



**Development Permit Panel
Wednesday, August 26, 2026**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
Marie Fenwick, Director, Arts, Culture and Heritage

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 July 29, 2026, be adopted.

CARRIED

1. DEVELOPMENT PERMIT DP 26-007148
(REDMS No. 8484010)

APPLICANT: Yuanheng Seaside Developments Ltd.

PROPERTY LOCATION: 3311 No. 3 Road

INTENT OF PERMIT:

1. That a Development Permit be issued which would:
 - a) Permit the construction of a hotel containing approximately 206 suites at 3311 No. 3 Road on a site zoned "Residential / Limited Commercial and Community Amenity (ZMU30) - Capstan Village (City Centre)"; and
 - b) Vary Section 20.30.11.1 to permit hotel use within Area "B", above the first two storeys of a building.

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Applicant's Comments

Wing Leung, Principal, W.T. Leung 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:

- the Development Permit was previously approved for two residential buildings and one office building;
- the proposed development is to change the office building to a mixed-use hotel and office building with no changes to the two residential towers and community centre;
- the proposed development will include office space on floors four and five with the proposed hotel on floors six through twelve;
- two lobbies are proposed for the building, one dedicated to the office floors and one for the hotel, with both entrances fronting the corner of Sea Island Way and No. 3 Road; and
- the proposed landscape plan will have minor changes to the open space courtyard that will include updated tree species and a reduced water feature.

Panel Discussion

In reply to queries from Panel regarding the exterior elevation changes to the office and hotel tower, the applicant noted that (i) the concrete core for the office and hotel has been relocated to the middle of the building and replaced with punched windows, (ii) the undulating glass fins have been replaced with a beauty cap for the triple glazed curtain wall, (iii) minor changes to the fenestration to the parkade due to enlargement of the BC Hydro equipment enclosure, and (iv) the building height has lowered from floors six to twelve resulting in the relocation of the mechanical equipment that will be concealed in a setback rooftop enclosure.

In reply to further query from Panel regarding the podium level landscaping, the applicant noted that the water feature has been replaced by a landscaping mound and trees that maintains a separation between the residential towers and the proposed office and hotel building. Additionally, the plaza area between building G and the office and hotel lobby has been adjusted to incorporate two separate elevator cores.

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Staff Comments

Joshua Reis, Director, Development, noted that (i) the previous Development Permit was issued in 2021 and construction has started on the subject site, (ii) there are minor changes to the character of the proposed mixed-use office and hotel building and a slight reduction to the building height, (iii) the massing remains consistent with the previously approved and issued Development Permit, (iv) there are no changes to the residential buildings, (v) the proposed hotel is a permitted use in the zoning of the subject site, and (vi) the applicant intends to orient the hotel to business travelers and visitors requiring longer stays and has agreed to register a covenant on title restricting the use of the hotel suites to a maximum length of stay to not more than six months.

Panel Discussion

In response to queries from Panel, the applicant advised that (i) the residential parking will be located on parts of parking level one (P1) with separate gate access to the residential parking located on parking level two (P2), (ii) the office and hotel parking is separate from the residential parking, (iii) there are no changes to the community centre parking, (iv) electric vehicle charging will be provided as per the previously approved and issued Development Permit, (v) there is some shared parking for the community centre on P1, and (vi) a wayfinding strategy and signage outlining parking areas will be established.

In response to further query from Panel the applicant noted that the minor increase in parking is for non-residential uses due to the addition of the hotel and changes to the circulation and flow of traffic throughout the parking areas.

Correspondence

Matthew Waugh, 8199 Capstan Way, (Schedule 2).

The correspondence expressed concerns with the proposed hotel development and the increased traffic, parking, noise, lighting, commercial servicing, and the compatibility of having a hotel within the residential area.

Staff have responded to Mr. Waugh's concerns noting that (i) the layout of the proposed development is not significantly changing from the previously approved and issued Development Permit, (ii) all hotel drop off and pick up and commercial loading is located in the parkade as per the previously approved and issued Development Permit, (iii) there are no large event spaces or banquet facilities proposed that would cause additional noise, (iv) all mechanical equipment, that may generate noise, is located on the buildings rooftop, (v) a noise covenant is on title, (vi) the hotel is a permitted use within the area and there are no changes to the residential development on site, and (vii) the proposed uses are compatible and consistent with both the City Centre Area Plan and Official Community Plan and the site's existing zoning.

