



**Development Permit Panel
Wednesday, May 28, 2025**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Milton Chan, Director, Engineering, Chair
Marie Fenwick, Director, Arts, Culture and Heritage
John Hopkins, Director, Policy Planning

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 April 30, 2025 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 24-043129
(REDMS No. 8026491)

APPLICANT: Sharif Senbel

PROPERTY LOCATION: 8640 Alexandra Road

INTENT OF PERMIT:

Permit exterior renovations to the existing building at 8640 Alexandra Road on a site zoned "Auto-Oriented Commercial (CA)".

Applicant's Comments

Sharif Senbel, Studio Senbel Architecture + Design Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the project, highlighting the following:

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

Staff Comments

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

Panel Discussion

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

Correspondence

None.

Gallery Comments

None.

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Panel Discussion

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

Panel Decision

It was moved and seconded

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)".

CARRIED

2. New Business

None.

3. Date of Next Meeting: June 11, 2025

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (3:42 p.m.).

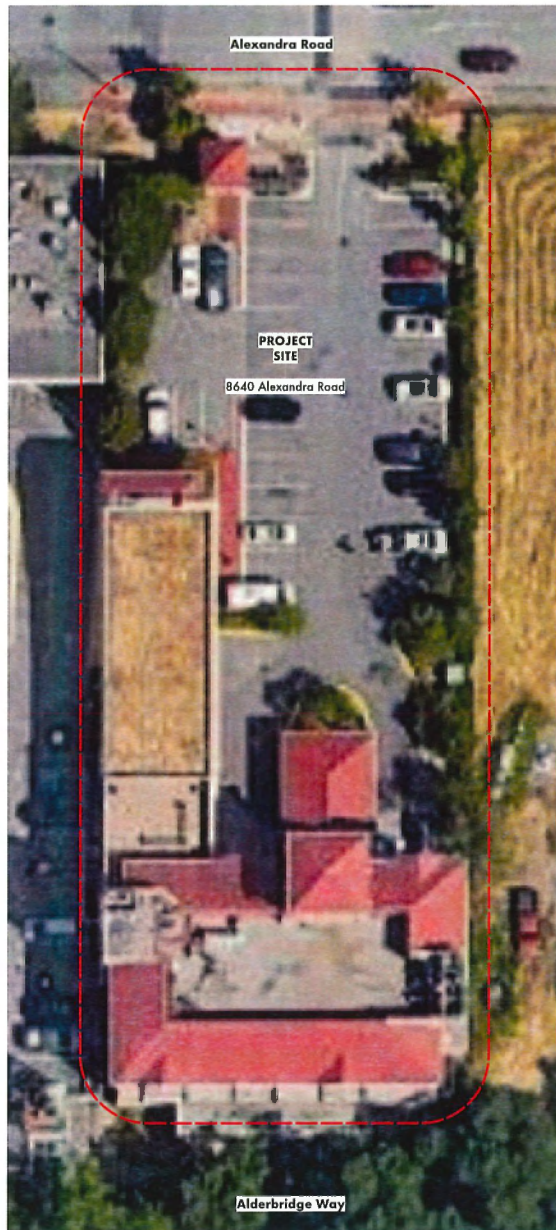
CARRIED

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 Wednesday, May 28, 2025.

