



**Development Permit Panel
Thursday, September 12, 2024**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
Kirk Taylor, Director, Real Estate Services

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 August 21, 2024 be adopted.

CARRIED

**1. DEVELOPMENT PERMIT 23-011375
(REDMS No. 7449752)**

APPLICANT: NSDA Architects

PROPERTY LOCATION: 7188 Westminster Highway

INTENT OF PERMIT:

Permit exterior renovations to the existing building at 7188 Westminster Highway on a site zoned "Auto-Oriented Commercial (CA)".

Applicant's Comments

Atsushi Fujimi, NSDA 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:

Development Permit Panel

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- The project intends to update the exterior of the building to meet the standards of a boutique hotel, including two exterior seating areas;
- New colours of stucco and manufactured stone are proposed for the exterior cladding of the building;
- Given the proximity to the airport, the renovations will incorporate design elements inspired by aviation;
- A retractable awning is proposed to provide protection from the elements; and
- Bicycle racks are proposed as part of the exterior renovations.

Mackenzie Pugh and Stephen Vincent, Durante Kreuk Ltd. Landscape Architecture, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) plant species will include shade tolerant species and a variety of flowering and evergreen species to maintain year-round interest, (ii) larger, denser shrubs are proposed adjacent to the seating areas to provide privacy, (iii) lower ground covers and perennials are proposed to maintain visibility and open space, (iv) smaller multi-stem trees are proposed to provide some privacy while also keeping visibility open, and (v) lighting will be incorporated into the planters along walkways and planters will be the same height of the existing planters.

Staff Comments

Joshua Reis, Director, Development noted that (i) there is no Servicing Agreement associated with the project, (ii) improvements to the exterior of the building are limited in scope, (iii) there is no change to the existing floor area, (iv) all vehicular traffic to and from the site is to operate from the same entrance and exit on Westminster Highway, and (v) the applicant will be providing new Class 1 and Class 2 on-site bicycle parking as part of the proposed scope of work.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the glass canopies will be replaced with aluminum and wood grain materials, (ii) the glass balconies will be retained, (iii) the existing grade will be maintained and ensure the exit ramp will not pose any issues for people with mobility issues, (iv) the exterior renovations are part of the hotel's rebranding from a Ramada to a Best Western short-stay property, specifically an Aiden by Best Western, which offers a more boutique experience, (v) exterior lighting includes wall sconces and uplighting, (vi) the design of the project incorporates Crime Prevention Through Environmental Design (CPTED) principles and there will be upgraded security cameras on site, and (vii) security is managed by the hotel staff.

Correspondence

None.

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Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting (i) the benefit of the exterior upgrades, (ii) the applicant’s attention to the landscape design of the project, and (iii) salvaging materials where possible.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit exterior renovations to the existing building at 7188 Westminster Highway on a site zoned “Auto-Oriented Commercial (CA)”.

CARRIED

2. DEVELOPMENT PERMIT 24-012258

(REDMS No. 7744113)

APPLICANT: Jim Ralph

PROPERTY LOCATION: 3200 No. 3 Road

INTENT OF PERMIT:

Permit the construction of a 315-suite hotel at 3200 No. 3 Road on a site zoned “Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)”.

Applicant’s Comments

Doug Nelson, Bingham + Hill Architects, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, highlighting the following:

- The application is submitted to address revisions to the approved Development Permit associated with facilitating a permitted changed of use from office to hotel, specifically affecting Building L;
- The building form is proposed to be revised such that the floor plates are smaller, ceilings are lower, and additional floors are added without exceeding the maximum allowable floor area or building height and will provide a similar street wall presence along Sea Island Way and No 3. Road frontages;
- Vehicle access to Phase 3 is provided through the auto court on Phase 4;

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- The reconfigured form of Building L is designed to make use of the already constructed below-grade structure without requiring structural modification;
- This change of use to hotel is permitted under the current zoning bylaw;
- The gross floor area and building height remains the same and the majority of physical change to the building has occurred on the south side facing the courtyard;
- The design of the Sea Island Way pedestrian right-of-way on the north side is required to be modified as part of the Servicing Agreement for the larger development to accommodate a larger turning radius from No. 3 Road to Sea Island Way;
- The hotel drop-off will be relocated to the auto court to avoid potential traffic blockages on Cst. Thomas Agar Road;
- The overall outdoor amenity space will be increased by approximately 250 square metres and will be reconfigured into two separate outdoor amenity spaces;
- Non-residential amenity facilities include an expanded exercise room and spa facility with direct access to the outdoor amenity area;
- A new inaccessible green roof will be provided over the expanded indoor amenity at the north-west corner of Building K and an inaccessible green roof at the south-east corner of Building L has been maintained and reconfigured to suit the new building form;
- The outdoor space will be revised to become a non-resident outdoor amenity for the use of hotel guests;
- The façade design strategy reincorporates vertical frame elements, window pattern, colours and materiality, similar to the already approved project; and
- Operable windows, sliding glass doors, and Juliet balconies reflect the new use as a hotel.

Dylan Chernoff, Durante Kreuk Ltd. Landscape Architecture, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting (i) the landscaping along the project frontages has been updated, (ii) a minor change to the outline of the water feature, (iii) the redistribution of bicycle racks throughout the site, and (iv) courtyard changes including terraces that accommodate outdoor seating areas, a flexible lawn area, and a kids play area for residents.

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Staff Comments

Mr. Reis noted that (i) there is a Servicing Agreement, secured through the previously approved rezoning and Development Permit, associated with the project including frontage improvements along the three road frontages of the site, (ii) hotel use is a permitted use within the zone, (iii) this project will not result in any change in overall floor area ratio to the project, (iv) the proposed design is generally consistent with the previously approved Development Permit for this project, and (v) the expanded landscape area does result in additional podium level outdoor amenity space for exclusive use of Building K residents.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the children's play equipment will include active and passive play areas and is generally suited for children up to 5 years old, (ii) there is no intent to have landscape between the public realm treatment and the building in the north-east corner of the building, and (iii) the proposed surface treatment of the building is smooth.

Correspondence

Francis Leung, Richmond resident ([Schedule 3](#))

In reply to the concerns noted in the letter, Mr. Reis noted that (i) the hotel use is a permitted use on the subject site, (ii) transportation staff have reviewed and approved the traffic memo provided by a registered transportation engineer which demonstrates that the proposed volume, access, and parking operations are acceptable and in compliance with the City's standards and bylaw requirements, (iii) the proposed development is providing a dedicated on-site auto court for all drop-offs and pick-ups on site, (iv) Sprouts Early Childhood Development Hub has its own dedicated underground space for pick-ups and drop-offs in the existing building in addition to staff parking, (v) the portion of Carscallen Road between Phases 2 and 3 can handle all two-way traffic and there are no current plans to close or change any of the traffic operations in that area, and (vi) the site is very closely located to the future Capstan Canada Line station.

Gallery Comments

Francis Leung, Richmond resident, queried about (i) the pick-up and drop-off spots for Sprouts Early Childhood Development Hub, (ii) driveway access to the auto court, and (iii) transportation concerns in the area and potential review of the layout.

In response to the query about the number of bicycle racks on the property, the Chair noted that as part of the City's goals to create a modal shift to active modes of transportation, short-term and long-term secure bicycle parking are required in new developments as part of long-term sustainability objectives.

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Panel Discussion

The Panel expressed support for the project, noting appreciation for the intent and design considerations put forward.

In addition, staff were directed to work with the applicant to address concerns of the materiality of the north-east corner of the building along Sea Island Way to increase visual interest and discourage graffiti that may occur on a smooth surface.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a 315-suite hotel at 3200 No. 3 Road on a site zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)".

CARRIED

3. New Business

None.

4. Date of Next Meeting: September 25, 2024

ADJOURNMENT

It was moved and seconded

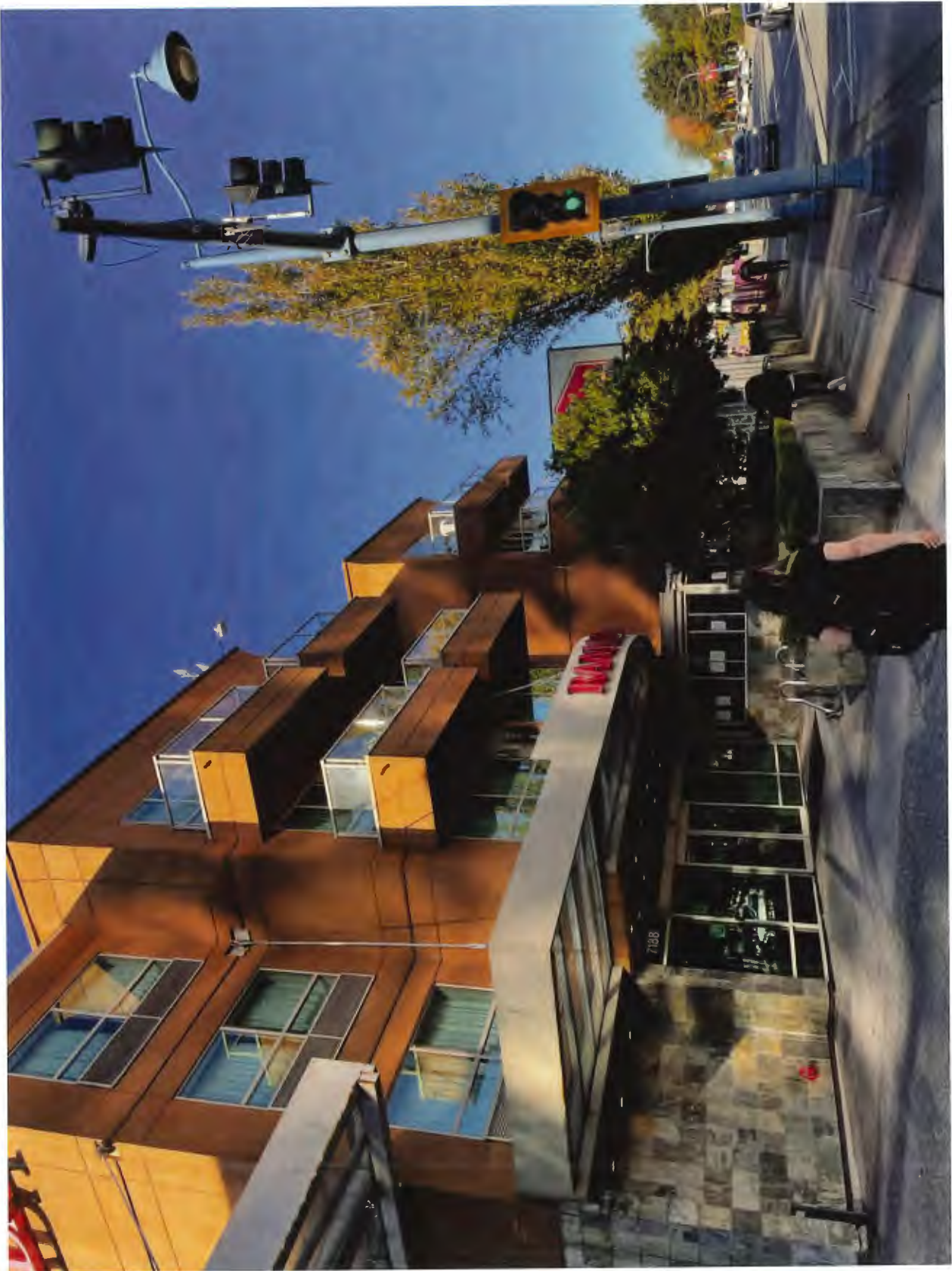
That the meeting adjourn (4:23 p.m.).

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 Thursday, September 12, 2024.

