



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 5, 2026

From: Joshua Reis
Director, Development

File: DP 25-037550

Re: Application by JM Architecture Inc. for a Development Permit at
3071 St. Edwards Drive

Staff Recommendation

That a Development Permit be issued which would permit exterior renovations to the existing building at 3071 St. Edwards Drive on a site zoned "Auto-Orientated Commercial (CA)".

Joshua Reis
Director, Development
(604-247-4625)

JR:eml
Att. 2

Staff Report

Origin

JM Architecture Inc., on behalf of Richmond Airport Investments Ltd. (Director: Bob Choo), has applied to the City of Richmond for permission to undertake exterior renovations to the existing hotel building at 3071 St. Edwards Drive on a site zoned “Auto-Orientated Commercial (CA)” (Attachment 1). The scope of work associated with this permit is limited to the update of exterior finishes to the existing building and localized landscape improvements.

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

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the north: Single-Family lots fronting Bridgeport on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the east: Across St. Edwards Drive, a commercial shopping plaza on a lot zoned “Auto-Orientated Commercial (CA)”.

To the south: Fronting St. Edwards Drive, a parking lot on a lot zoned “School and Institutional Use (SI)”.

To the west: A five-storey hotel on a lot zoned “School and Institutional Use (SI)” and “Auto-Orientated Commercial (CA)”.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the 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, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Bridgeport Area Plan.

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, this proposal was not presented to the Advisory Design Panel for review and comment.

Existing Legal Encumbrances

There is an existing 3.0 m wide sanitary utility Statutory Right-of-Way (SRW) located along the drive aisle entrance to the site, fronting St. Edwards Drive. No encroachment into the SRW area is permitted.

Analysis

Flood Protection

- There is currently no flood indemnity covenant registered on Title for the subject site. Prior to the issuance of the DP, the applicant shall register a flood indemnity covenant to reflect the current flood construction standards as outlined in the Richmond Flood Plain and Designation Protection Bylaw 8402.

Conditions of Adjacency

- The subject site is located north of highway 99 and is a double-fronting property with frontages on St. Edwards Drive to the east and Bridgeport Road to the north.
- There is an existing row of mature hedges and trees along the shared west property line with the neighbourhood site that provides a natural screening between the existing hotel building and the adjacent hotel parking lot. Based on the scope of work proposed, there will be no impact to those trees.
- There are no anticipated impacts to adjacent properties relating to the proposed upgrades as the side yard setbacks and treatments remain the same.

Urban Design and Site Planning

- The existing Travel Lodge Hotel building is located within the centre of the subject site, with its main entrance-oriented east towards St. Edwards Drive.
- The hotel building consists of a primary 11-storey tower and a one-storey extension on the north wing of the building containing an existing restaurant.
- Surface parking and vehicle circulation are provided on the east, west and south sides of the hotel building with landscaped areas at the site perimeter and within internal drive aisles.
- The applicant is proposing to enhance pedestrian connectivity and safety on the subject site by providing a pedestrian pathway that will connect from St. Edwards Drive to the main hotel entrance.
- 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, blue finishes towards the top of the building and a blue seam metal roof.

- The cladding of the main hotel tower will be updated with an Exterior Insulation and Finish System (EIFS) marble coat, finished by Durabond, in a mix of charcoal, white and sand grain tones. The roof of the building will be repainted to a navy-blue colour.
- Pillars supporting the porte cochère will be updated with a porcelain slab finish.
- Existing lighting on the building is to be retained and consists of round downlighting, recessed linear lighting and flush-mounted linear LED lighting.
- The proposed building alterations and building materials are generally consistent with the OCP guidelines.

Landscape Design and Open Space Design

- Staff have conducted a site-visit, and the existing landscaping is generally in good to fair condition.
- As a part of the proposed exterior renovation, the applicant is proposing to plant four (4) new trees and make general enhancements to the existing landscaped areas around the building.
- The existing planted areas are proposed to be enhanced with additional plantings, including a mix of native and non-native shrubs and plantings. All landscaped areas on site are to be maintained with an automatic irrigation system.
- Existing trees on site are to be retained. 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.
- The new proposed pedestrian access between the main building entrance and St. Edwards Drive consists of a combination of concrete pavers and painted treatments to provide a clearly delineated path for pedestrians.
- To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscape Security in the amount of \$76,261.58 (based on a cost estimate prepared by the Landscape Architect, including all materials, installation and a 10 per cent contingency) prior to DP issuance.
- Six (6) new (Class 2) bicycle parking spots will be provided to the north of the primary hotel entrance for access and visibility.
- No new signage is included as part of the proposed development. All signage on site is currently existing.

Sustainability

- As a part of the proposed development permit, the applicant is proposing to install EV charging infrastructure for four (4) spaces, each capable of providing Level 2 EV charging.

Crime Prevention Through Environmental Design (CPTED)

- Existing site lighting and natural surveillance opportunities are provided in the main parking area of the site.
- Space differentiation has previously been established between public and semi-public outdoor spaces with landscape buffers.