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Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application noting the proposed changes with the addition of the hotel improve the facades and surrounding public areas. The Panel also supported the wayfinding strategy and directed staff to work with the applicant to establish a comprehensive wayfinding strategy due to the complexity of the project.

Panel Decision

It was moved and seconded

1. *That a Development Permit be issued which would:*

- a) Permit the construction of a hotel containing approximately 206 suites at 3311 No. 3 Road on a site zoned "Residential / Limited Commercial and Community Amenity (ZMU30) - Capstan Village (City Centre)"; and***
- b) Vary Section 20.30.11.1 to permit hotel use within Area "B", above the first two storeys of a building.***

CARRIED

2. New Business - None

3. Date of Next Meeting – September 16, 2026

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (3:55 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, August 26, 2026.

Wayne Craig
Chair

Andrea Mizuguchi
Legislative Services Coordinator

Architectural rendering of the L12 Hotel building, showing its curved glass facade and surrounding urban context. The building is labeled with floors: L12 Hotel, L11 Hotel, L10 Hotel, L9 Hotel, L8 Hotel, L7 Hotel, L6 Hotel, L5 Office, L4 Office, L2 Hotel Reception, and L1 Lobby. The street below is labeled 'CANADA LINE'.

-

PROJECT

ViewStar
LOT B

3211 No. J Road
Richmond, BC

3D Renderings

JOB NO.

11-03

DRAWING

SV

DATE

March 6, 2026

SCALE

AS SHOWN

CHECKED

WTL

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Architectural rendering of the Sea Island Way building. The main structure is a tall, curved tower with a glass curtain wall. At its base is a lower, wider section featuring a facade of vertical, ribbed metal panels. To the right, another curved building with a similar design is partially visible. The foreground shows a paved area with a few people walking and a car parked. A bridge is visible in the background under a blue sky with light clouds.

BIRD'S EYE VIEW INTO COURTYARD

Residential Tower F

Residential Tower G

Hotel / Office Tower

- Hotel program stats:
- 206 hotel guest rooms
 - Up to 142 rooms (69%) extended stay capable
 - Minimum 64 rooms (31%) conventional hotel rooms
 - Maximum guest length of stay: six months
 - Unified hotel ownership and operation
 - Individual stratification or subdivision of hotel rooms prohibited



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REVISION	REVISION FOR
1. 2024-07-30	REVISED FOR DP
2. 2024-07-30	REVISED FOR DP
3. 2024-07-30	REVISED FOR TENDER REVIEW
4. 2024-07-30	REVISED FOR TENDER
5. 2024-07-30	REVISED FOR DP
6. 2024-07-30	REVISED FOR CLARITY REVIEW