Wayne Craig
Chair

Shannon Unrau
Legislative Services Associate

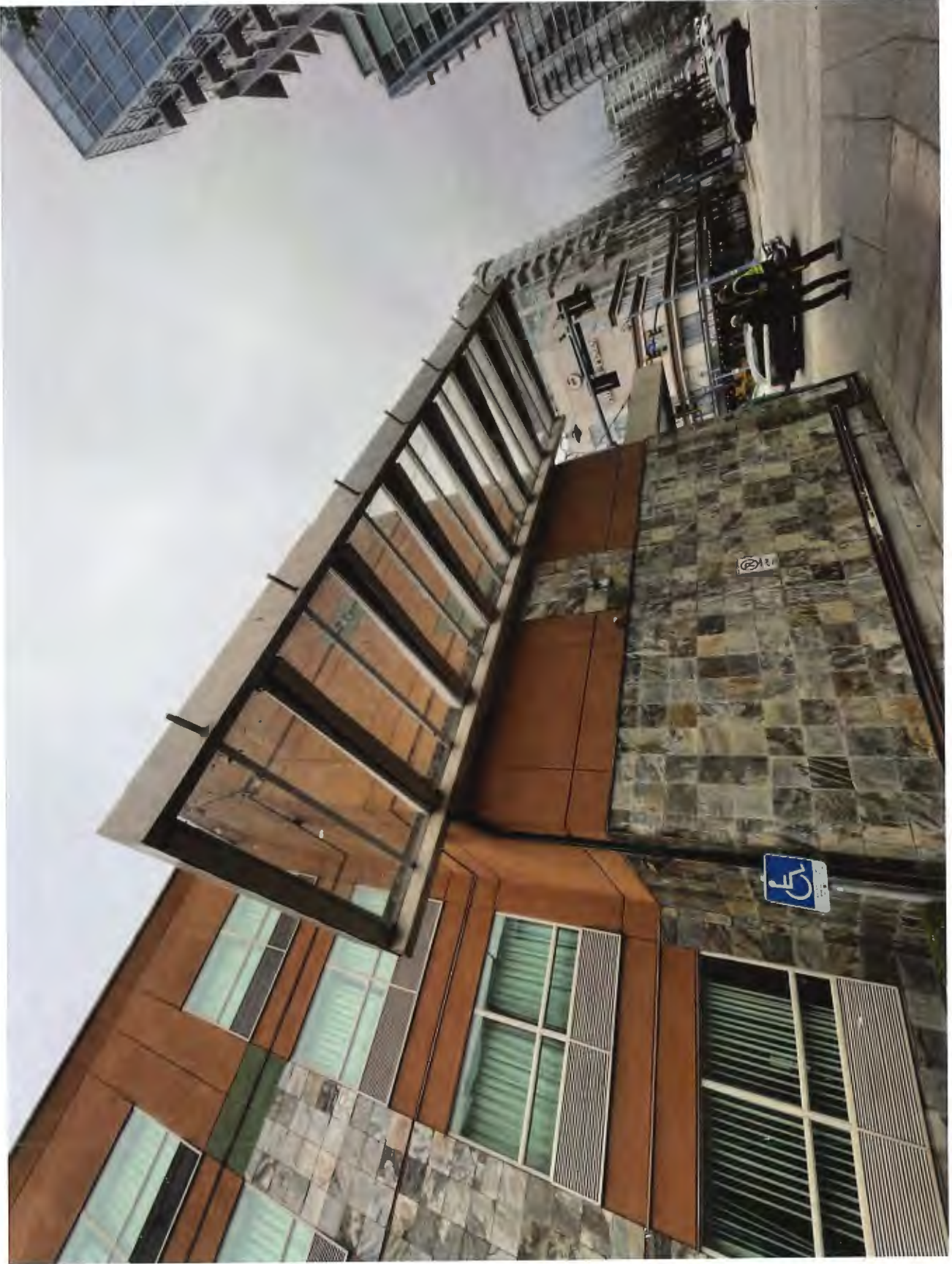




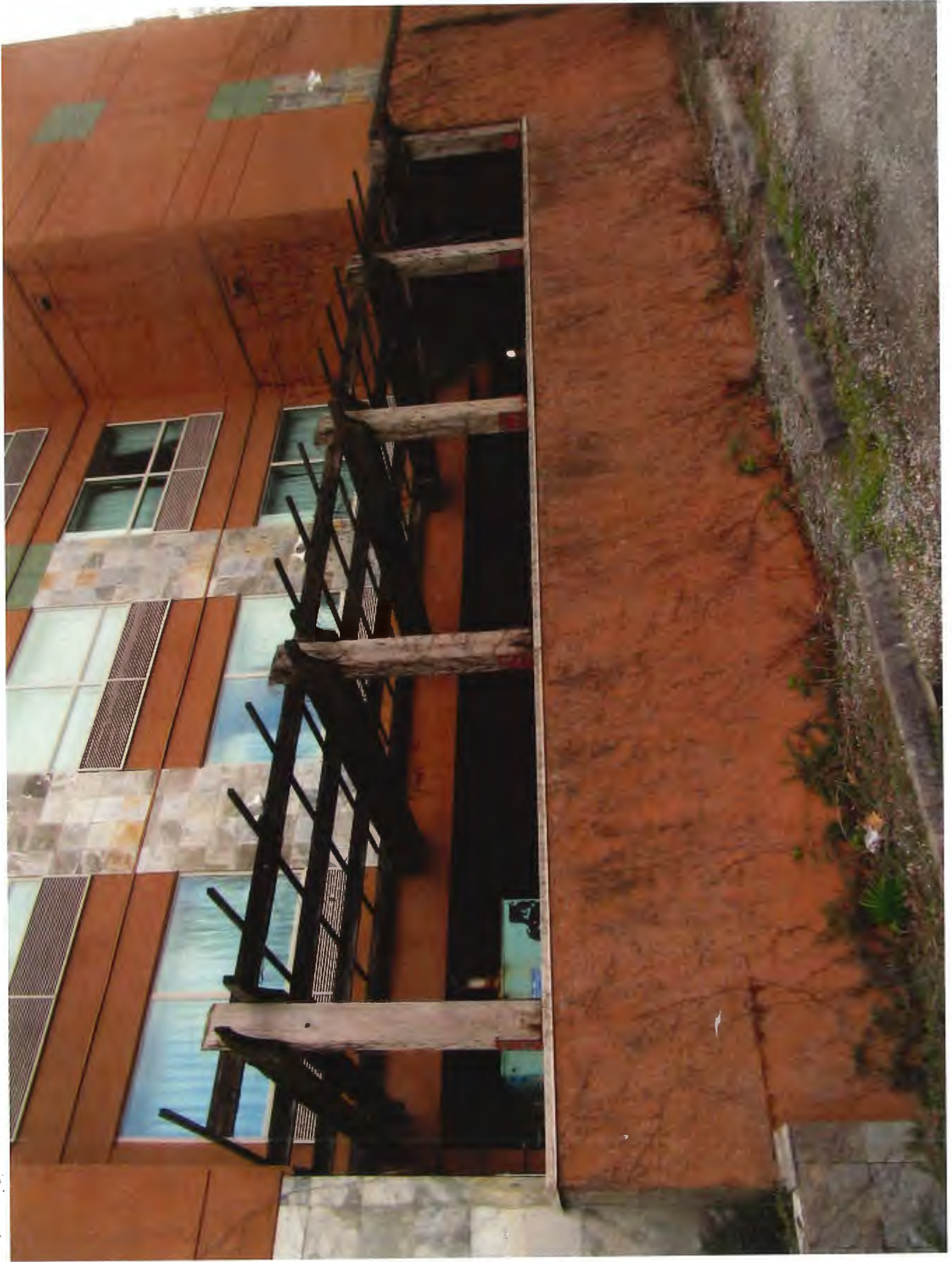
RAMADA

7188

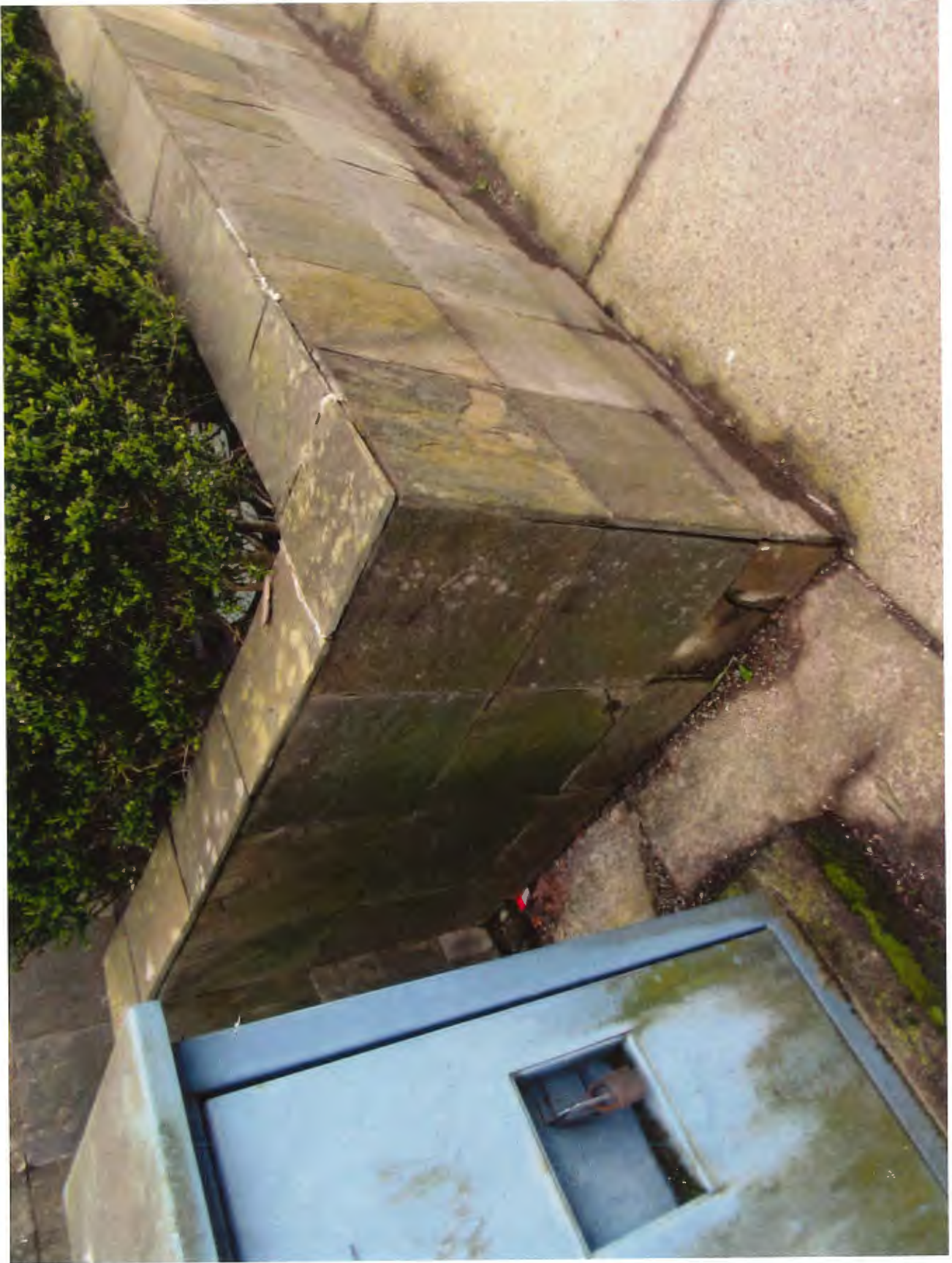








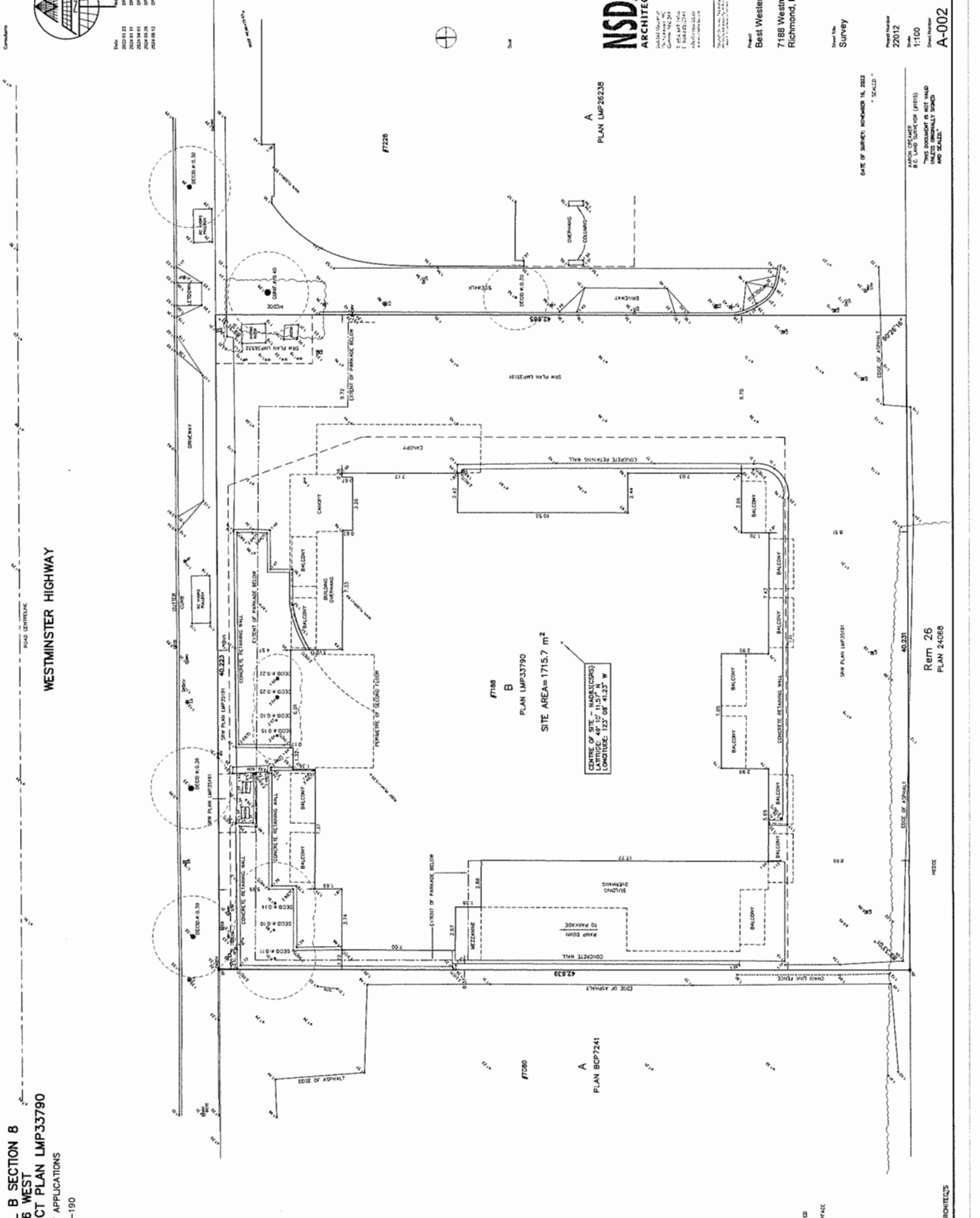




**SURVEY PLAN OF PARCEL B SECTION 8
BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN LMP33790**
=> FOR CITY OF RICHMOND PERMIT APPLICATIONS
PARCEL IDENTIFIER (PID): 033-604-190
CIVIC ADDRESS:
WESTMINSTER HIGHWAY
RICHMOND, B.C.