Conclusions

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



Emma Lovas
Planning Technician – Design
(604) 276-4262

EML:js

- Att. 1: Location Map
2: Development Application Data Sheet

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

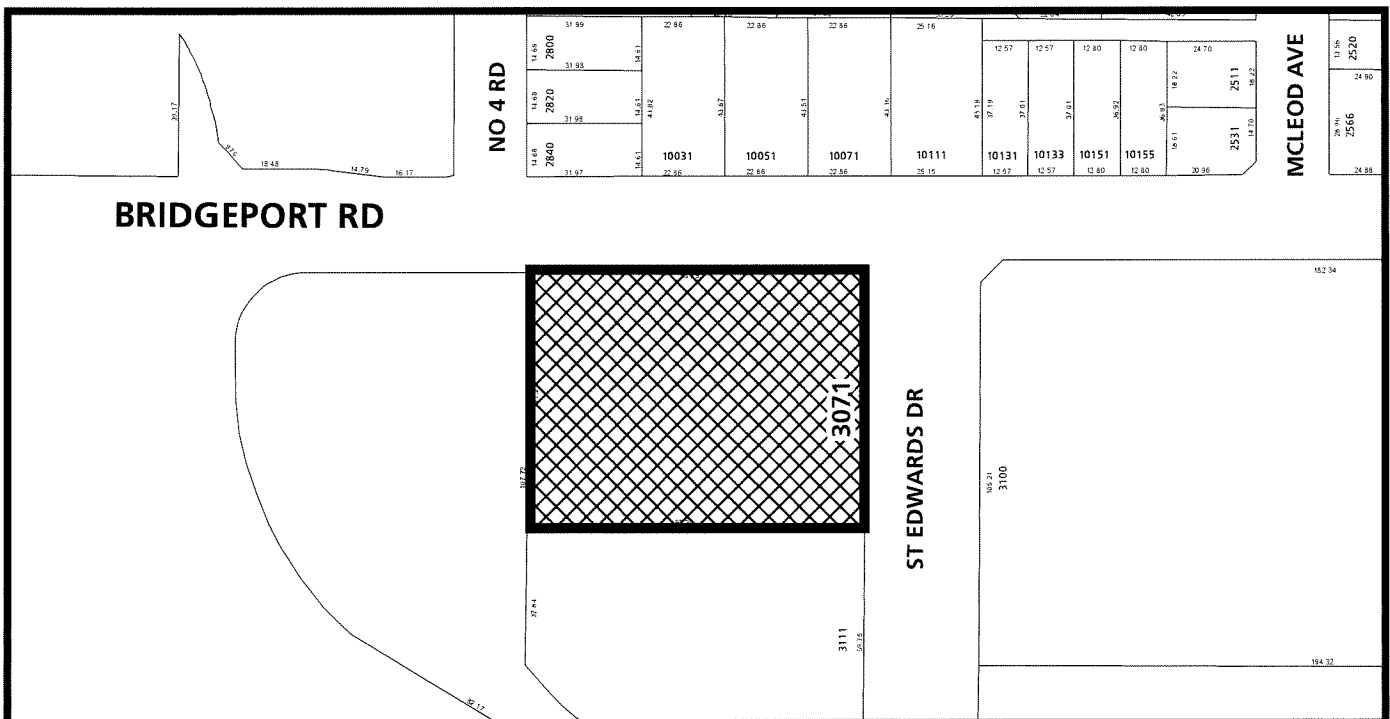
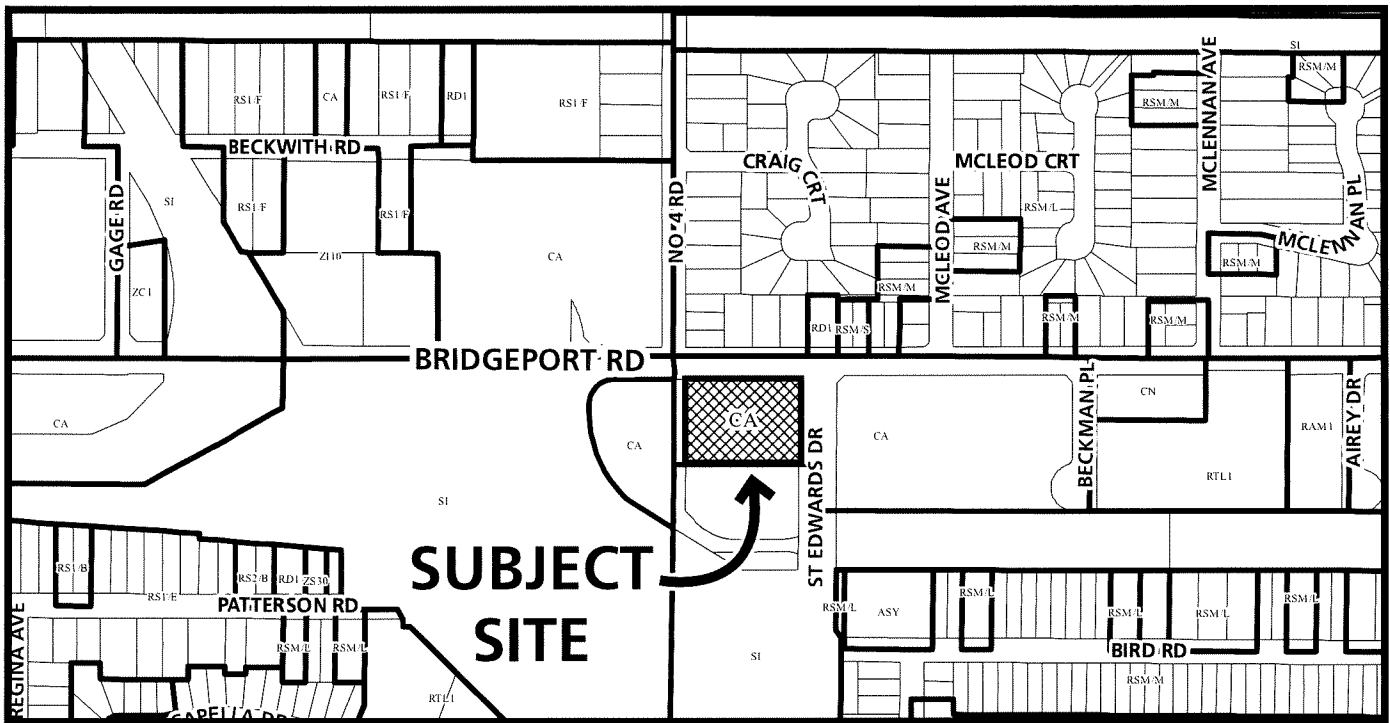
1. **(Landscape Security)** Receipt of a Letter-of-Credit for landscaping in the amount of \$76,261.58 (based on the cost estimate provided by a Registered Landscape Architect, including installation costs and 10% contingency), to the satisfaction of the Director of Development
2. **(Flood Covenant)** Registration of a flood indemnity covenant on title.
3. **(Electrical (EV) Parking)** Registration of a legal agreement on title to ensure that installation of EV charging infrastructure for a minimum of four (4) parking spaces, each capable of providing Level 2 EV charging is provided. Installation of the EV chargers at the time of construction is not mandatory.
4. **(DP Notice Fees)** 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:

- 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 (<https://www.richmond.ca/services/transportation/special.htm#TrafficPlan>). Submission of a contract entered into between the applicant and a Certified Arborist 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 for City review.



