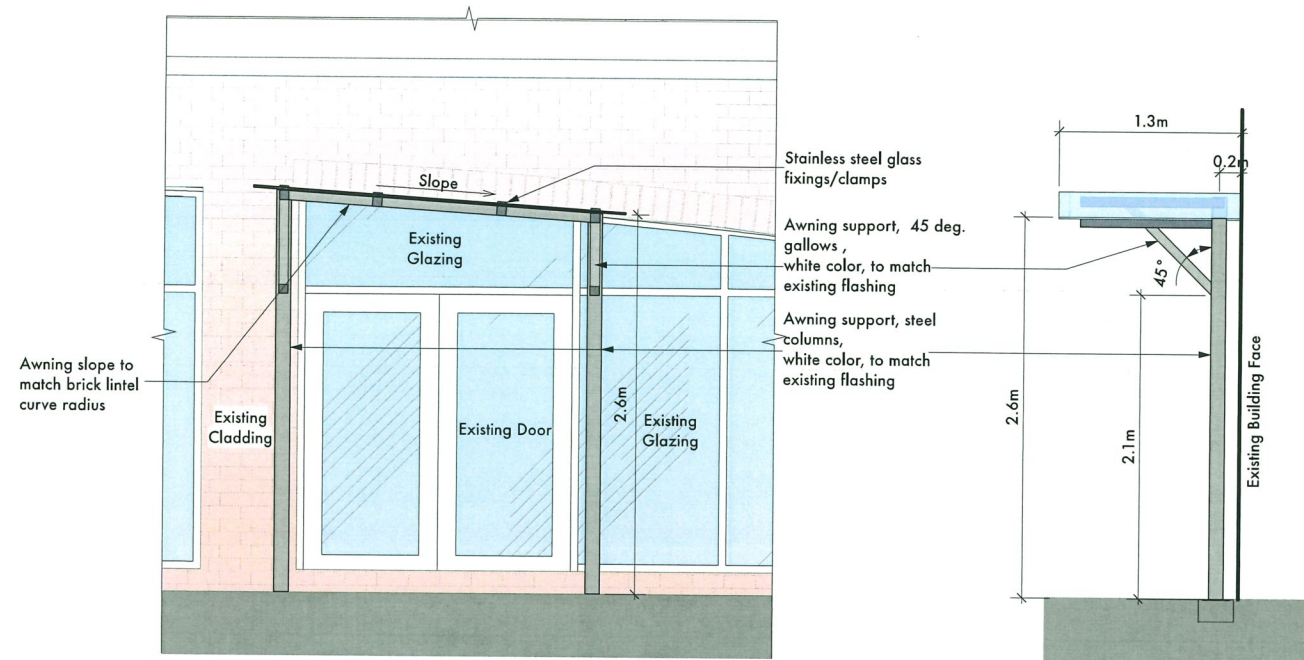
ISSUE :

- 14Aug'24 Issued for Planning Review
- 21Aug'24 Issued for DP
- 13Feb'25 Issued for DPR1
- 19Mar'25 Issued for DPR2

SHEET NAME:  
**North & Side  
Elevations**

SHEET NUMBER:  
**A-002**





DP 24-043129  
May 7, 2025

Plan # 3

PROJECT:  
**EXTERIOR FINISHES UPGRADE**



LQUP @ La Quinta Vancouver Airport  
8640 Alexandra Rd, Richmond,  
BC V6X 1C4,

ARCHITECTURAL  
CLADDING PANEL:

RSC DESIGNED BY:



**S'thetics**  
For All Premises  
S'thetics Building Systems Inc.

#2 6201 Highway 7  
Woodbridge ON  
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ISSUE :

- 14Aug'24 Issued for Planning Review
- 21Aug'24 Issued for DP
- 13Feb'25 Issued for DPR1
- 19Mar'25 Issued for DPR2

SHEET NAME:  
**South & Side  
Elevations**

SHEET NUMBER:

**A-003**





**Materials Legend :**

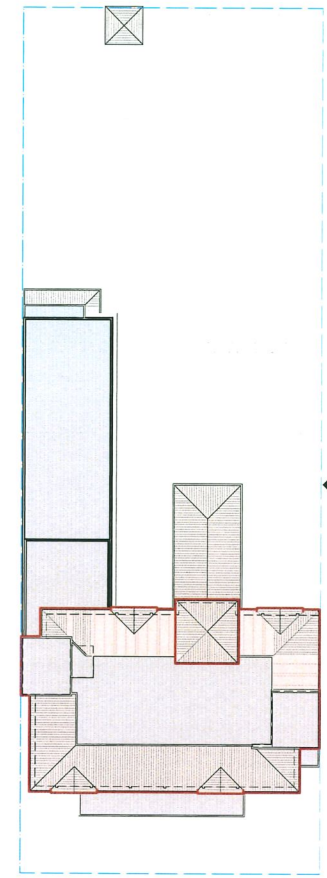
Large Format Porcelain Panels Size 118" x 20"

1 2 3

\*THUNDER GREY - PAINT COLOUR

\*MEGA GREIGE - PAINT COLOUR

\*DUCK WHITE - PAINT COLOUR



2 Key Plan  
Scale: 1:384

PROJECT:  
**EXTERIOR FINISHES UPGRADE**

LQUP @ La Quinta Vancouver Airport  
8640 Alexandra Rd, Richmond,  
BC V6X 1C4,

ARCHITECTURAL  
CLADDING PANEL:

Making Dream Surfaces Attainable

RSC DESIGNED BY:

For All Premises  
S'thetics Building Systems Inc.  
#2 6201 Highway 7  
Woodbridge ON  
L4H 0K7 CA

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Vancouver, B.C. V5X 4V9  
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- ISSUE :
- 14Aug'24 Issued for Planning Review
  - 21Aug'24 Issued for DP
  - 13Feb'25 Issued for DPR1
  - 19Mar'25 Issued for DPR2

SHEET NAME:  
**East  
Elevation**

SHEET NUMBER:  
**A-004**

1 East Elevation  
Scale: 1:96

  
LQUP @ La Quinta Vancouver Airport  
8640 Alexandra Rd, Richmond,  
BC V6X 1C4,

RSC DESIGNED BY:



**S'thetics**  
For All Premises  
S'thetics Building Systems Inc.  
#2 6201 Highway 7  
Woodbridge ON  
L4H 0K7 CA



studio  
senbel  
architecture  
+design

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t: 604.605.6995  
sws@studiosenbel.com