LEGEND
SCALE: 1:100
ALL DISTANCES ARE IN METERS

- R INDICATES SPOT ELEVATION
- B INDICATES BOUNDARY
- S INDICATES CONCRETE SURFACE
- W INDICATES WATER
- M INDICATES MANHOLE
- U INDICATES UTILITY
- T INDICATES TRENCH
- P INDICATES PAVEMENT
- F INDICATES FINISH
- A INDICATES AREA
- C INDICATES CURB
- D INDICATES DRIVE
- E INDICATES EDGE
- L INDICATES LAWN
- G INDICATES GRAVEL
- O INDICATES OTHER
- N INDICATES NOTHING
- I INDICATES IRREGULAR
- J INDICATES JUNCTION
- K INDICATES KITCHEN
- L INDICATES LIVING
- M INDICATES MASTER
- N INDICATES NORTH
- O INDICATES OFFICE
- P INDICATES PORCH
- Q INDICATES QUARTERS
- R INDICATES REAR
- S INDICATES SERVICE
- T INDICATES TERRACE
- U INDICATES UNDER
- V INDICATES VESTIBULE
- W INDICATES WINDOW
- X INDICATES EXTENSION
- Y INDICATES YARD
- Z INDICATES ZONE



NSDA ARCHITECTS
VICTORIA OFFICE
2410 WALKER STREET
VICTORIA, B.C. V8K 3L1
TEL: 250.403.2241
FAX: 250.403.2242
WWW.NSDAARCHITECTS.COM

Best Western Aiden
7188 Westminister Hwy
Richmond, BC

Survey

Report Number: 22012
Date: 11/16/12
Drawn: [Name]
Scale: 1:100
Drawn Number: A-002

DATE OF SURVEY: NOVEMBER 16, 2012

SCALE: 1:100

DATE OF SURVEY: NOVEMBER 16, 2012

SCALE: 1:100

NOTES:

- ALL DISTANCES ARE IN METERS AND ARE GIVEN FROM A COMMON POINT
- CITY OF RICHMOND PERMIT APPLICATIONS MUST BE FILED WITH THIS PLAN
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
- ALL UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND ARE NOT TO BE TAKEN AS GUARANTEE
- ALL TREES AND SHRUBS HAVE BEEN PLANTED AS REQUIRED BY CITY OF RICHMOND PERMIT APPLICATIONS
- EXISTING WALLS AND FENCES ARE SHOWN IN DASHED LINES
- EXISTING WALLS AND FENCES ARE SHOWN IN DASHED LINES

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MATSON PECK & TOPUSS
SURVEYORS & ENGINEERS
1200 WESTMINSTER HIGHWAY
RICHMOND, B.C. V6V 3R7
TEL: 604-275-1331
FAX: 604-275-1332
WWW.MATSONPECK.COM

CLIENT REF: NSDA ARCHITECTS
R-22-19731-PID

Comments

2008 01 23
2008 01 15
2008 01 08
2007 12 20
2007 12 12



1

NSDA
ARCHITECTS

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2008 01 15
2008 01 08
2007 12 20
2007 12 12

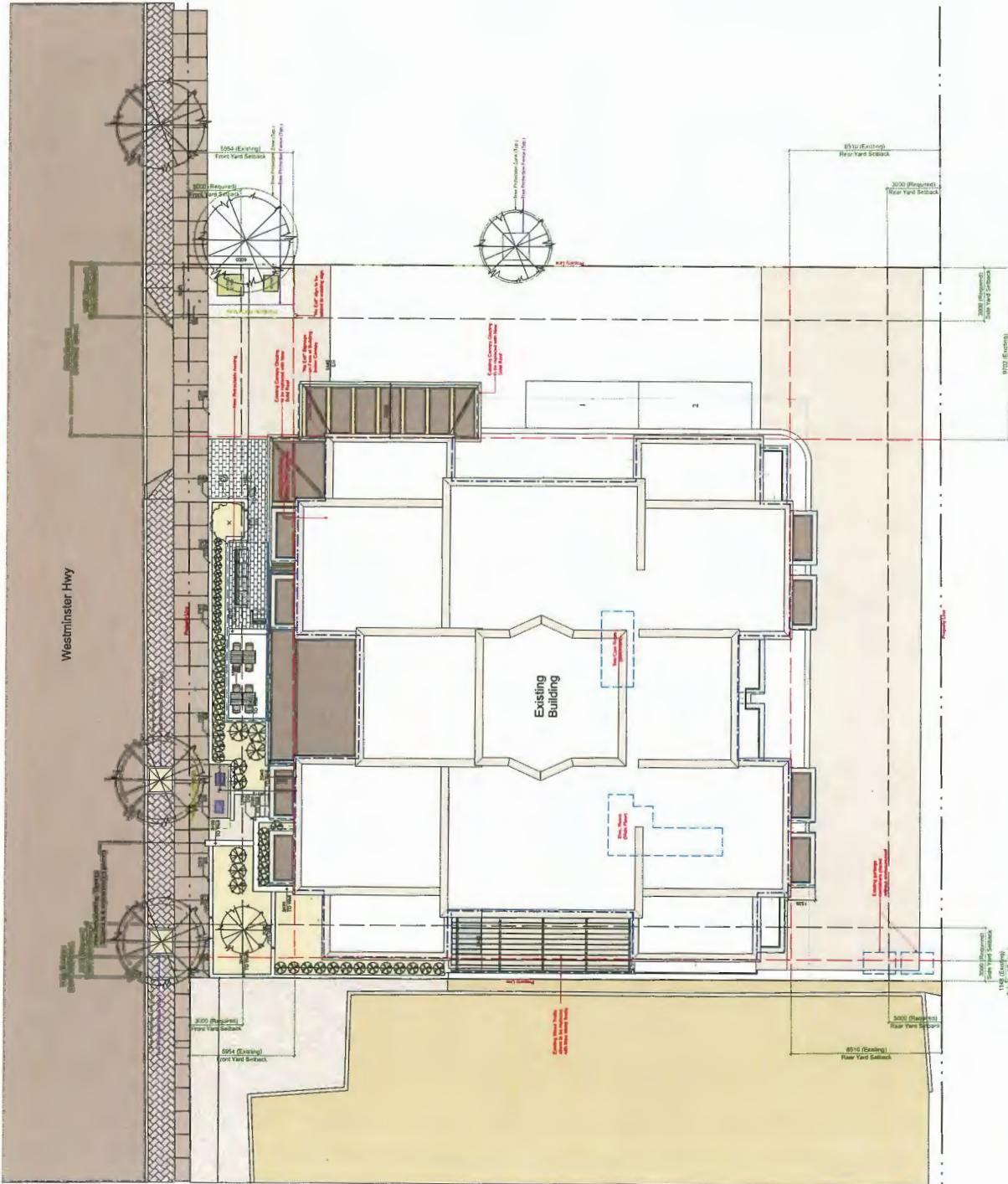
Project
Best Western Alden
7188 Westminister Hwy
Richmond, BC

Sheet No.
Site Plan

Project No.
22012

Scale
1:100

Sheet No.
A-003



Plan #1

Consultant:

NSDA Architects
147-151 Glenview
Richmond, BC V6V 1Y7
Tel: 604-273-1100
Fax: 604-273-1101

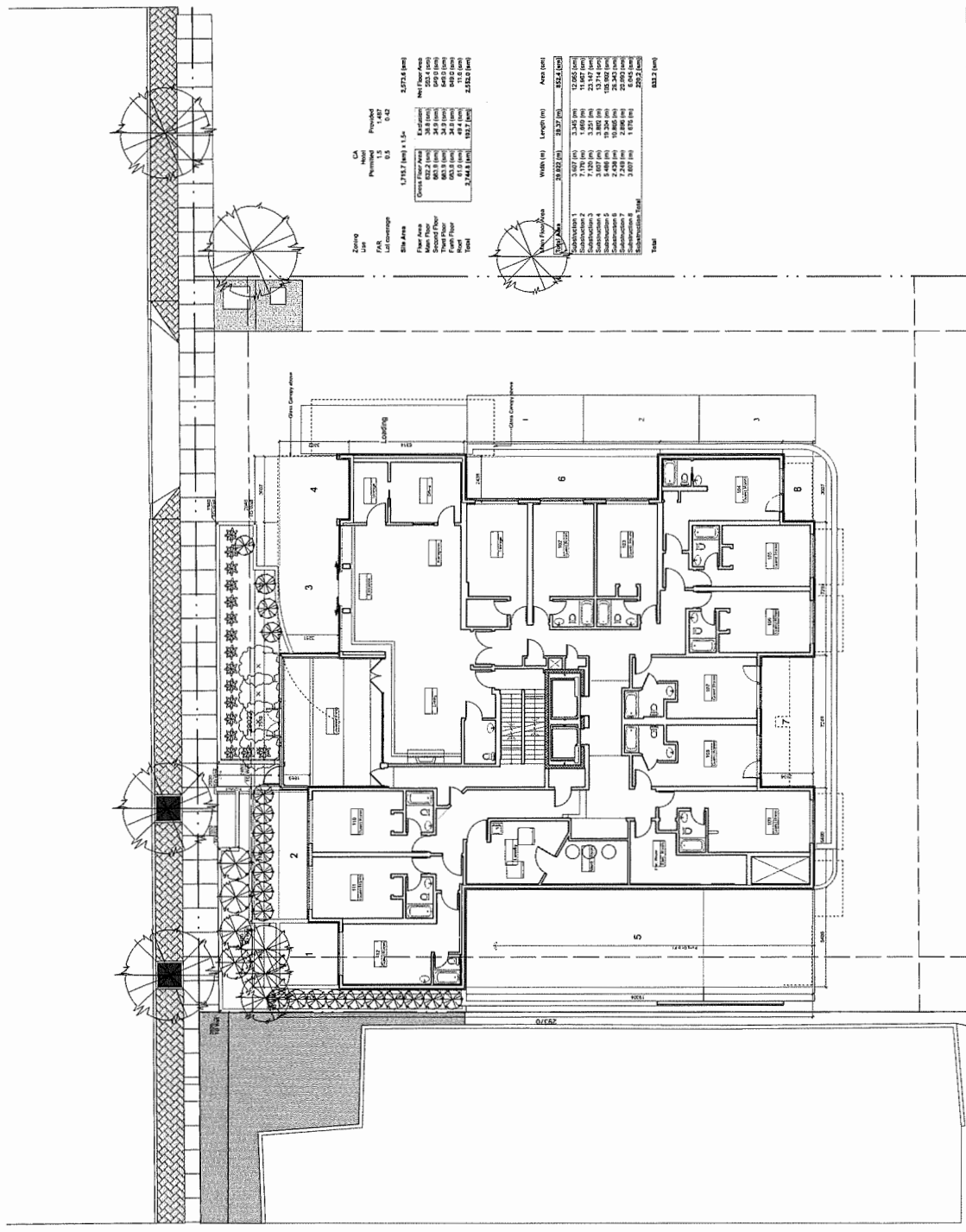
NSDA
ARCHITECTS

147-151 Glenview
Richmond, BC V6V 1Y7
Tel: 604-273-1100
Fax: 604-273-1101

Project:
Best Western Aiden
7188 Westminster Hwy
Richmond, BC

Sheet No:
Main Floor Plan
(Existing)

Project Number:
22012
Drawing No:
1100
Sheet Number:
A-101



Zone	CA	Permitted	Proposed	Area (sqm)
Zone 1	1.5	0.5	0.42	5,573.8 (sqm)
Zone 2	1.5	0.5	0.42	5,573.8 (sqm)

Category	Area (sqm)	Area (sqft)
Site Area	1,515.7 (sqm)	1,631 (sqft)
Floor Area	1,515.7 (sqm)	1,631 (sqft)
Structural Floor	1,515.7 (sqm)	1,631 (sqft)
Roof	1,515.7 (sqm)	1,631 (sqft)
Total	1,515.7 (sqm)	1,631 (sqft)

Substructure	Width (m)	Length (m)	Area (sqm)
Substructure 1	3.07 (m)	3.45 (m)	10.6 (sqm)
Substructure 2	3.07 (m)	3.45 (m)	10.6 (sqm)
Substructure 3	3.07 (m)	3.45 (m)	10.6 (sqm)
Substructure 4	3.07 (m)	3.45 (m)	10.6 (sqm)
Substructure 5	3.07 (m)	3.45 (m)	10.6 (sqm)
Substructure 6	3.07 (m)	3.45 (m)	10.6 (sqm)
Substructure 7	3.07 (m)	3.45 (m)	10.6 (sqm)
Substructure 8	3.07 (m)	3.45 (m)	10.6 (sqm)
Substructure TOTAL			85.2 (sqm)
TOTAL			85.2 (sqm)