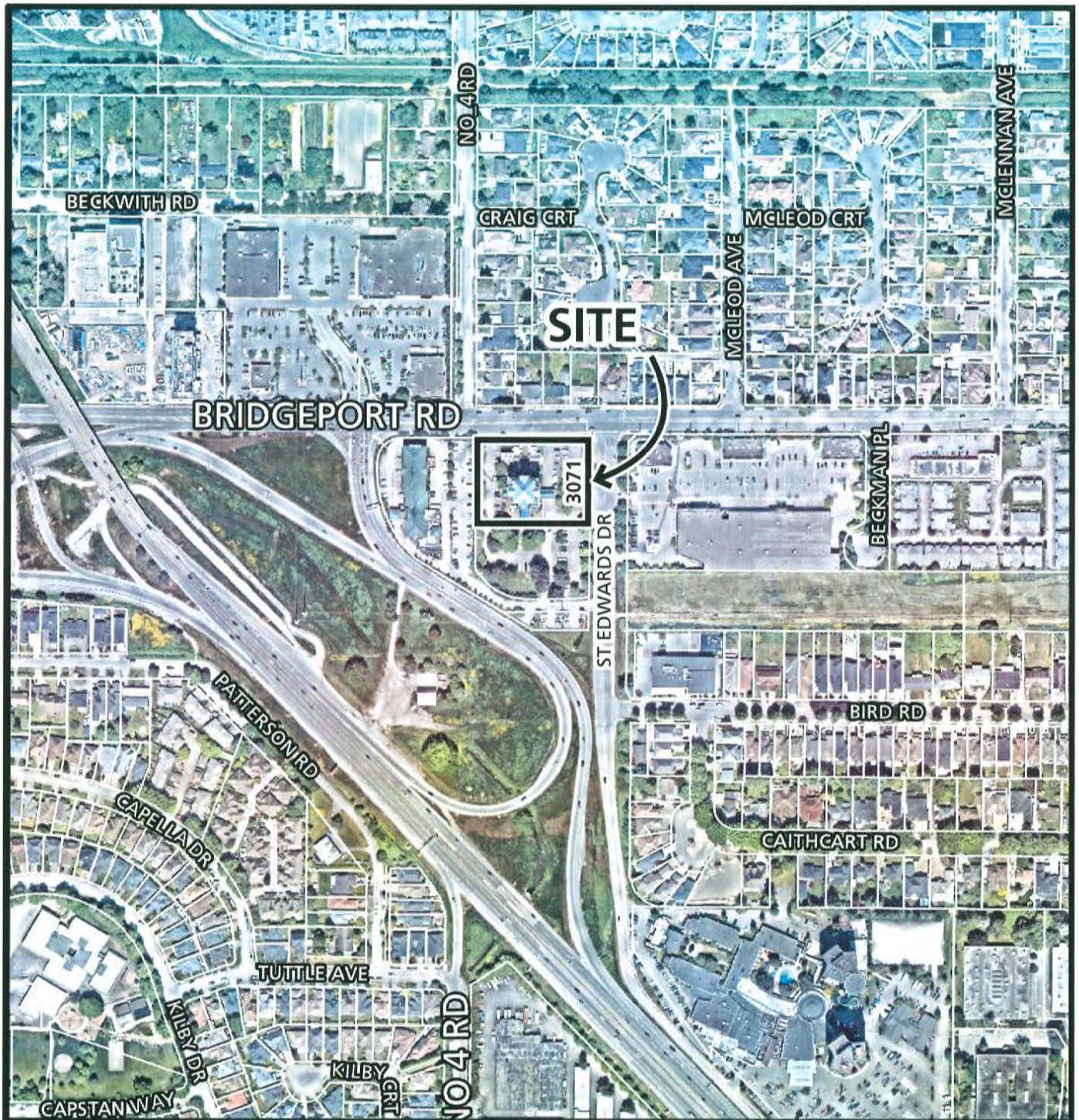
City of Richmond



	<h2 style="margin: 0;">DP 25-037550</h2>	<p>Original Date: 12/23/25 Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of
Richmond



DP 25-037550

Original Date: 12/23/25
Revision Date:

Note: Dimensions are in METRES



DP 25-037550

Attachment 2

Address: 3071 St. Edwards Drive

Applicant: JM Architecture Inc.

Owner: Richmond Airport Investments Ltd.