DP 26-007148
July 30, 2026

PROJECT

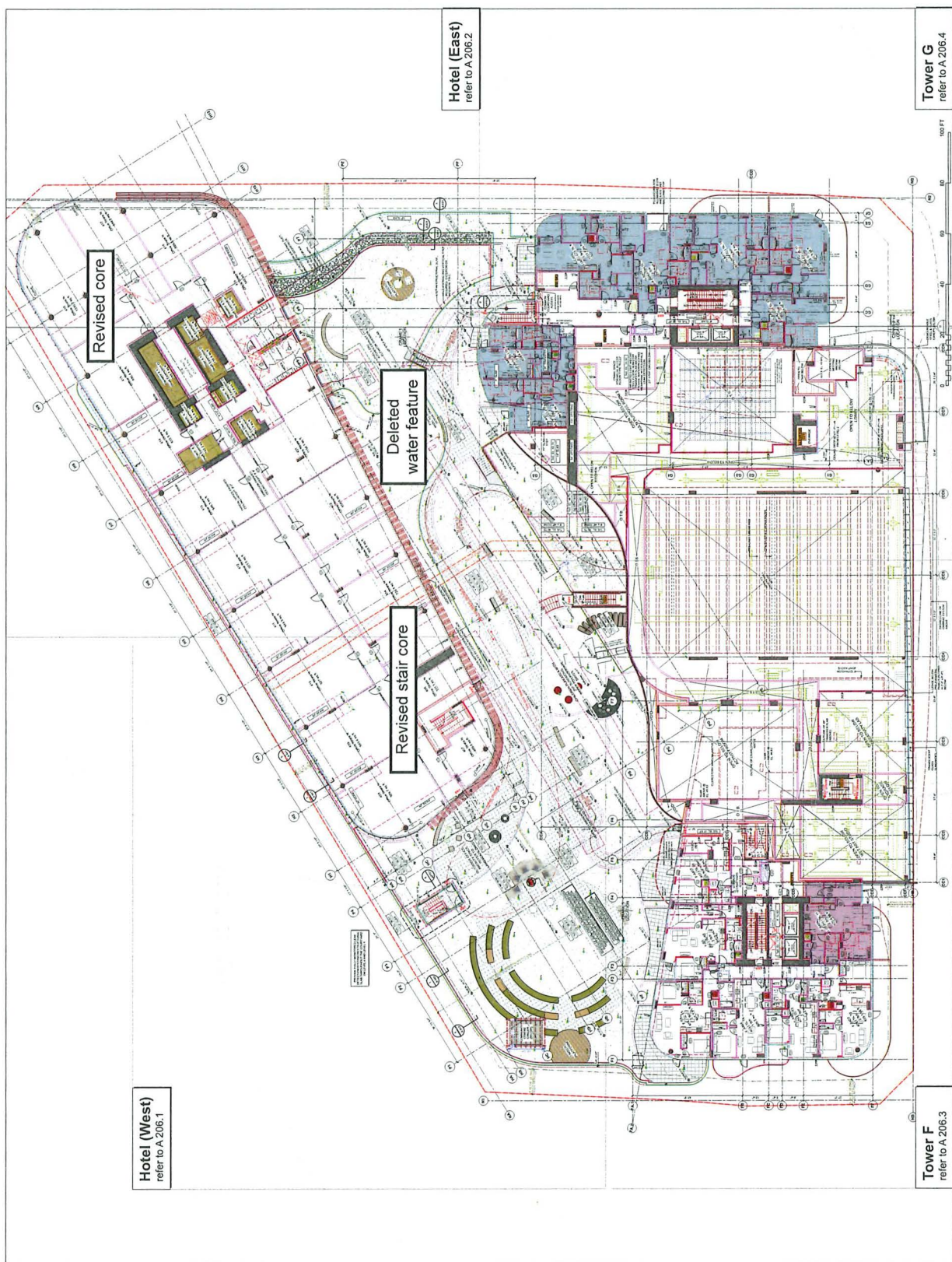
ViewStar
LOT B

3311 No. 3 Road
Richmond, BC

Level 12
Key Plan

JOB NO.	11-03
DRAWN	LL, SV, VK
DATE	July 30, 2026
SCALE	1/16" = 1'-0"
EXCHANGED	WTL
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DRAWING NO.	

- 2 -





Replaced
water feature
with trees.

eta landscape architecture
1000 Third Street, Suite 200
Washington, DC 20004, USA
Tel: (202) 462-1100
Fax: (202) 462-1101
www.eta-landscape.com

Yuanheng Development
Lot B

Illustrative Plan



From: Waugh, Matthew <mwaugh86@mail.ubc.ca>
Sent: Sunday, August 23, 2026 4:37 PM
To: CityClerk
Subject: Development Permit Application DP 26-007148

Categories: Andrea

You don't often get email from mwaugh86@mail.ubc.ca. [Learn why this is important](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

To the City of Richmond Development Permit Panel,

I am a resident and owner at 8199 Capstan Way, and I am writing regarding Development Permit Application DP [26-007148](#) for the proposed 206-suite hotel development at 3311 No. 3 Road by Yuanheng Seaside Developments Ltd.