Consultants

2001 11 23
2002 01 11
2002 03 28
2002 05 09
2002 06 12



11

NSDA
ARCHITECTS

100-1100 West 4th
Suite 200
Vancouver, BC
V6H 2V4
Tel: 604.681.2345
www.nsda.com

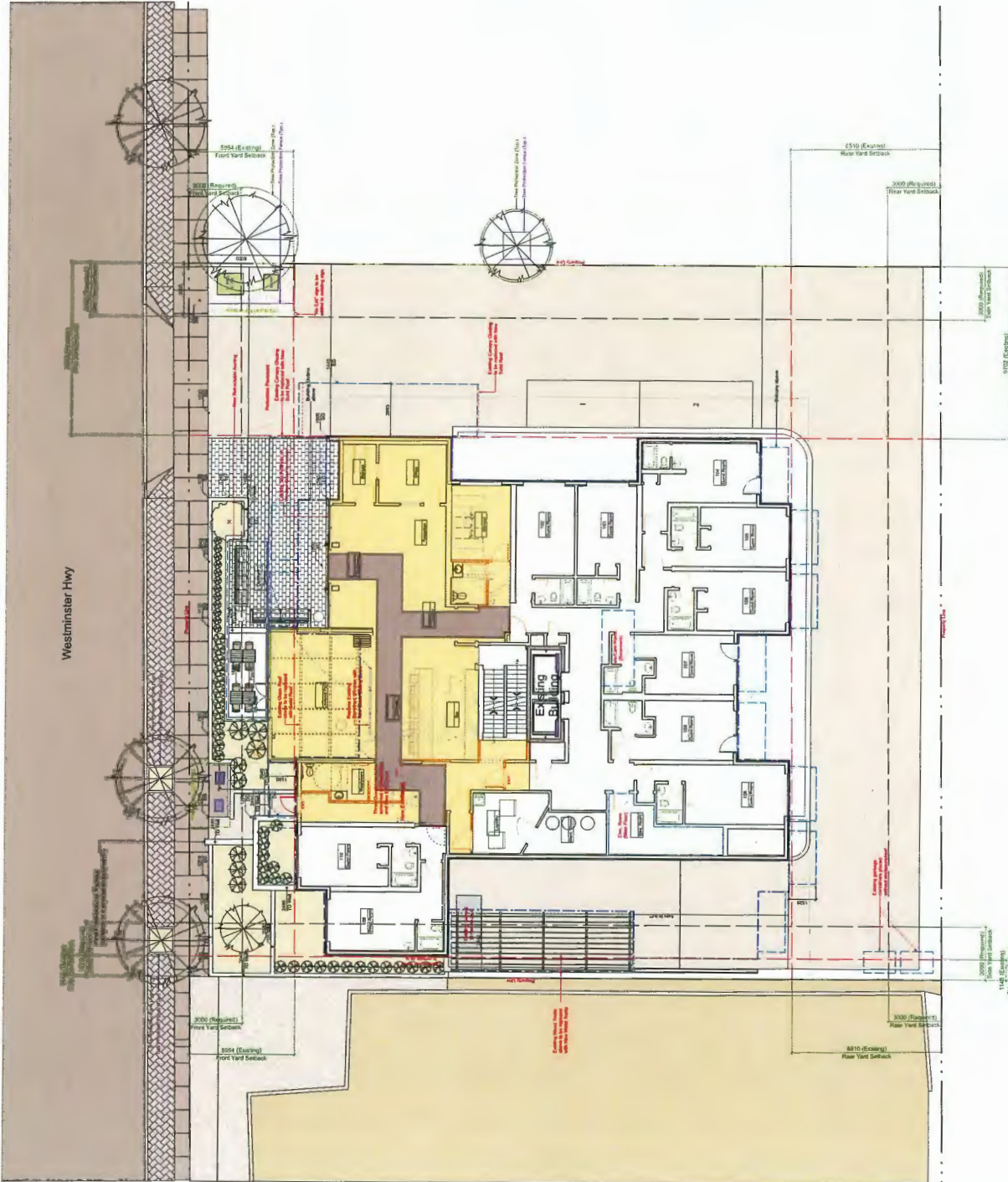
Project:
Best Western Aiden
7188 Westminster Hwy
Richmond, BC

Sheet No:
Main Floor Plan
(Proposed)

Project No:
22012

Scale:
1:100

Sheet Name:
A-101a

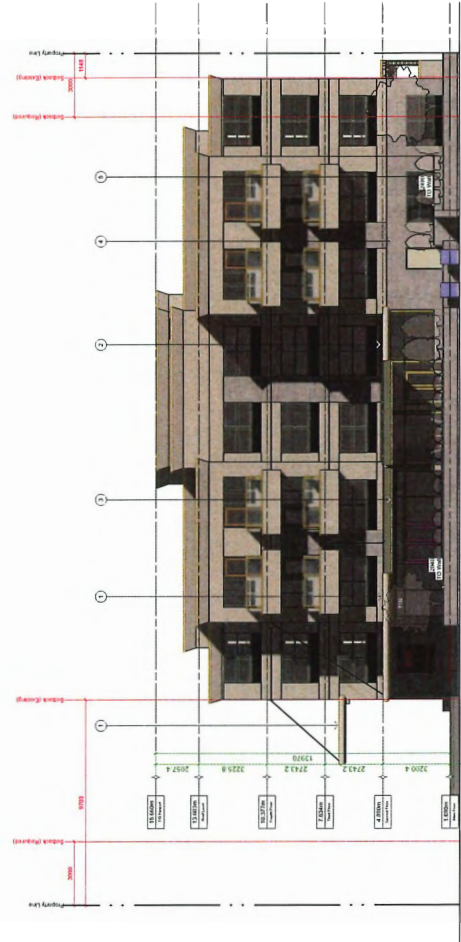


Legend

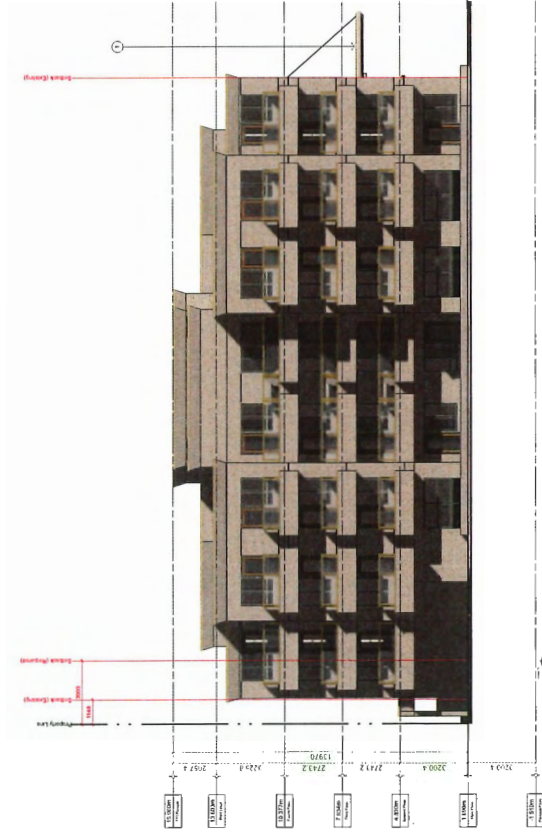
- ① Replace existing canopy glazing with solid roof and soffits.
- ② Replace existing perimeter glass windows with new solid glass roof with solid roof.
- ③ Add new retractable awning.
- ④ Replace existing exterior tile with manufactured stone.
- ⑤ Demolish existing planing and program with new.
- ⑥ Replace existing wood siding with new metal finish.

Date: 2023.02.21
 2023.02.21
 2023.02.21
 2023.02.21
 2023.02.21

Drawn By: [Redacted]
 Checked By: [Redacted]
 Approved By: [Redacted]



1 Proposed North Elevation.
Scale: 1/100



2 Proposed South Elevation.
Scale: 1/100

NSDA
ARCHITECTS

4150 Glenview Ave.
 Suite 200
 Richmond, BC V6V 2G7
 Tel: 604.271.1111
 Fax: 604.271.1112
 www.nsda.ca

Project: 7188 Westminster Hwy
 7188 Westminster Hwy
 Richmond, BC

Drawn By: [Redacted]
 Checked By: [Redacted]
 Approved By: [Redacted]

Project Number: 22012
 Drawing Number: 11100
 Sheet Number: A-201

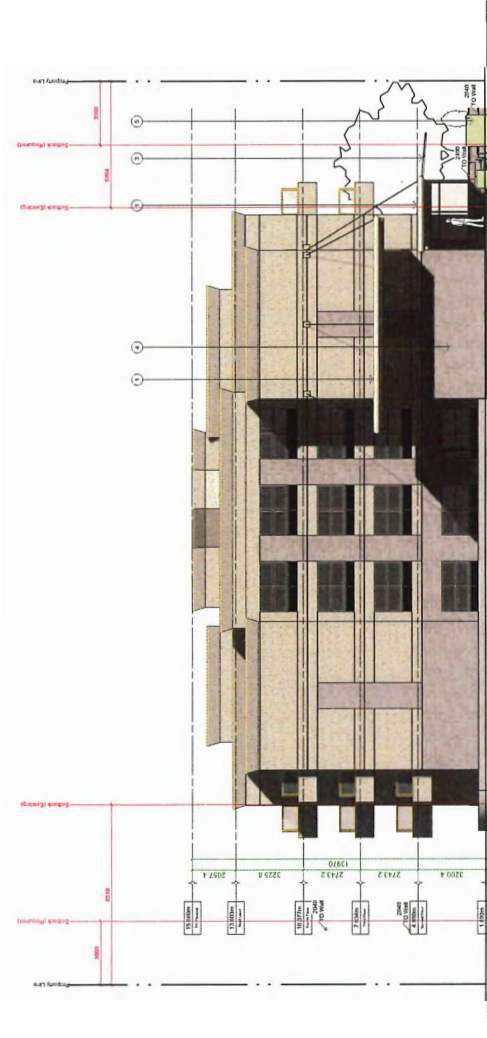
Plan #4

Comments

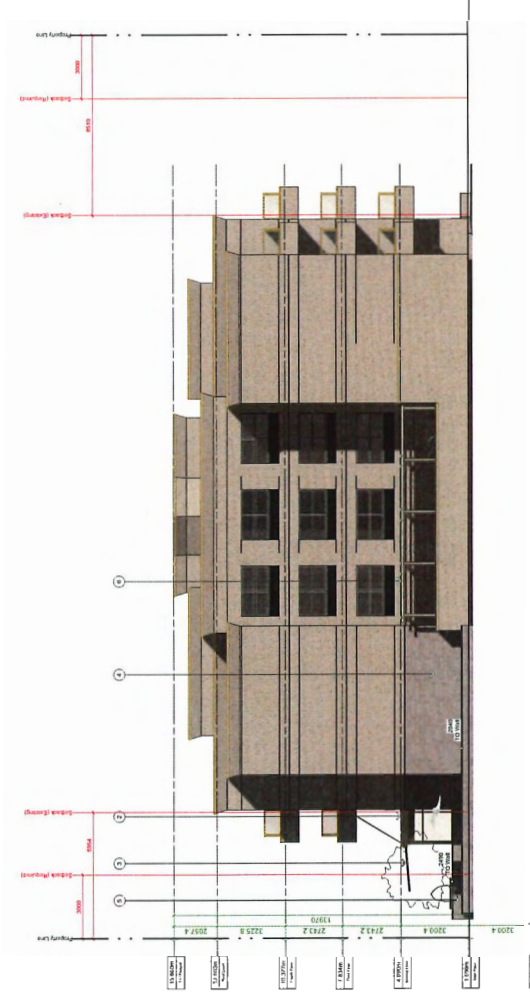
Issue 1: 2024.11.23
Issue 2: 2024.11.23
Issue 3: 2024.11.23
Issue 4: 2024.11.23

Legend

- 1) Replace existing canopy glazing with solid roof and eave.
- 2) Replace existing window with new and glass roof with solid roof.
- 3) Add new replaceable awning.
- 4) Replace existing exterior tile with manufactured stone.
- 5) Demolish existing platform and replace with new.
- 6) Replace existing wood walls with new wood walls.



1 Proposed East Elevation
Scale: 1:100



2 Proposed West Elevation
Scale: 1:100

NSDA
ARCHITECTS

42-2150 St. James St.
Vancouver, BC V6C 2K7
Tel: 604.681.1111
Fax: 604.681.1112
www.nsda.ca

Project
Best Western Alden
7188 Westminster Hwy
Richmond, BC

Drawn By
Elevations

Project Number
22012
Date
11/20
Draw Number
A-202

Plan #4

NSDA ARCHITECTS
 2455 West 2nd
 Vancouver, BC
 V6Z 1K2
 Tel: 604.681.2277
 Fax: 604.681.2278
 www.nsda.com

NSDA
 ARCHITECTS

2455 West 2nd
 Vancouver, BC
 V6Z 1K2
 Tel: 604.681.2277
 Fax: 604.681.2278
 www.nsda.com

Project:
 Best Western Aiden
 7188 Westmaster Hwy
 Richmond, BC

Sheet No:
 Details

Project Number:
 22012
 As Noted

Sheet Number:
 A-301



Patio Wood Countertop Table



Lobby Entrance Outdoor Sofa



Bike Rack



Patio Aluminum Chair



Patio Aluminum End Table



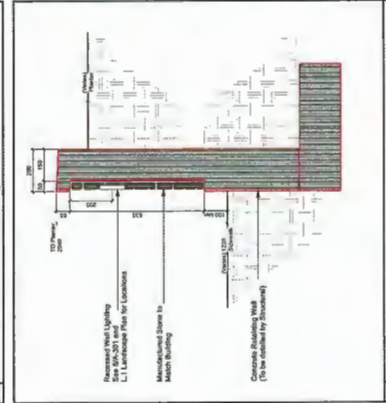
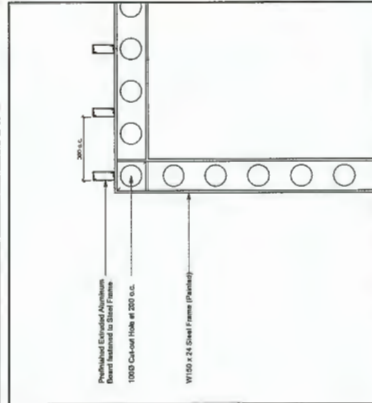
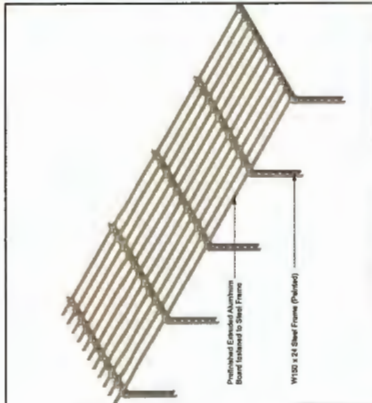
Retractable Awning



Tree Uplights - Refer to L.1 Landscape Plan



Recessed Wall Lighting - Refer to L.1 Landscape Plan



Stucco Paint Colour:
Benjamin Moore
HC-21 Huntington Beige

Translucent Awning Fabric:

Aluminum Soffit:
Longboard Light Fir

New Window Mullions:
Metal Trellis Paint
Colours:
To match to exiting window
mullion colours

Manufactured Stone
Exterior Wall
Cladding:
Cultured Stone
Summit Peak Pro-Fit
Alpine



DP 23-011375 Material Board
Best Western Aiden
7118 Westminster Hwy
Richmond, BC

NSDA
ARCHITECTS

LIGHTING LEGEND

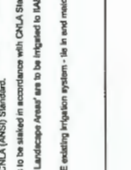
- Recessed Wall Lighting
- Tree Light

LANDSCAPE NOTES

1. All trees to be installed in accordance with the requirements as outlined in the current Edition of the Canadian Standard.
2. Plant sizes and related container classes are specified according to the Canadian Landscape Standard Current Edition. For container classes #2 and smaller, plant sizes shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, those shall be as defined in the CNLA (ANSI) Standard.
3. All trees to be staked in accordance with CNLA Standards.
4. All 'Soil Landscape Areas' are to be irrigated in IMBC Standards with a high-efficiency irrigation system.
5. All 'Soil Landscape Areas' are to be irrigated in IMBC Standards with a high-efficiency irrigation system. The irrigation system shall be in and reach on site conditions.