Planning Area(s): Bridgeport Area Plan

	Existing	Proposed
Site Area:	12,080 m ²	No change
Land Uses:	Hotel	No change
OCP Designation:	Commercial	No change
Zoning:	Auto-Orientated Commercial (CA)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.5	No change	None
Lot Coverage:	Max. 50%	No change	None
Setback – Front Yard:	Min. 3.0 m	No change	None
Setback – Interior Side Yard:	Min. 3.0 m	No change	None
Setback – Exterior Side Yard:	Min. 3.0 m	No change	None
Setback – Rear Yard:	Min. 3.0 m	No change	None
Height (m):	Max. 45.0 m	No change	None



No. DP 25-037550

To the Holder: JM Architecture Inc.
Property Address: 3071 St. Edwards Drive
Address: 107-15055, 54A Avenue, Surrey, BC V3S 5X7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #5 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$76,261.58 to ensure that development is carried out in accordance with the terms and conditions of the permit. 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.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 25-037550

To the Holder:

Property Address: 3071 St. Edwards Drive

Address: _____

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

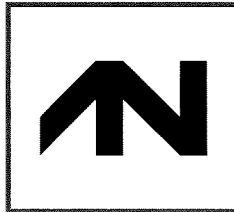
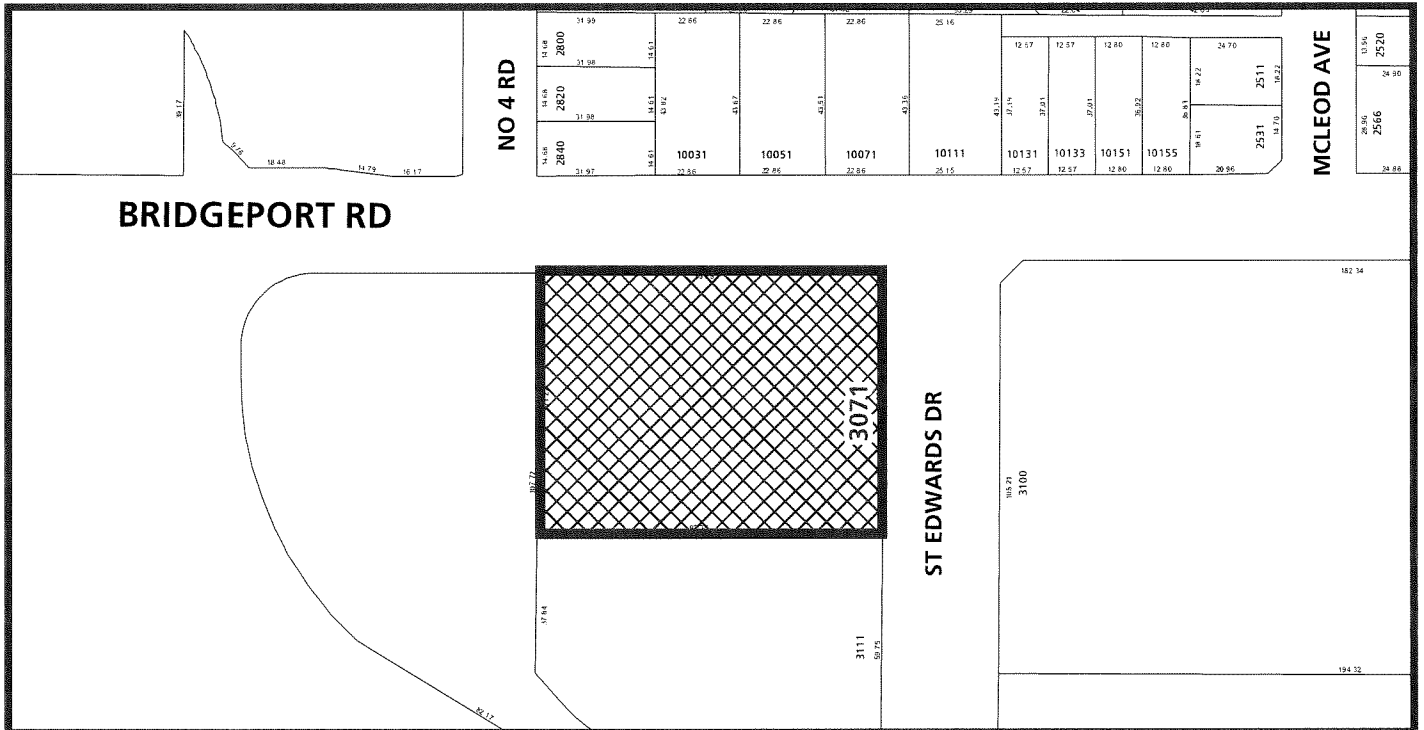
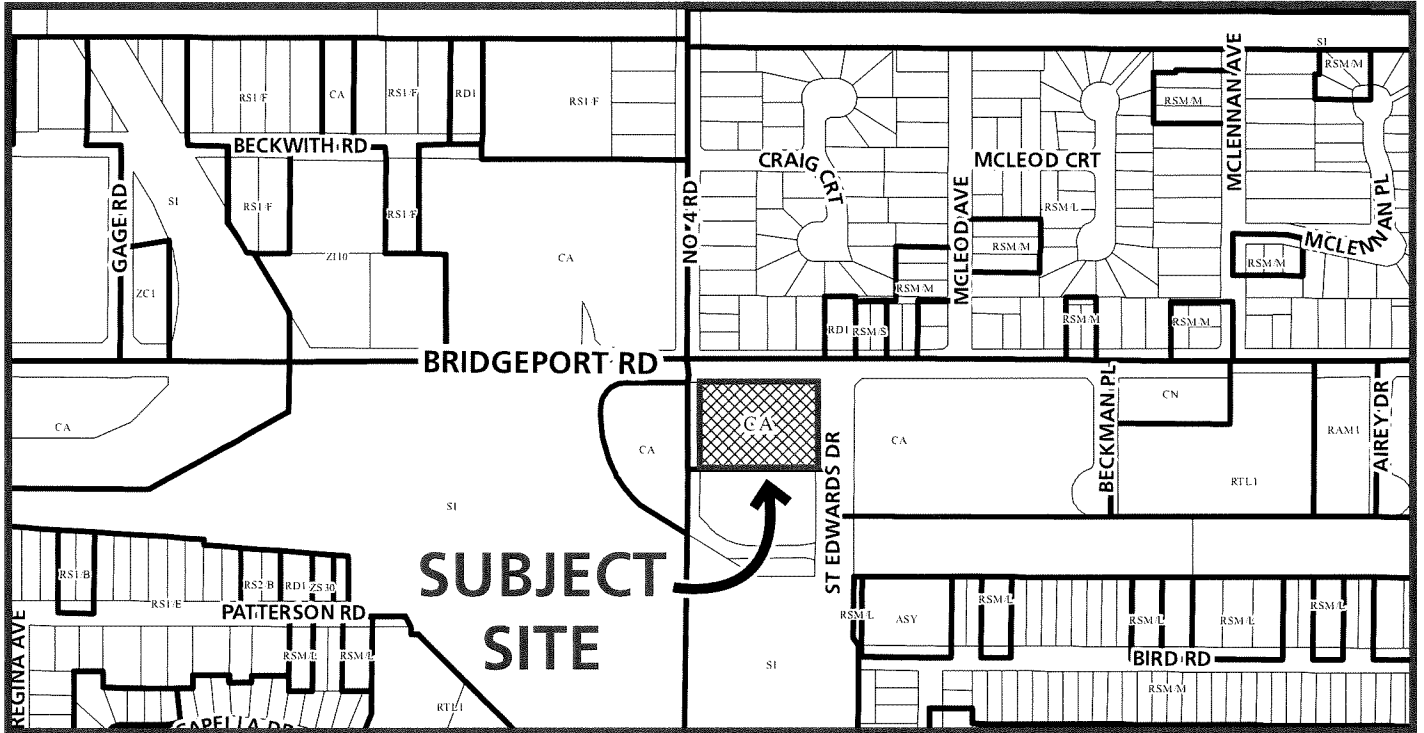
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