I respectfully request that the Richmond Development Permit Panel reject this proposal and only approve permit applications in this area that are for the development of residential spaces.

I fear the culture that this neighbourhood was developing will be impacted by the building of a large hotel and it will turn into a neighbourhood where out-of-towners make up the majority of pedestrians, drivers, consumers, and our neighbours.

This can lead to more apartments being turned into Airbnbs, despite Strata bylaws, as the culture of the Capstan neighbourhood is that it's turned into a hub that caters primarily to vacationers. A hotel being built next door will only exacerbate this, causing current residents to lose that feeling of community. How can we feel like a community when we are permitting hotel developments that cater to those with no long term investment in our neighbourhoods? No offense to vacationers, but I'm not interested in constantly being stopped by them to share which Chinese restaurant is the best, or what is the best route to take to get to the airport, or how best to get to downtown Vancouver. Local residents need not ask those questions.

I would greatly appreciate it if the following questions and concerns could be addressed as part of the panel's review and consideration of this application:

1. Traffic, drop-off zones, and parking

A 206-suite hotel could generate substantially more vehicle and pedestrian activity than a residential building of similar size. I am particularly concerned about congestion and vehicle activity on No. 3 Road, Capstan Way, and surrounding residential streets.

As part of its review, is the Development Permit Panel considering the following potential negative impacts of the proposed hotel on existing residences, including:

- The expected number of daily vehicle trips generated by the hotel
- The location and design of the hotel drop-off/pick-up area
- Where taxis, ride-share vehicles, and tour buses will stop
- How loading and service vehicles will access the site
- Whether hotel guests will be able to use surrounding residential streets for parking and
- Whether a traffic impact assessment has been completed

2. Noise, late-night activity, and lighting/signage

Hotels operate differently from residential buildings, with guests arriving and departing at all hours, and greater noise and light spill coming from restaurants, event spaces, and other commercial uses.

I am concerned about light spill and potential impacts on neighbouring residential units, especially bedrooms and balconies during night time. Please clarify the proposed exterior lighting and signage, particularly illuminated hotel signage.

Moreover, could the Development Permit Panel clarify:

- Whether the project includes restaurants, banquet/event spaces including on the rooftop, or other late-night uses?
- Proposed hours of operation for these uses?
- Measures to control noise from guests, vehicles, loading areas, and outdoor spaces?
- Whether any acoustic or noise impact assessment has been conducted?

3. Hotel loading, garbage, and servicing

Could the Development Permit Panel provide details regarding the location of:

- Hotel loading/unloading areas
- Garbage and recycling collection
- Commercial deliveries
- Mechanical equipment
- Kitchen exhaust, if applicable
- Any outdoor service areas

I would like to understand how these activities will be separated from neighbouring residential areas and whether they could create noise, odour, or other disturbances, which all can cumulatively impact quality of living and property values.

4. Pedestrian and neighbourhood impacts

The Capstan area is rapidly becoming a high-density residential neighbourhood. I support appropriate development and recognize the benefits of investment and new amenities in the area. However, I believe a 206-suite hotel would negatively impact the community that is growing here.

Could the Development Permit Panel explain how this proposal was evaluated in terms of its compatibility with the surrounding residential buildings, the long-term neighbourhood plan for the Capstan/Sea Island Way area, and its impact on the property values of residential homes (especially those apartments within a couple blocks from the proposed development)?

Given the significant amount of development already occurring around Capstan Way, I am generally concerned about the cumulative effects of additional high-density hotel development on traffic, privacy, property values, apartment views, noise and livability, and general culture and community feel we have here.

Has the panel considered the cumulative impact of this hotel together with other approved and proposed developments in the immediate area?

I would also appreciate receiving or being directed to the current architectural drawings, site plan, elevations, traffic assessment, landscape plan, and any other technical reports associated with DP [26-007148](#) that are available for public review.

Thank you for considering my comments. I would appreciate a written response to the questions above and would be grateful for clarification on when a decision will be made and to what degree comments from local residents like me factor into the panel's decision.

My best,

Matthew Waugh (he/him) | Ph.D., M.A., B.Sc.

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