PLANT LIST

TREES	SYMBOL	COMMON NAME	HEIGHT	CONTAINER
1		Alder palmatum 'Sagami'	2m H (M), multi-stem	2m H (M), multi-stem
2		Amelanchier x grandiflora		
3		Amelanchier x grandiflora		
4		Amelanchier x grandiflora		
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69		Amelanchier x grandiflora		
70		Amelanchier x grandiflora		
71		Amelanchier x grandiflora		
72		Amelanchier x grandiflora		
73		Amelanchier x grandiflora		
74		Amelanchier x grandiflora		
75		Amelanchier x grandiflora		
76		Amelanchier x grandiflora		
77		Amelanchier x grandiflora		
78		Amelanchier x grandiflora		
79		Amelanchier x grandiflora		
80		Amelanchier x grandiflora		
81		Amelanchier x grandiflora		
82		Amelanchier x grandiflora		
83		Amelanchier x grandiflora		
84		Amelanchier x grandiflora		
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87		Amelanchier x grandiflora		
88		Amelanchier x grandiflora		
89		Amelanchier x grandiflora		
90		Amelanchier x grandiflora		
91		Amelanchier x grandiflora		
92		Amelanchier x grandiflora		
93		Amelanchier x grandiflora		
94		Amelanchier x grandiflora		
95		Amelanchier x grandiflora		
96		Amelanchier x grandiflora		
97		Amelanchier x grandiflora		
98		Amelanchier x grandiflora		
99		Amelanchier x grandiflora		
100		Amelanchier x grandiflora		



WESTMINSTER HIGHWAY

BC HYDRO ROW

Asphalt Driveway

Driveway

7 Class 2 1/2" x 5 1/2" Single Arch Blocks from Greenpac, Model #S50203

Amelanchier x grandiflora

Standard concrete pavers by Belgard: Belgard, Herringbone

Existing Stewack

EG / 1.22m

300mm of gravel between building and planting area

Acce palmatum

TM 2.4m

TM 2.4m

TM 2.4m

TM 2.4m

TM 2.4m

TM 2.4m

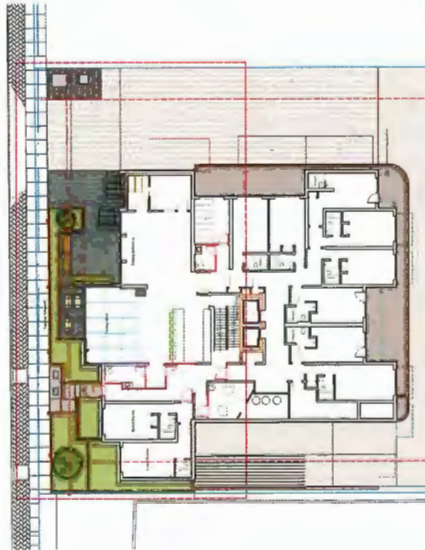
TM 2.4m

TM 2.4m

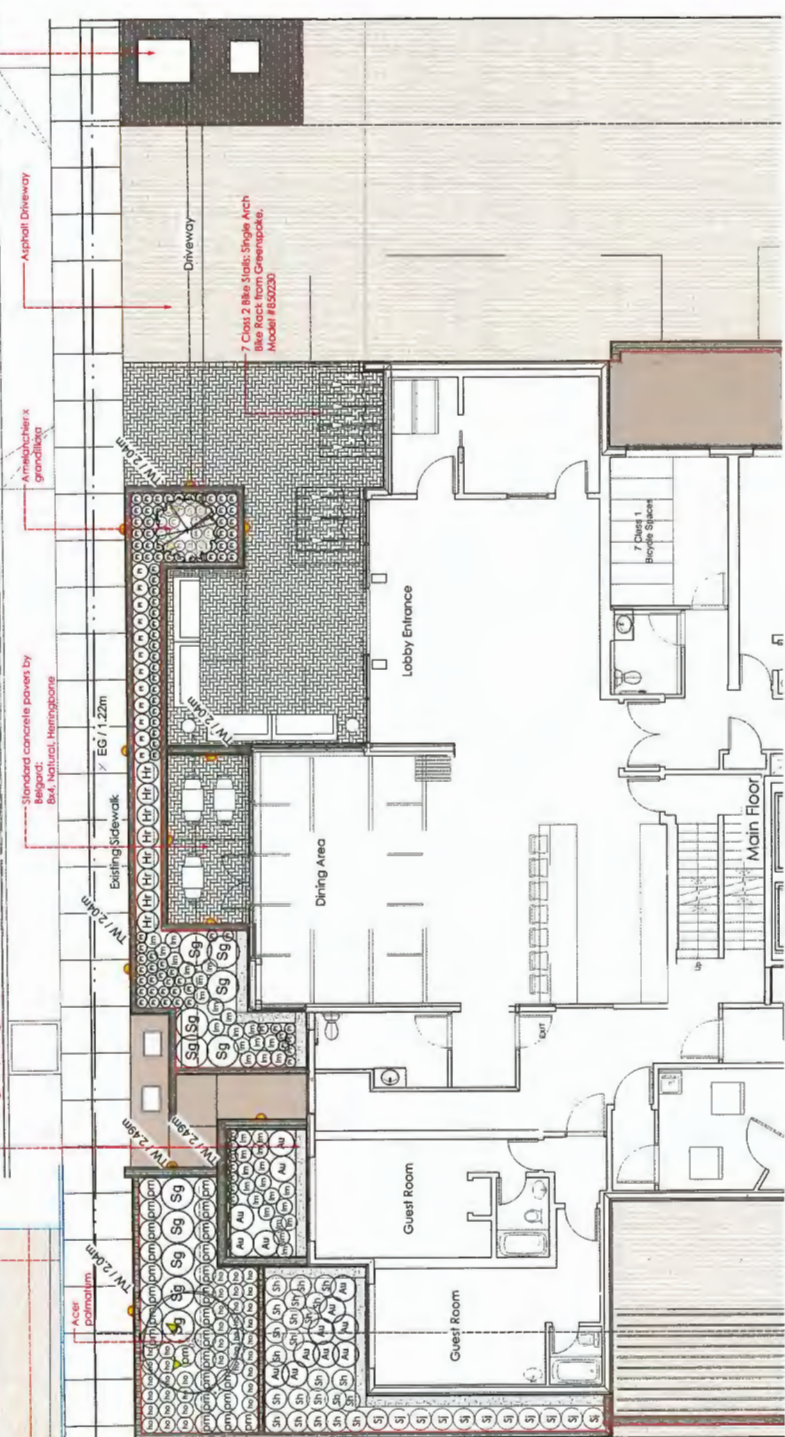
TM 2.4m

TM 2.4m

TM 2.4m



1 Key Plan Scale: 1:500



2 Landscape Plan Scale: 1:50

Project:
 Ramada Inn -
 Best Western Aiden
 NSDA Architects
 7188 Westminster Hwy,
 Richmond, BC

Drawn by: MP
 Checked by: PK
 Date: Nov 15, 2022
 Scale: 1:50
 Drawing Title: L1 - Landscape Plan

Project No.:
 220398
 Sheet No.:

L-1 of 1

DATE: 11-15-22
 DRAWN BY: MP
 CHECKED BY: PK
 DATE: 11-15-22
 SCALE: 1:50
 DRAWING TITLE: L1 - Landscape Plan



NSDA ARCHITECTS LTD.
 102-11377 A.C. Way #100
 Richmond, BC V6V 1W9
 604-273-4411
 www.nsdacbc.ca









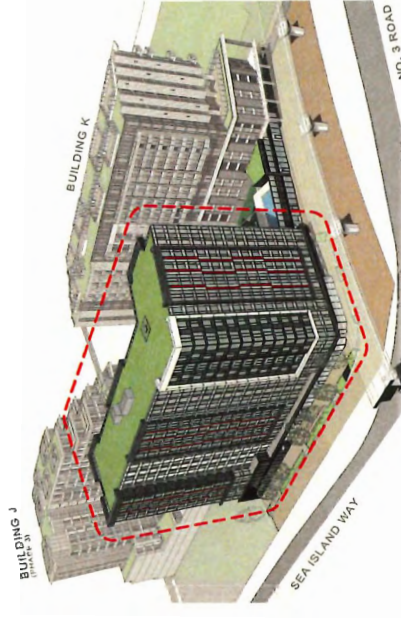
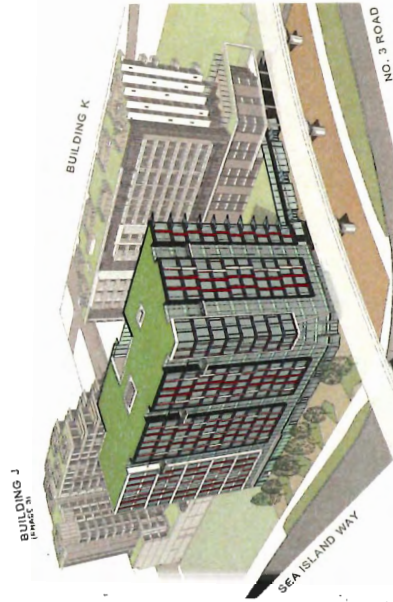




Schedule 2 to the Minutes of the Development Permit Panel meeting held on Thursday, September 12, 2024

**PINNACLE CENTRE
@ CAPSTAN VILLAGE: PHASE 4
BUILDING 'L' CHANGE OF USE AND RE-DESIGN**
3200 No. 3 Rd. Richmond BC

**DP 24-012258
DP Panel Presentation: Sep. 12, 2024**



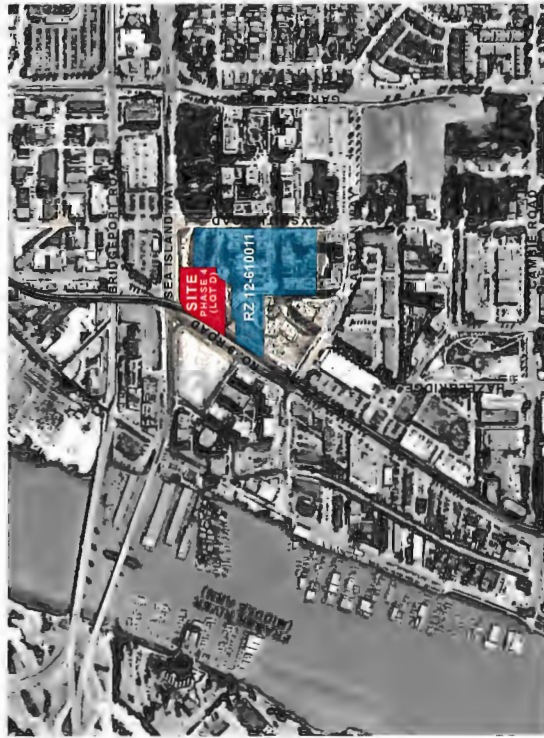
APPROVED OFFICE USE
DP 18-21292

PROPOSED HOTEL USE
DP 24-012258

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258
DP Panel Presentation: Sep 12, 2024

b i n g h a m h i l l



LOCATION MAP



CONTEXT PLAN



DP 24-012258
 DP Panel Presentation: Sep 12, 2024

LOCATION PLAN

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
 Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

DINGHAM HILL
 ARCHITECTS
 1111 WEST 10TH AVENUE
 VANCOUVER, BC V6H 2T2
 TEL: 604-275-1111
 WWW.DINGHAMHILLARCHITECTS.COM

2



VIEW FROM SEBASTIAN & SEA ISLAND WAY



VIEW FROM NO. 3 ROAD & SEA ISLAND WAY



VIEW FROM NO. 3 ROAD LOOKING NORTH



VIEW FROM NO. 3 ROAD LOOKING SOUTH



VIEW FROM NO. 3 ROAD LOOKING NORTH



VIEW FROM NO. 3 ROAD LOOKING SOUTH

CONTEXT / STREETVIEW

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
 Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258
 DP Panel Presentation: Sep 12, 2024

b i n g h a m . h i l l
 ARCHITECT



PHASE 4: BUILDING K
August 28, 2024



PHASE 4: BUILDING L
August 28, 2024



PHASE 3
August 28, 2024



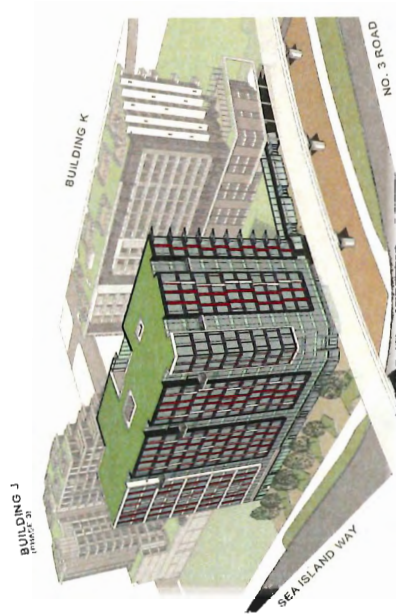
PHASE 3
August 28, 2024

CURRENT SITE CONDITION

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

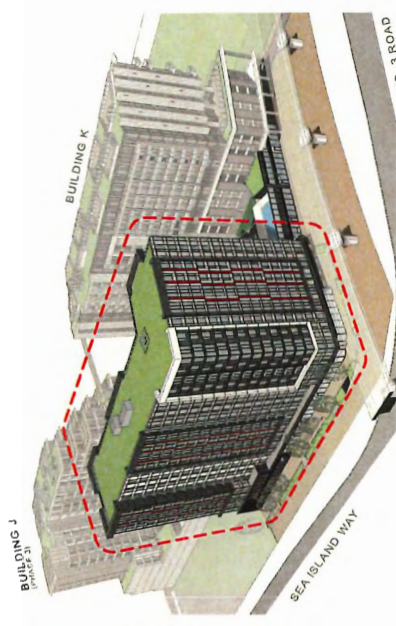
DP 24-012258
 DP Panel Presentation: Sep 12, 2024