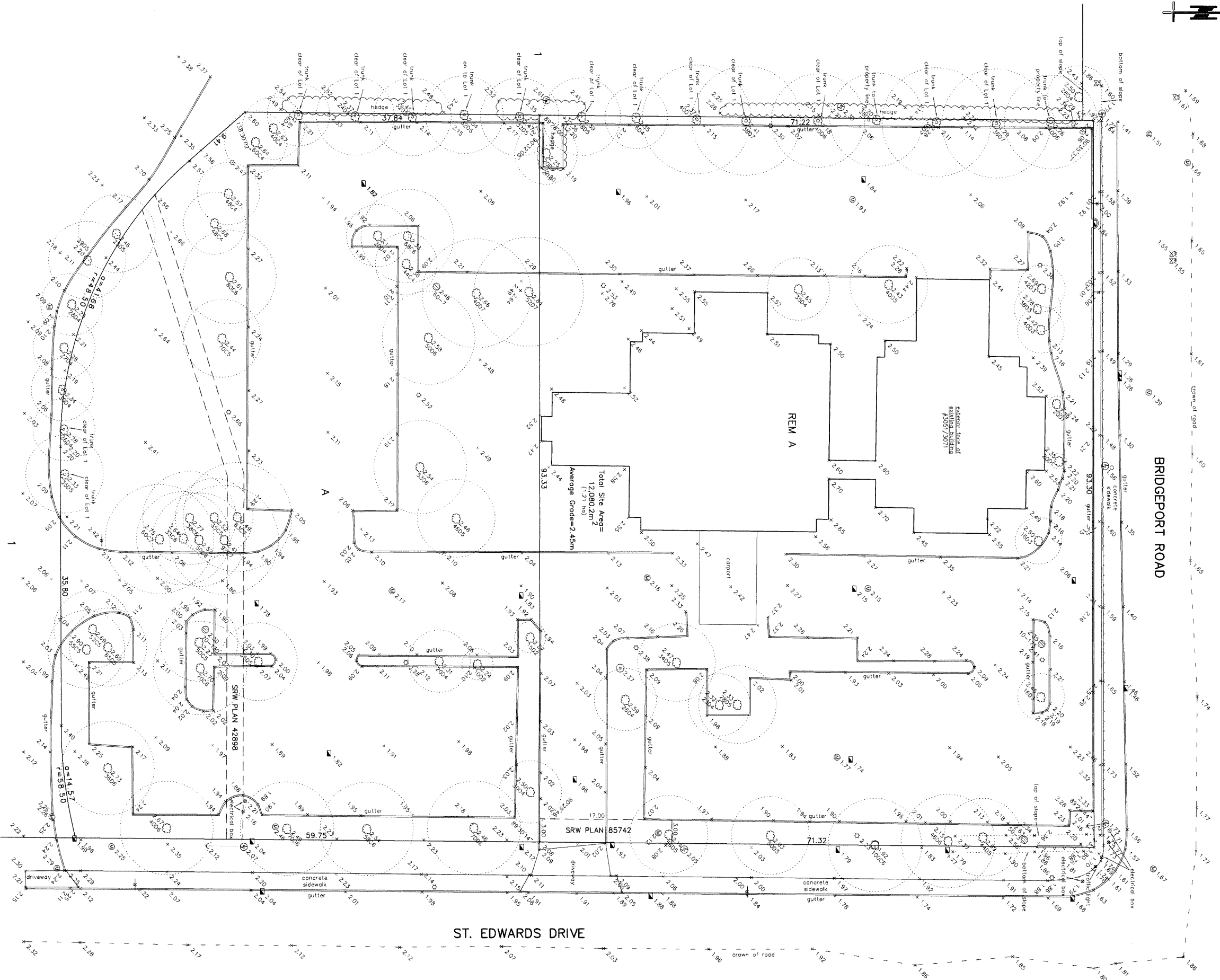
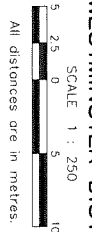
City of Richmond



DP 25-037550
SCHEDULE "A"