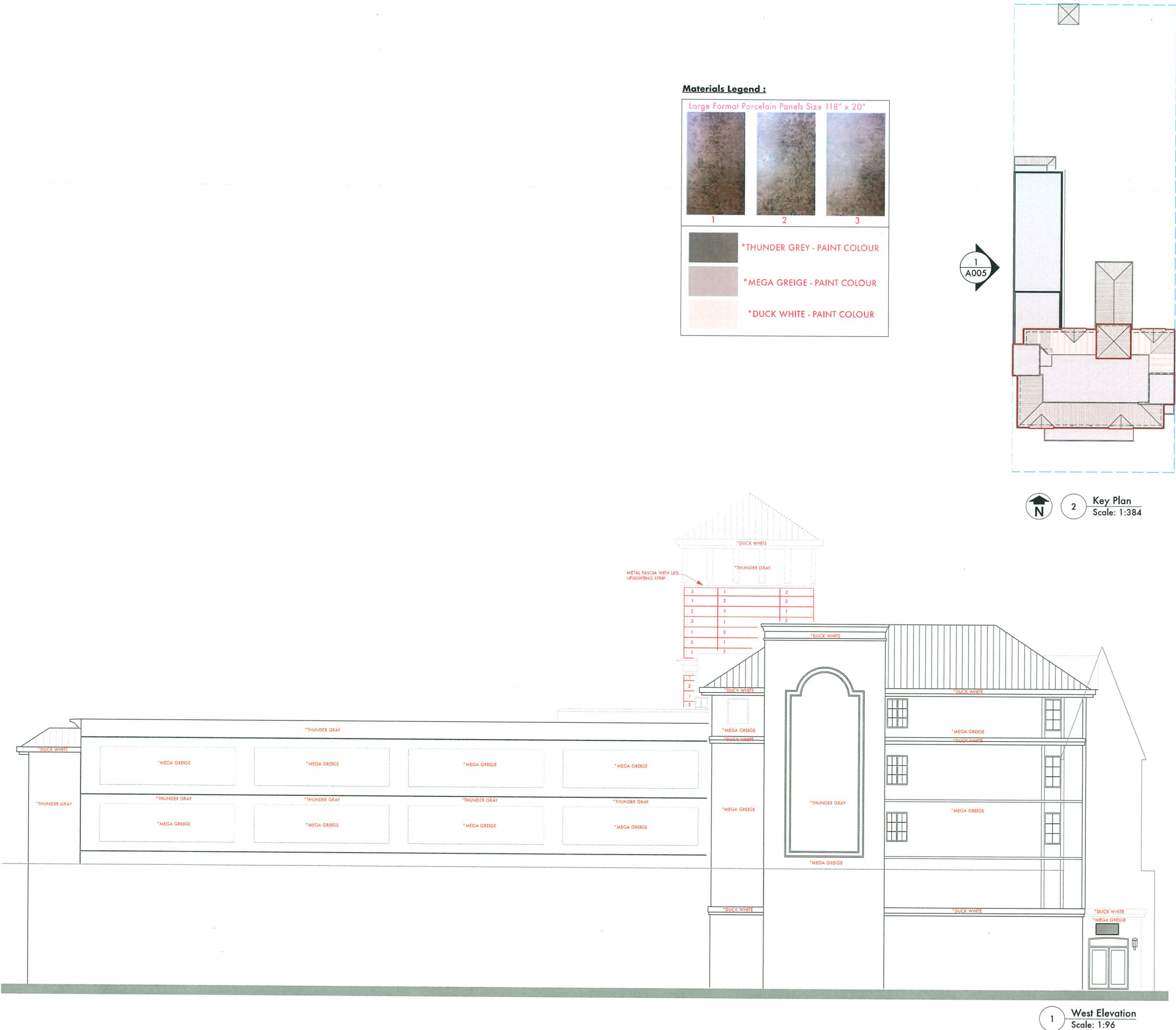
**ISSUE :**

- 14Aug'24 Issued for Planning Review
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- 19Mar'25 Issued for DPR2

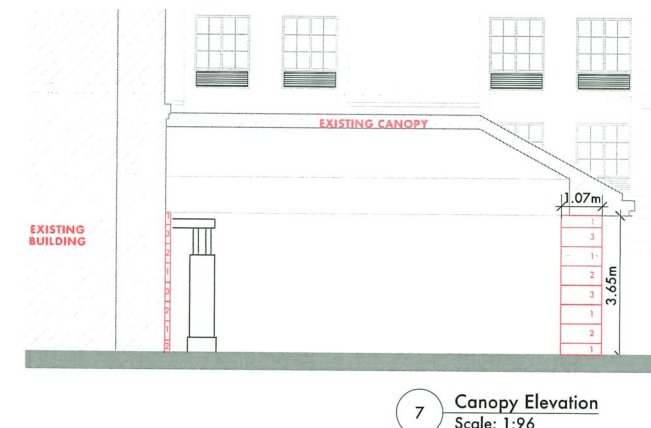
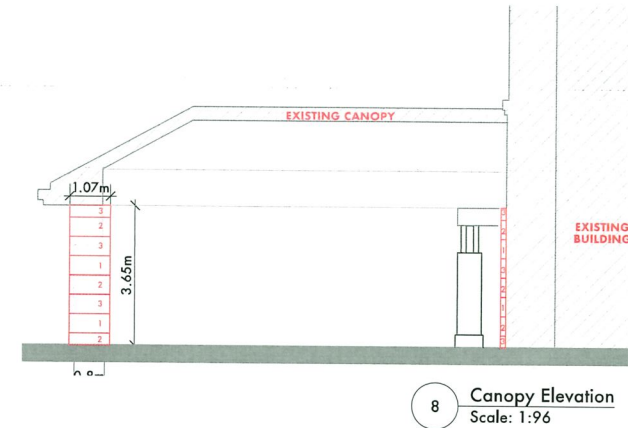
SHEET NAME:  
**West  
Elevation**

SHEET NUMBER:

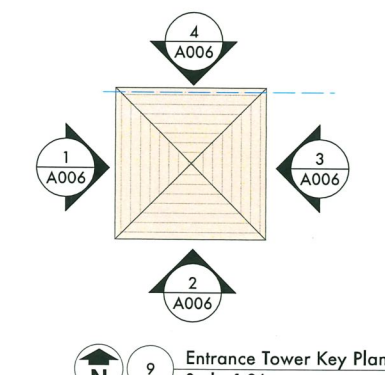
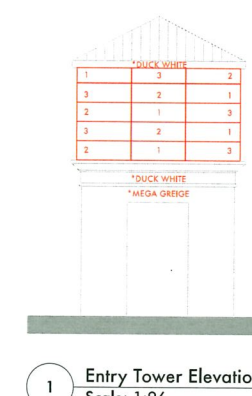
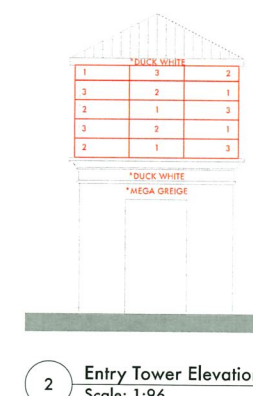
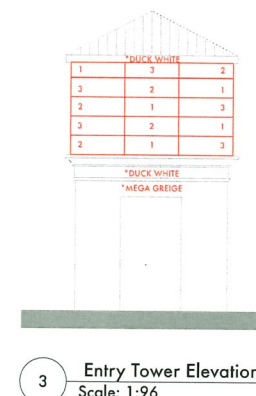
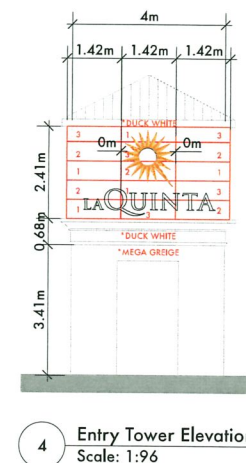
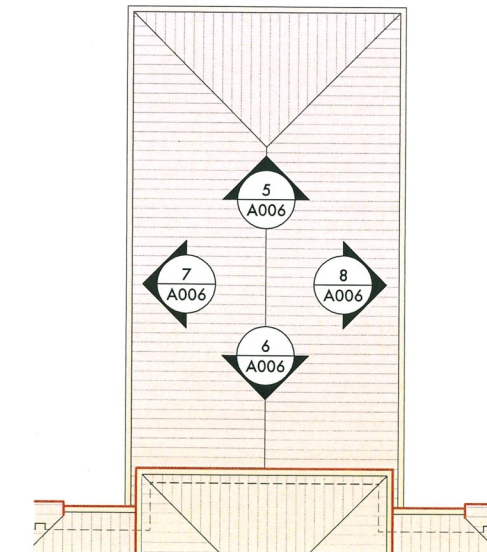
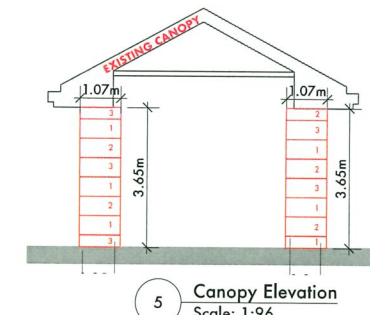
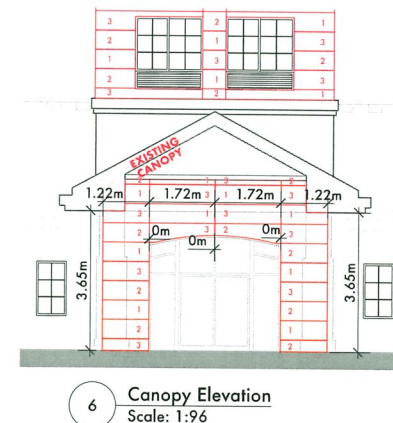
**A-005**







#### Materials Legend :



PROJECT:  
EXTERIOR FINISHES UPGRADE



LQUP @ La Quinta Vancouver Airport  
8640 Alexandra Rd, Richmond,  
BC V6X 1C4,

ARCHITECTURAL  
CLADDING PANEL:



RSC DESIGNED BY:



**S'thetics**  
For All Premises

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Woodbridge ON  
L4H 0K7 CA



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ISSUE :

- 14Aug'24 Issued for Planning Review
- 21Aug'24 Issued for DP
- 13Feb'25 Issued for DPR1
- 19Mar'25 Issued for DPR2

SHEET NAME:

**Entrance  
Tower & Canopy  
Elevations**

SHEET NUMBER:

**A-006**

DP 24-043129

May 7, 2025 Plan # 6