APPROVED OFFICE USE
DP-18-421292

ZONING BYLAW: ZMU25
 SECONDARY USES: OFFICE
 GROSS FLOOR AREA: 26,878.9 m²
 BUILDING HEIGHT: 47.0m
 NO. STOREYS: 12

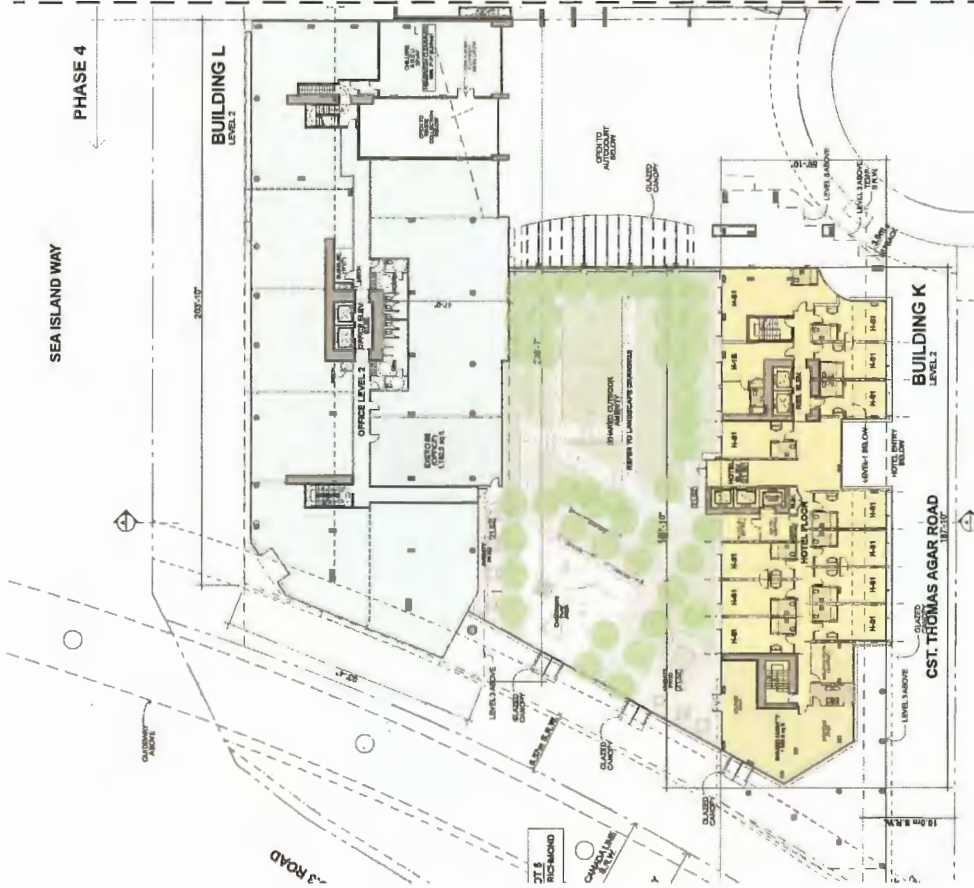


PROPOSED HOTEL USE
DP-24-012258

ZONING BYLAW: ZMU25
 SECONDARY USES: HOTEL
 GROSS FLOOR AREA: 26,878.9 m²
 BUILDING HEIGHT: 47.0m
 NO. STOREYS: 15
 NO. HOTEL SUITES: 315

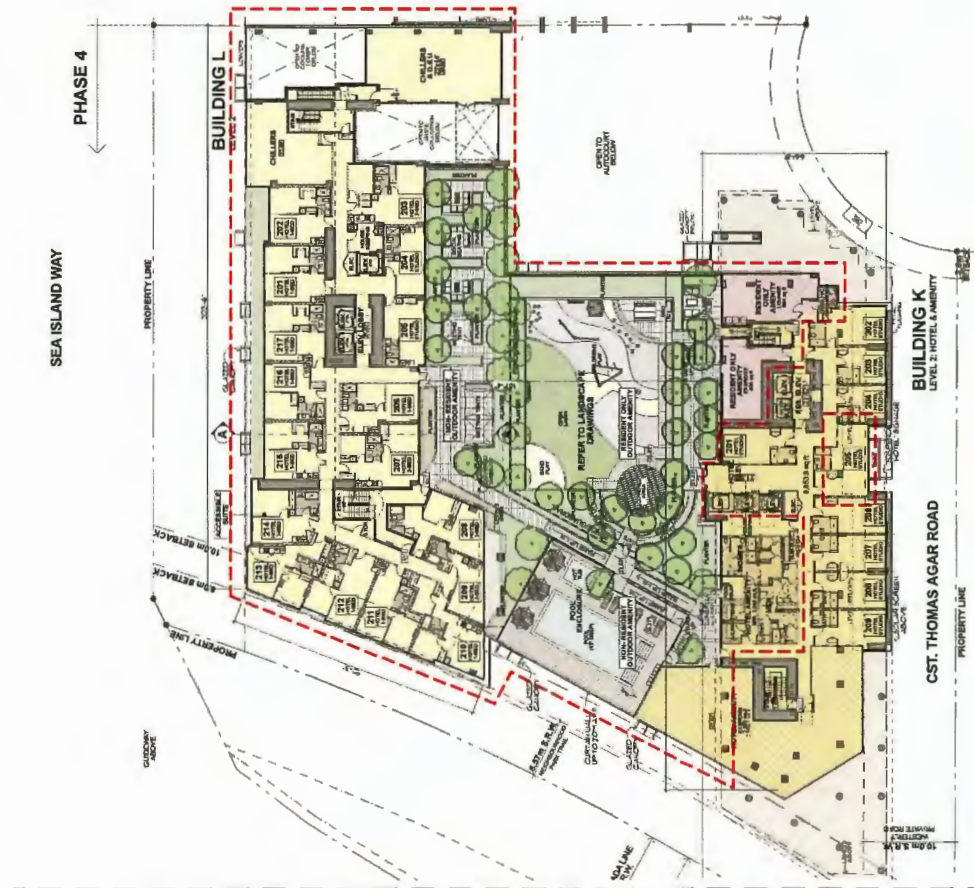
SUMMARY STATISTICS

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
 Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.



- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
 - RESIDENTIAL - MARKET & HOUSING
 - RESIDENTIAL - MARKET BULK
 - RESIDENTIAL - HOODS/AMENITY
 - NON-RESIDENTIAL, OFFICE/RETAIL
 - NON-RESIDENTIAL, HOODS/AMENITY
 - NON-RESIDENTIAL, HOTEL
 - NON-RESIDENTIAL, HOODS/AMENITY

LEVEL 2
APPROVED OFFICE USE
DP 18-02152E



- FLOOR AREA DESIGNATION**
- RESIDENTIAL - MARKET
 - RESIDENTIAL - MARKET & HOUSING
 - RESIDENTIAL - MARKET BULK
 - RESIDENTIAL - HOODS/AMENITY
 - NON-RESIDENTIAL, OFFICE/RETAIL
 - NON-RESIDENTIAL, HOODS/AMENITY
 - NON-RESIDENTIAL, HOTEL
 - NON-RESIDENTIAL, HOODS/AMENITY

LEVEL 2
PROPOSED HOTEL USE
DP 24-012258

DP 24-012258
DP Panel Presentation: Sep 12, 2024

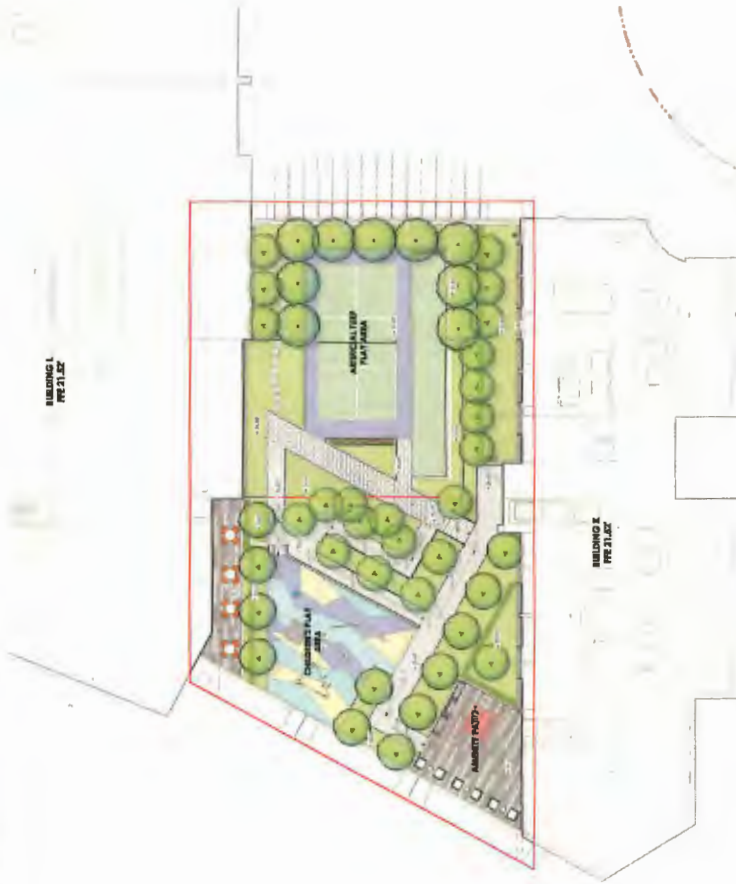


PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.

LEVEL 2

**CAPSTAN VILLAGE
PHASE 4 - LEVEL 2**

**APPROVED
DP APPLICATION 2020**



**NEW
DP APPLICATION 2024**



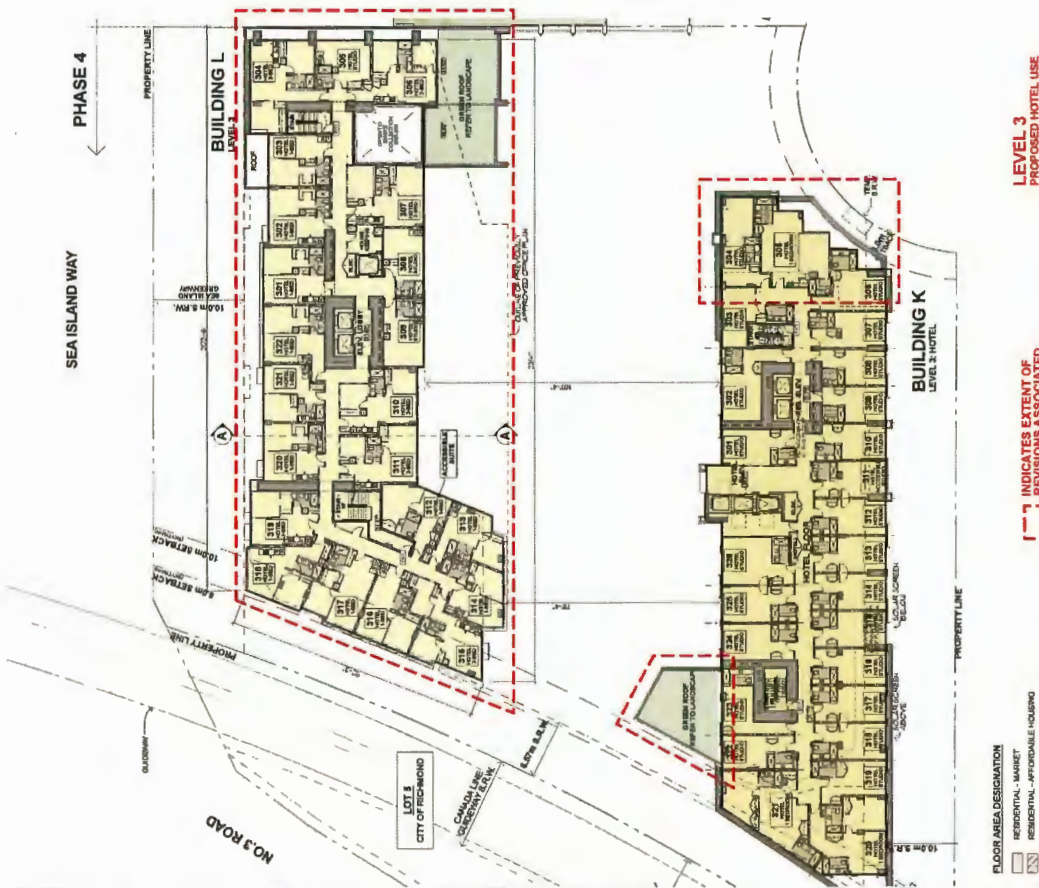
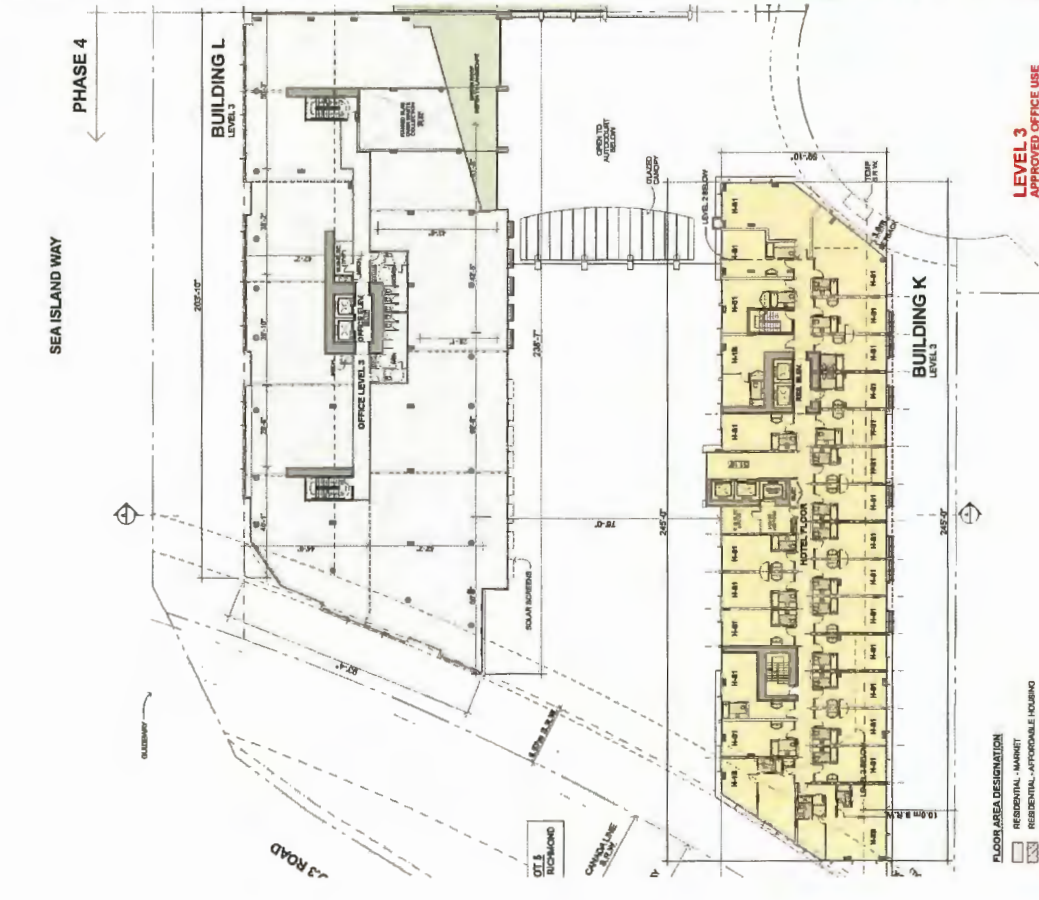
PROPOSED REVISIONS:

- 1.** THE FLOOR PLAN OF BUILDING L IS REDUCED IN SIZE TO ACCOMMODATE THE CHANGE-OF-USE FROM OFFICE TO HOTEL, RESULTING IN AN EXPANDED OUTDOOR AMENITY SPACE.
- 2.** THE EXPANDED OUTDOOR AMENITY ALLOWS FOR THE PROVISION OF A SEPARATE, DEDICATED OUTDOOR AMENITY FOR THE USE OF RESIDENTS ONLY.
- 3.** ARTIFICIAL LAWN SPORTS AREA CHANGED TO RESIDENTIAL ONLY CHILDREN'S PLAY AREA AND ACTIVITY SPACE.
- 4.** SWIMMING POOL ADDED TO NON-RESIDENTIAL (HOTEL) OUTDOOR AMENITY.

SOFTSCAPE LEGEND

- SHRUB PLANTING
- HEDGE PLANTING
- ARTIFICIAL TURF
- OPEN LAWN
- SAND

OUTDOOR AMENITY IS SHARED BETWEEN HOTEL GUESTS AND RESIDENTS.



SEA ISLAND WAY

PHASE 4

SEA ISLAND WAY

PHASE 4

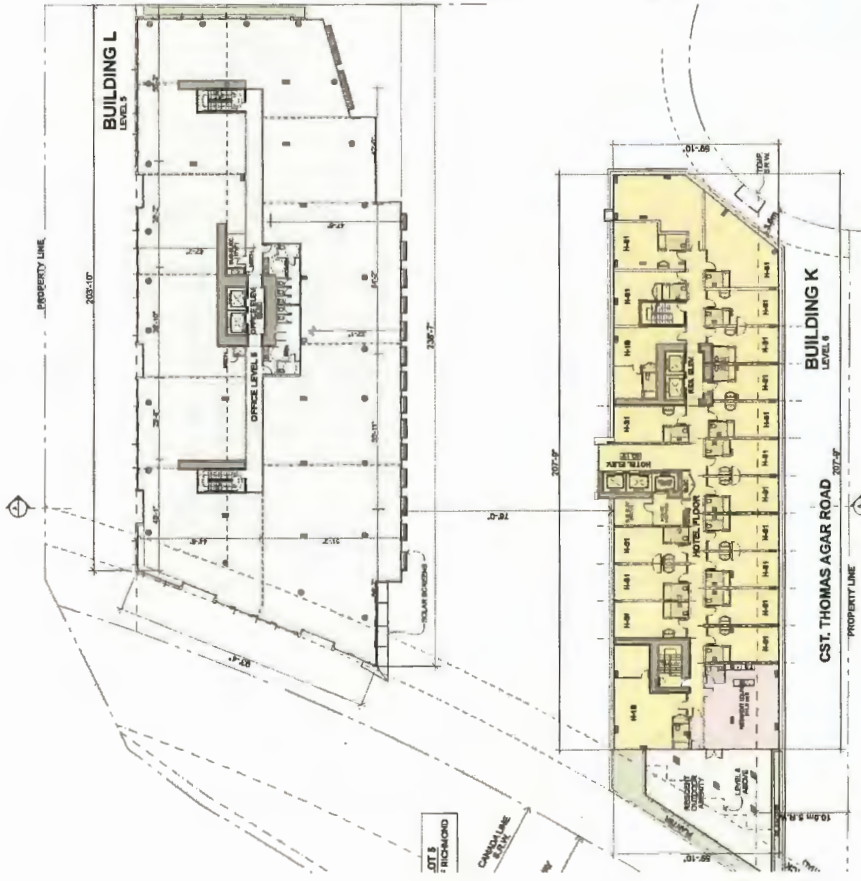
DP Panel Presentation: Sep 12, 2024
DP 24-012258



PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.

LEVEL 3

SEA ISLAND WAY



- FLOOR AREA DESIGNATION
- RESIDENTIAL - MARKET
 - RESIDENTIAL - AFFORDABLE HOUSING
 - RESIDENTIAL - MARKET B U.K.
 - RESIDENTIAL - MARKET A
 - NON-RESIDENTIAL OFFICE/RETAIL
 - NON-RESIDENTIAL INDOOR AMENITY
 - NON-RESIDENTIAL HOTEL
 - NON-RESIDENTIAL INDOOR AMENITY

LEVEL 6

SEA ISLAND WAY

PHASE 4



- FLOOR AREA DESIGNATION
- RESIDENTIAL - MARKET
 - RESIDENTIAL - AFFORDABLE HOUSING
 - RESIDENTIAL - MARKET B U.K.
 - RESIDENTIAL - MARKET A
 - NON-RESIDENTIAL OFFICE/RETAIL
 - NON-RESIDENTIAL INDOOR AMENITY
 - NON-RESIDENTIAL HOTEL
 - NON-RESIDENTIAL INDOOR AMENITY

LEVEL 6 PROPOSED HOTEL USE DP-24-012258

INDICATES EXTENT OF REVISIONS ASSOCIATED WITH NEW DP APPLICATION

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4

Building 'L' Change of Use & Redesign

3200 No. 3 Road, Richmond BC

for: Pinnacle Living (Capstan Village) Lends Inc.



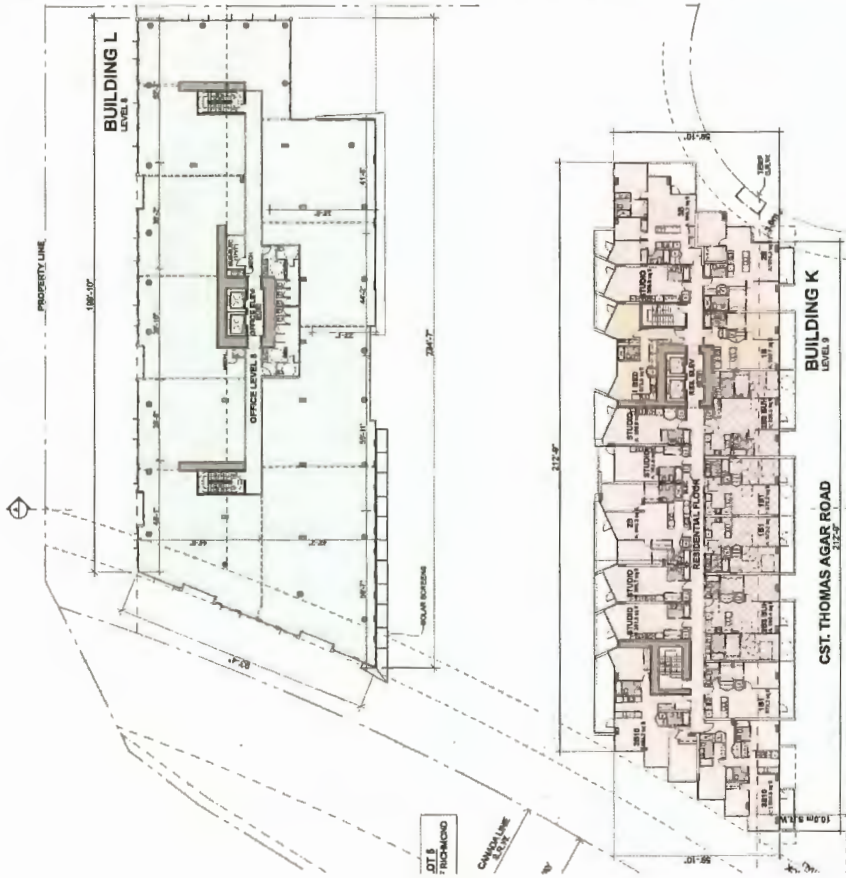
DP 24-012258

DP Panel Presentation: Sep 12, 2024

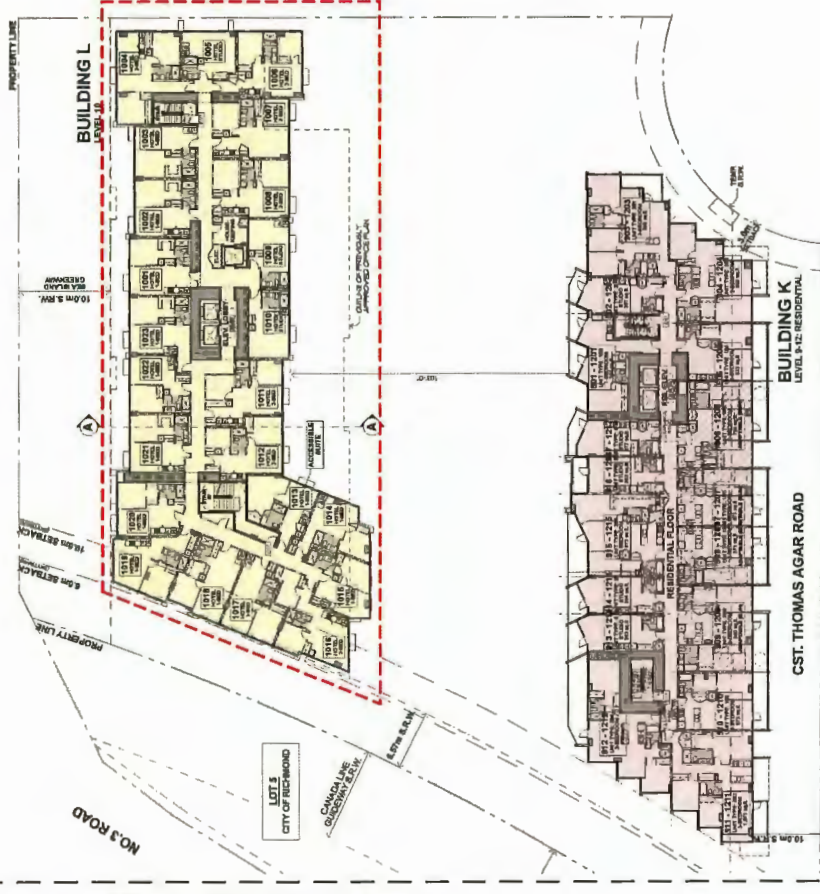
bingham hill architect

9

SEA ISLAND WAY



SEA ISLAND WAY



FLOOR AREA DESIGNATION

- RESIDENTIAL - MARKET
- RESIDENTIAL - AFFORDABLE HOUSING
- RESIDENTIAL - MARKET B.U.H.
- RESIDENTIAL - INDOOR AMENITY
- NON-RESIDENTIAL OFFICE/RETAIL
- NON-RESIDENTIAL INDOOR AMENITY
- NON-RESIDENTIAL HOTEL
- NON-RESIDENTIAL INDOOR AMENITY

LEVEL 9 & 10
APPROVED OFFICE USE
DP 14-421292

LEVEL 9 & 10
PROPOSED HOTEL USE
DP 24-012258

INDICATES EXTENT OF
REVISIONS ASSOCIATED
WITH NEW DP A APPLICATION



DP 24-012258
DP Panel Presentation: Sep 12, 2024

LEVEL 9 / 10

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.