Original Date: 12/23/25
 Revision Date:
 Note: Dimensions are in METRES

SURVEY PLAN OF LOT A, EXCEPT: PART DEDICATED ROAD ON PLAN LMP35497, REFERENCE PLAN 71267
 AND LOT A, PLAN LMP35284
 BOTH OF SECTION 26, BLOCK 5 NORTH, RANGE 6 WEST
 NEW WESTMINSTER DISTRICT



- NOTES:**
- Lot dimensions are derived from field survey.
 - Elevations are based on the Geodetic Datum of Richmond and are derived from control monument GCM#951376 (77H4970) situated at the intersection of Brown Road and Brown Gate.
 - Elevation = 1.79 metres.
 - All dimensions 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.
 - X denotes tree pole.
 - O denotes tree standard.
 - by denotes top of wall.
 - by denotes bottom of wall.
 - denotes catch basin.
 - denotes manhole.
 - X denotes water valve.
 - denotes sign post.
 - denotes stump.
 - denotes tree stump.
 - height (cm).
 - diameter (cm).
 - radius (m).
 - concentric.
 - diameter (cm).

DP 25-037550
 March 3, 2026
 Plan #1

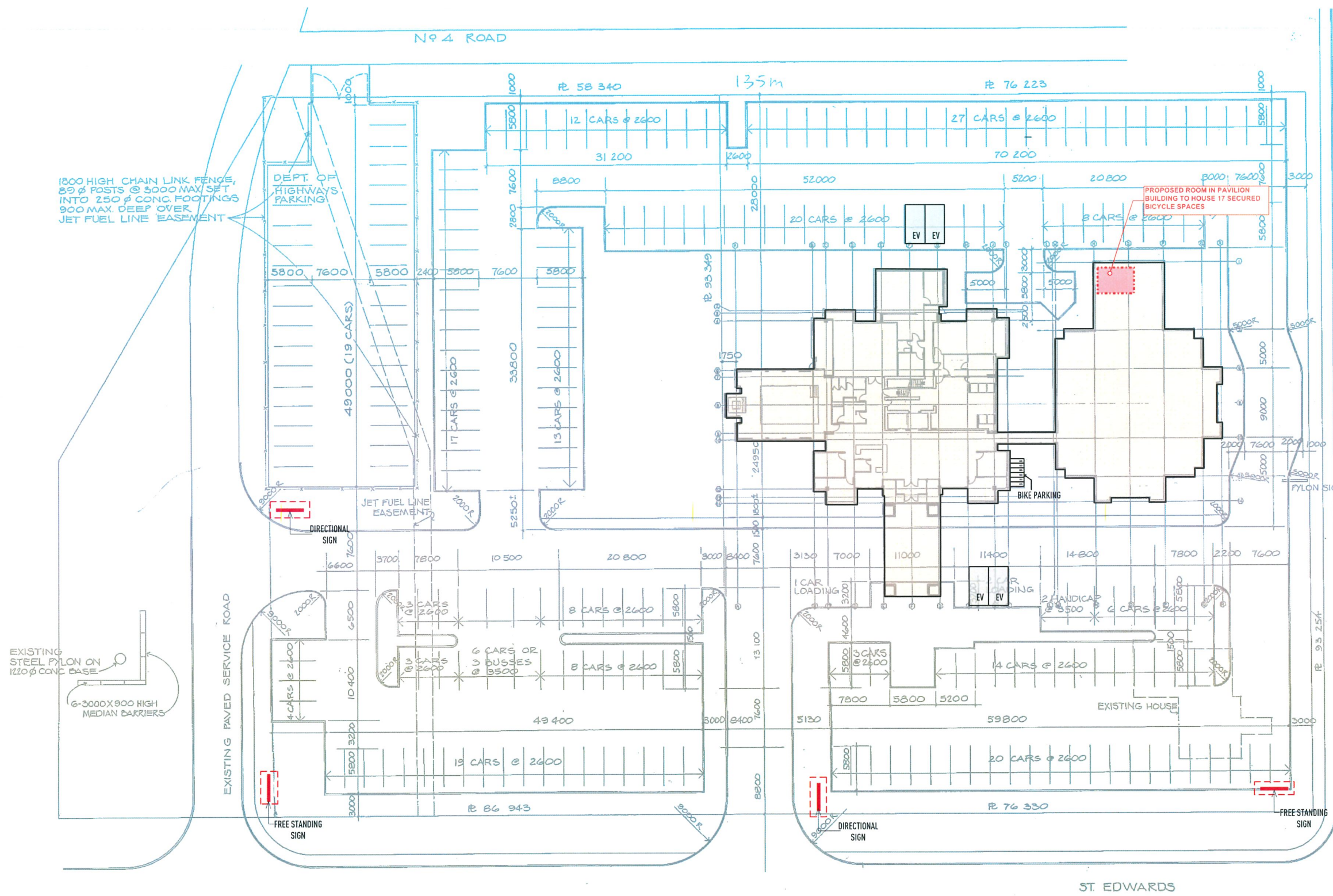
CIVIC ADDRESS
 3071-3111 ST. EDWARDS DRIVE
 RICHMOND, B.C.

ZONING: CA (REM A), SI (LOT A)

INSPECTED & CERTIFIED CORRECT.
 DATED THIS 17TH DAY OF DEC., 2025
 CERTIFIED CORRECT.
 DATED THIS 6TH DAY OF NOV., 2019

IVAN NGAN B.C.L.S.
LNLS METRO VANCOUVER
 LAND SURVEYORS
 1528 KINGSWAY, VANCOUVER, BC, V5N 2R9
 T 604.327.1535 WEB WWW.LNLS.CA

PI(D)REM A) 003-584-721
 PI(D)LOT A) 023-930-322
 FILE: 19328_02TP



1800 HIGH CHAIN LINK FENCE,
89 Ø POSTS @ 5000 MAX SET
INTO 250 Ø CONC. FOOTINGS
900 MAX. DEEP OVER
JET FUEL LINE EASEMENT