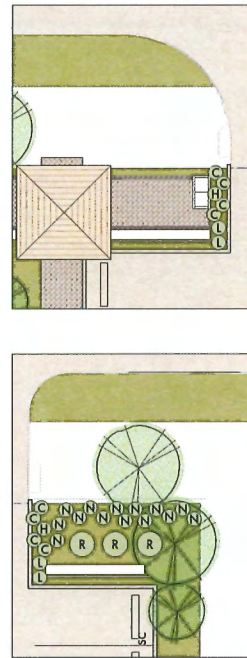
Milton Chan
Chair

Rustico Agawin
Committee Clerk

**LA QUINTA INN - EXTERIOR FINISHES UPGRADE
DEVELOPMENT PERMIT**

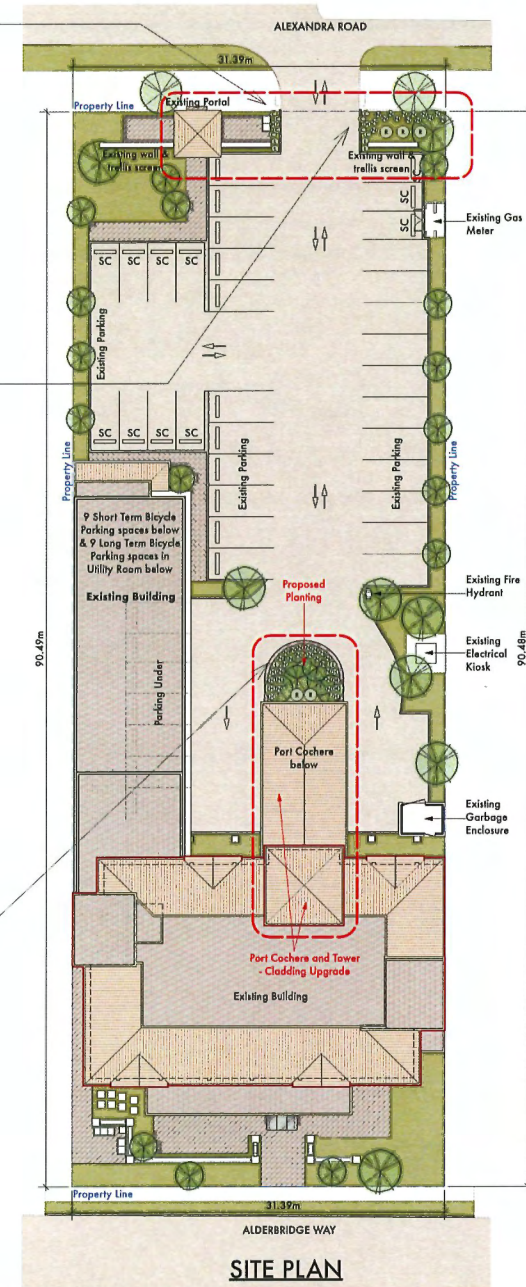
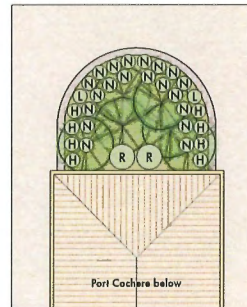


SITE AERIAL



Proposed Planting:

- ☒ Rhododendron Albiflorum
- ☐ Arctostaphylos Uva-Ursi
- ☐ Lavendula Augustifolia Munstead
- ☐ Helictotrichon Sempervirens
- ☐ Calamagrostis X Acutiflora Karl Foerster



SITE PLAN



EXISTING CONDITION

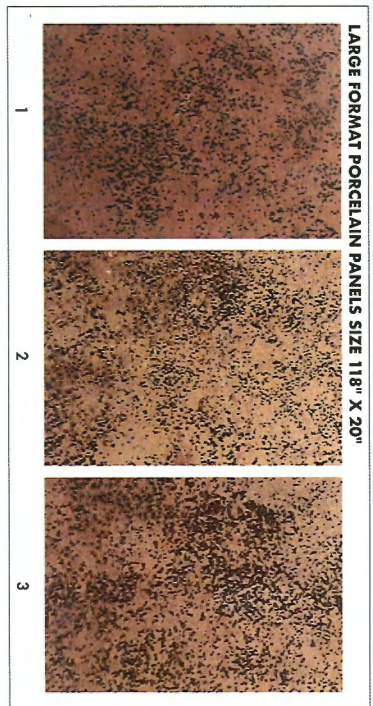


PROPOSED FINISHES



PROPOSED NORTH ELEVATION

FINISHES LEGEND

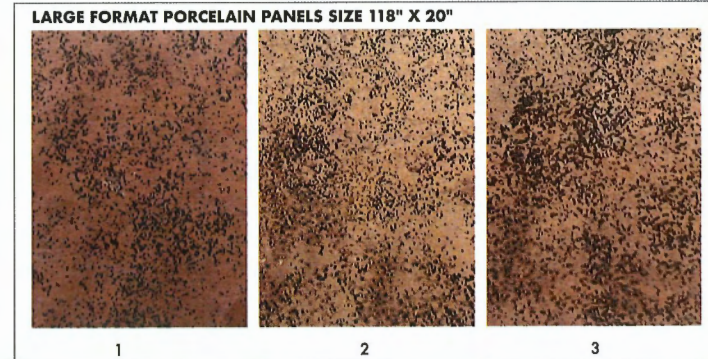
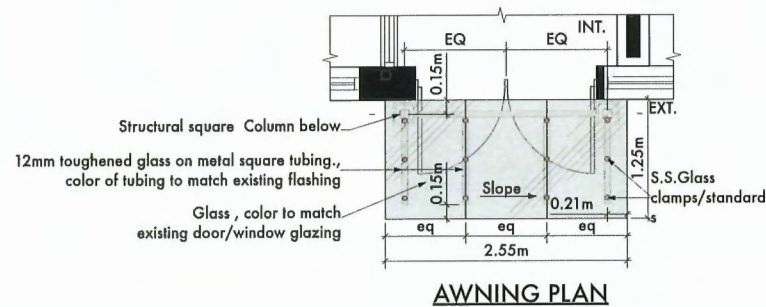
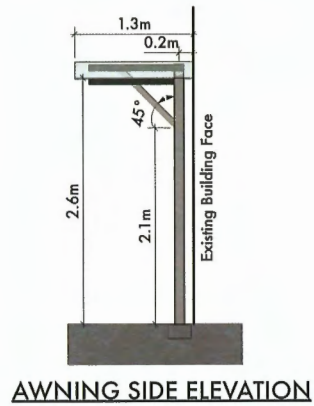


LA QUINTA INN - EXTERIOR FINISHES UPGRADE

DEVELOPMENT PERMIT PANEL PRESENTATION

May 2025





FINISHES LEGEND