DEPT. OF
HIGHWAYS
PARKING

PROPOSED ROOM IN PAVILION
BUILDING TO HOUSE 17 SECURED
BIKE SPACES

EXISTING
STEEL PYLON ON
1220 Ø CONC. BASE
6-3000X900 HIGH
MEDIAN BARRIERS

- LEGEND**
- EV E.V CAR PARKING
4 NOS.
 - B BIKE PARKING
5 NOS.
 - I EXISTING SIGNAGE

DP 25-037550
March 3, 2026
Plan #2

REV	DATE	DESCRIPTION	BY
4	2025-01-13	ISSUES FOR DEVELOPMENT PERMIT	AT
5	2025-01-19	ISSUED FOR BUILDING PERMIT	AT
4	2025-04-05	ISSUED FOR BUILDING PERMIT	AT
3	2025-04-21	ISSUED FOR PRELIMINARY DISCUSSIONS	AT
2	2025-03-28	ISSUED FOR ENVELOPE CONSULTANT	JMM
1	2025-02-26	ISSUED FOR MEASUREMENT CHECK	JMM

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JM Architecture Inc.
DESIGNING THE WORLD AS IT SHOULD BE

Principal: Joe M. Minnen
architect abc, ssk, mnc

107-15055 54A Avenue
Surrey, B.C. V3Z5K7
604-853-2003 - T
joe@jmanarchitecture.ca - E

Architect's Seal

Project Name: **TRAVELDGE EXTERIORS**

3071 St. Edwards Dr.
RICHMOND BC

Owner:
Client Name:

SITE PLAN

START DATE: 2025-03

PROJECT No: 2025-07





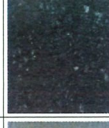
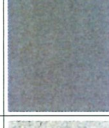
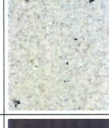
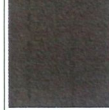
DR. CH.

SCALE: 1:250

Project No: 2025-07

A-100

DO NOT SCALE DRAWING

EXTERNAL MATERIAL LEGEND		
MT	DESCRIPTION	REFERENCE IMAGE
E01	NOIR DESIR PORCELAINE SLAB	
E02	CALACATTA CALDIA PORCELAINE SLAB	
E03	EIFS SYSTEM COAT FINISHES WITH EPOXY FOR STAIN RESISTANCE, BY DURABOND, WHITE DOVE BM	
E04	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, NAVY BLUE	
E05	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, GEMSTONE DOLOMITE WHITE	
E06	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, BLACK MAINE	
E07	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, LIGHT GREY	
E08	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, ATHABASCA SANDS WITH GRAIN	
E09	STANDING SEAM METAL ROOF, NAVY BLUE COLOR	
E10	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, KENDALL CHARCOAL HC-166	

NOTES:

- CM/BUILDER SHALL PROVIDE ALL EXTERIOR SAMPLES TO ARCHITECT/BRAND FOR APPROVAL OF COLOR & TEXTURE, BEFORE COMMENCING WORK ON SITE. CM/BUILDER SHALL SUBMIT ARCHITECT'S & BRAND'S APPROVED EXTERIOR SAMPLES TO OWNER FOR FINAL APPROVAL.
- CM AND/OR RELATED TRADE TO SUBMIT COLOR OPTIONS FOR ALL EXTERIOR MECHANICAL LOUVERS & CAPS BEFORE WORK IS EXECUTED ON SITE SO THAT COLOR MATCHING TO ADJACENT FINISH IS OBTAINED.
- CM/GC TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS PERTAINS TO THEIR SIZE/LOCATION & FINISH/COLOR.
- REVEALS SHOWN ON THE DRAWINGS TO BE 3/4" SQUARE.

EXTERIOR LIGHTING LEGEND	
L01	4" ROUND DOWNLIGHT WITH GLAZING, 3000K
L02	RECESSED 1.5" LINEAR LIGHTING WITH WHITE LENS, 3000K
L03	LINEAR LED LIGHTING W/WHITE LENS, FLUSH MOUNTED, SIZE 1"x2.4", 3000 K LED



DP 25-037550
March 3, 2026
Plan #3

REV	DATE	DESCRIPTION	BY
1	2025-11-01	ISSUED FOR DEVELOPMENT PERMIT	AT

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JM Architecture Inc.
 DESIGNING THE WORLD AS IT SHOULD BE

Principal: Joe M. Minton
 architect abc, asa, mcaac

107-15055 54A Avenue
 Surrey, B.C. V3S0K7
 604-853-2003 - T
 joe@jmachitecture.ca - E

Architect's Seal		Project Name	
		TRAVELODGE EXTERIORS	
3671 S. EDWARDS DR. RICHMOND BC		START DATE	2025-03
Owner Client Name		PROJECT No	2025-07
PROPOSED EAST ELEVATION		DR.	CH.
SCALE		SCALE	1:100
REV: 1	Project No: 2025-07	A-204	

DO NOT SCALE DRAWING

EXTERNAL MATERIAL LEGEND		
MI	DESCRIPTION	REFERENCE IMAGE
E01	NOIR DESIR PORCELAINE SLAB	
E02	CALACATTA CALDIA PORCELAINE SLAB	
E03	EIFS SYSTEM COAT FINISHES WITH EPOXY FOR STAIN RESISTANCE, BY DURABOND, WHITE DOVE BM	
E04	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, NAVY BLUE	
E05	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, GEMSTONE DOLOMITE WHITE	
E06	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, BLACK MAINE	
E07	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, LIGHT GREY	
E08	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, ATHABASCA SANDS WITH GRAIN	
E09	STANDING SEAM METAL ROOF, NAVY BLUE COLOR	
E10	EIFS SYSTEM MARBLE COAT FINISHED BY DURABOND, KENDALL CHARCOAL HC-166	

NOTES:
 1- CONTRACTOR SHALL PROVIDE ALL EXTERIOR SAMPLES TO ARCHITECT/BRAND FOR APPROVAL OF COLOR & TEXTURE, BEFORE COMMENCING WORK ON SITE. CONTRACTOR SHALL SUBMIT ARCHITECT & BRAND'S APPROVED EXTERIOR SAMPLES TO OWNER FOR FINAL APPROVAL.
 2- CIVIL AND/OR RELATED TRADE TO SUBMIT COLOR OPTIONS FOR ALL EXTERIOR MECHANICAL LOUVERS & CAPS BEFORE WORK IS EXECUTED ON SITE SO THAT COLOR MATCHING TO ADJACENT FINISH IS OBTAINED.
 3- CONTRACTOR TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS PERTAINS TO THEIR SPECIFICATION & FINISH/COLOR.
 4- REVEALS SHOWN ON THE DRAWINGS TO BE 3/4" SQUARE

EXTERIOR LIGHTING LEGEND	
L01	4 ROLPH DOWNLIGHT WITH GLAZING, 3000K
L02	RECESSED 1" X 1" LINEAR LIGHTING WITH COVER, 3000K
L03	LINEAR LED LIGHTING WITH WIRE LENS, FLUSH MOUNTED, SIZE 1 1/2" X 2" X 3000 K LED



- TOP OF ROOF
143'-0.9"
- LEVEL 12
120'-0.9"
- LEVEL 11
110'-0.5"
- LEVEL 10
100'-0.0"
- LEVEL 09
89'-11.5"
- LEVEL 08
79'-11.1"
- LEVEL 07
69'-10.6"
- LEVEL 06
59'-10.1"
- LEVEL 05
49'-9.6"
- LEVEL 04
39'-9.2"
- LEVEL 03
29'-8.7"
- LEVEL 02
19'-8.2"
- LEVEL 01
0.0"

1 SOUTH ELEVATION
Scale: 1:100

DP 25-037550
March 3, 2026
Plan #4

REV	DATE	DESCRIPTION	BY
1	2025-11-21	ISSUED FOR DEVELOPMENT PERMIT	AT

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JMArchitecture Inc.
 DESIGNING THE WORLD AS IT SHOULD BE
 Principal: Joe M. Martin
 architect: abc, mba
 107-15055 54A Avenue
 Surrey, B.C. V3S5K7
 604-853-2003 - T
 joe@jmachitecture.ca - E

Architect's Seal

Project Name	TRAVELDGE EXTERIORS		
3071 St. EDWARDS Dr. RICHMOND BC	START DATE	2025-03	Owner Client Name
DR.	PROJECT No	2025-07	PROPOSED SOUTH ELEVATION
SCALE	1:100	CH.	
REV.	1	Project No.	A-206
		2025-07	

DO NOT SCALE DRAWING



1 3D VIEW
Scale: 1/75



2 3D VIEW
Scale: 1/75

DP 25-037550

March 3, 2026

Reference Plan

REV	DATE	DESCRIPTION	BY
1	2025-11-21	ISSUED FOR DEVELOPMENT PERMIT	AT

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JM Architecture Inc.
 DESIGNING THE WORLD AS IT SHOULD BE

Principal: Joe M. Minter
 architect aac, abc, mvaic
 107-15055 54A Avenue
 Surrey, B.C. V3S5X7
 604-853-2003 - 1
 joe@jmachitectur.ca • E

Architect's Seal

Project Name
TRAVELODGE EXTERIORS
 3671 S. EDWARDS Dr.
 RICHMOND BC

Owner
 Client Name

START DATE: 2025-03
 PROJECT No: 2025-07
 DR. CH.
 SCALE: 1:100

Project Name
TRAVELODGE EXTERIORS

Owner
 Client Name

START DATE: 2025-03
 PROJECT No: 2025-07
 DR. CH.
 SCALE: 1:100

REV: 1
 Project No: 2025-07
A-901

DO NOT SCALE DRAWING



1 FRONT ENTRANCE
Scale: 1:100



2 FRONT ENTRANCE
Scale: 1:100

DP 25-037550
March 3, 2026
Reference Plan

REV	DATE	DESCRIPTION	BY
1	JUL-11-21	ISSUED FOR DEVELOPMENT PERMIT	AT

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JM Architecture Inc.
DESIGNING THE WORLD AS IT SHOULD BE
Principal: Joe M. Minten
architect abc. abc. mnc
107-15055 54A Avenue
Surrey, B.C. V3S0K7
604-853-2003 - T
joe@jmanarchitecture.ca - E

Architects Seal

START DATE	2025-03
PROJECT No	2025-07
DR.	CH.
SCALE	1:100

Project Name	TRAVELODGE EXTERIORS
3071 St. EDWARDS Dr. RICHMOND BC	
Owner Client Name	
PERSPECTIVES	
REF: 1	Project No. 2025-07
	A-902

DO NOT SCALE DRAWING



PICTURE OF EXISTING BUILDING

1 EXISTING LOOK OF BUILDING



BUILDING WITH PROPOSED COLOUR SCHEME

2 PROPOSED LOOK OF BUILDING
Scale: 1:100

DP 25-037550

March 3, 2026

Reference Plan

REV	DATE	DESCRIPTION	BY
1	JUL5-11-21	ISSUED FOR DEVELOPMENT PERMIT	AT

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Principal: Joe M. Minton
architect a.s.c., a.s.c.
107-15285 54A Avenue
Surrey, B.C. V3S0X7
604-853-2003 - T
joe@jmanarchitecture.ca - E

Architect's Seal



Project Name
TRAVELODGE EXTERIORS
3871 S. EDWARDS Dr.
RICHMOND BC

Owner
Client Name

PERSPECTIVES

START DATE 2025-03

PROJECT No 2025-07

DR. CH.

SCALE 1:100

REV: 1 Project No. 2025-07 A-903

DO NOT SCALE DRAWING