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1000 WESTERN AVENUE
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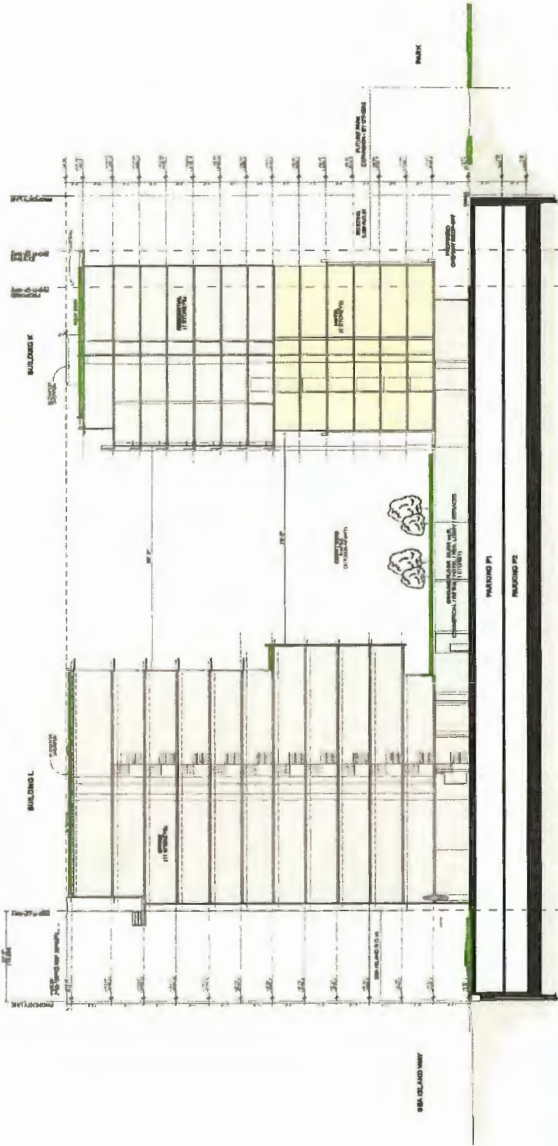
ROOF

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

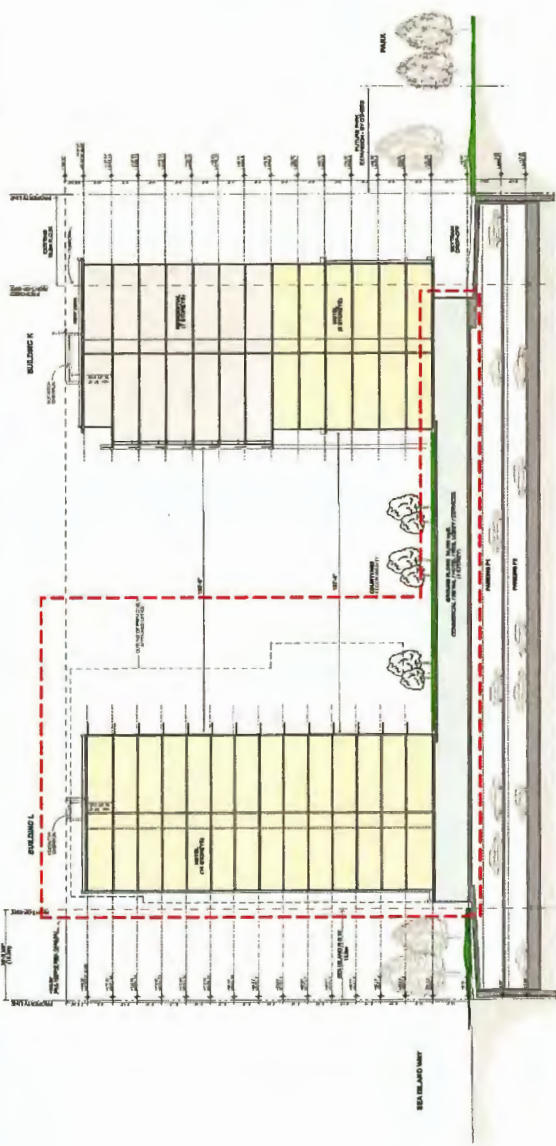
DP 24-012258
 DP Panel Presentation: Sep 12, 2024

11

binghamhill
 ARCHITECTS



SECTION A
APPROVED OFFICE USE
DP 18-521232



INDICATES EXTENT OF
REVISIONS ASSOCIATED
WITH NEW DP APPLICATION

SECTION A
PROPOSED HOTEL USE
DP 24-012258

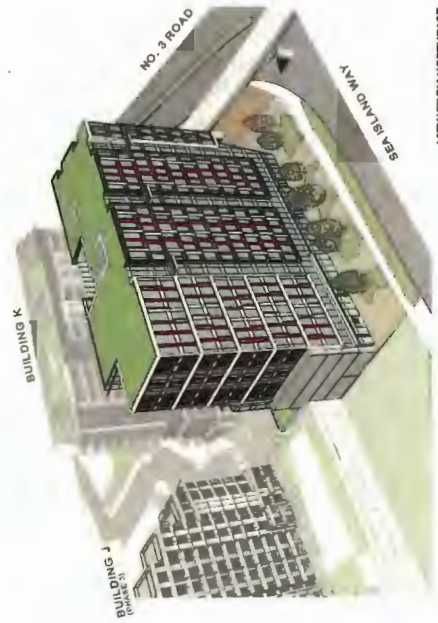
SECTION A

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC

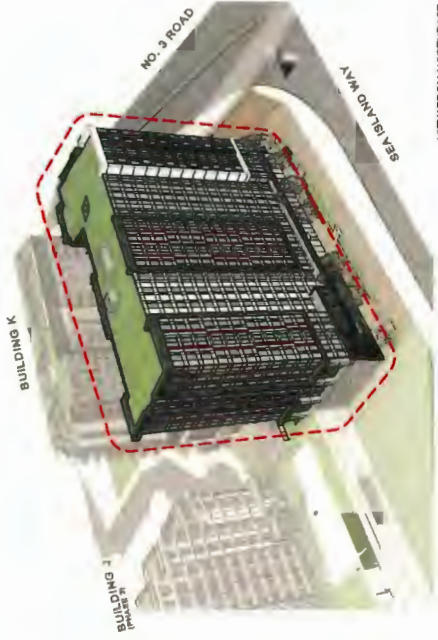
for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258
 DP Panel Presentation: Sep 12, 2024

bingham-hill
 architects
 1100 West Broadway
 Vancouver, BC V6H 1T4
 Phone: 604.681.1111
 Fax: 604.681.1112
 Email: info@bingham-hill.com



VIEW FROM NORTHEAST

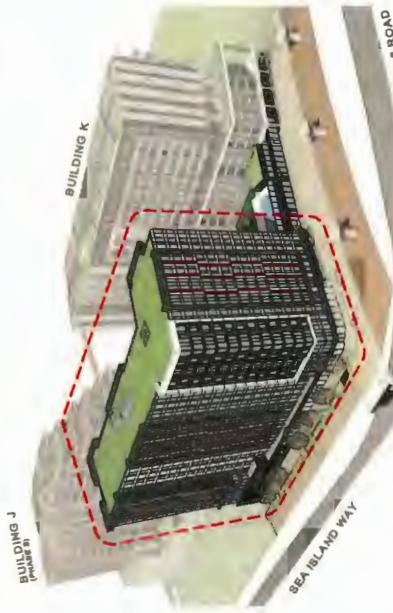


VIEW FROM NORTHEAST



VIEW FROM NORTHWEST

APPROVED OFFICE USE
DP 14-01292



VIEW FROM NORTHWEST

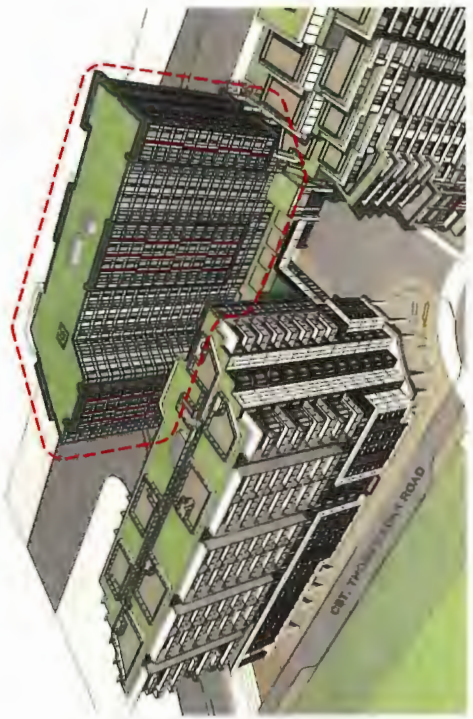
PROPOSED HOTEL USE
DP 24-01228

3D IMAGES

DP 24-012258
DP Panel Presentation: Sep 12, 2024

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

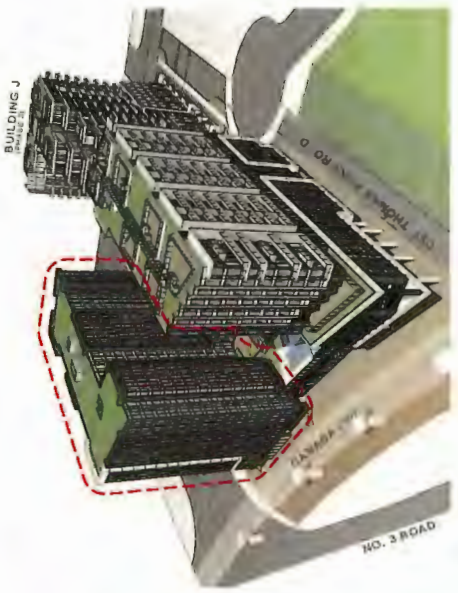
b i n g h a m - h i l l



VIEW FROM SOUTHEAST



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST

PROPOSED HOTEL USE
DP 24-012258



VIEW FROM SOUTHWEST

APPROVED OFFICE USE
DP 18-021291

DP 24-012258
DP Panel Presentation: Sep 12, 2024

BUILDING K

3D IMAGES

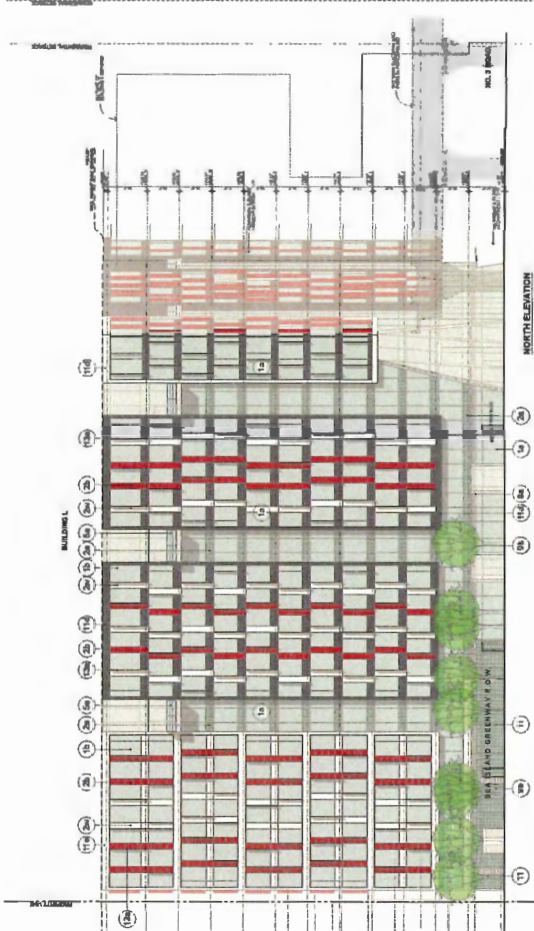
PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.



LIST OF MATERIALS

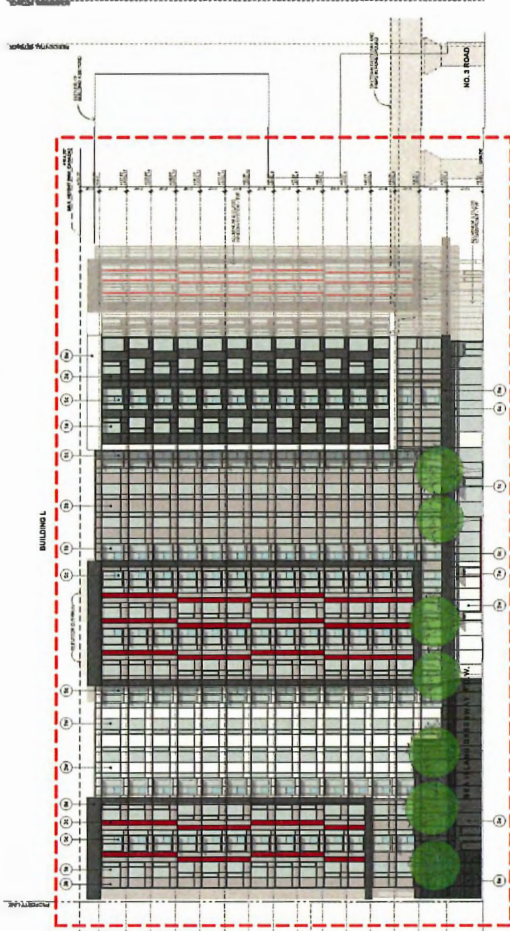
- ① ALUMINUM CLADDING
1.1 - 1600 Series
1.2 - 1600 Series
1.3 - 1600 Series
- ② ALUMINUM WINDOW CASING
2.1 - 1600 Series
2.2 - 1600 Series
2.3 - 1600 Series
- ③ ALUMINUM WINDOW GLASS
3.1 - 1600 Series
3.2 - 1600 Series
3.3 - 1600 Series
- ④ ALUMINUM WINDOW GLASS
4.1 - 1600 Series
4.2 - 1600 Series
4.3 - 1600 Series
- ⑤ ALUMINUM WINDOW GLASS
5.1 - 1600 Series
5.2 - 1600 Series
5.3 - 1600 Series
- ⑥ ALUMINUM WINDOW GLASS
6.1 - 1600 Series
6.2 - 1600 Series
6.3 - 1600 Series
- ⑦ ALUMINUM WINDOW GLASS
7.1 - 1600 Series
7.2 - 1600 Series
7.3 - 1600 Series
- ⑧ ALUMINUM WINDOW GLASS
8.1 - 1600 Series
8.2 - 1600 Series
8.3 - 1600 Series
- ⑨ ALUMINUM WINDOW GLASS
9.1 - 1600 Series
9.2 - 1600 Series
9.3 - 1600 Series
- ⑩ ALUMINUM WINDOW GLASS
10.1 - 1600 Series
10.2 - 1600 Series
10.3 - 1600 Series
- ⑪ ALUMINUM WINDOW GLASS
11.1 - 1600 Series
11.2 - 1600 Series
11.3 - 1600 Series
- ⑫ ALUMINUM WINDOW GLASS
12.1 - 1600 Series
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- ⑬ ALUMINUM WINDOW GLASS
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13.3 - 1600 Series
- ⑭ ALUMINUM WINDOW GLASS
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- ⑮ ALUMINUM WINDOW GLASS
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15.2 - 1600 Series
15.3 - 1600 Series
- ⑯ ALUMINUM WINDOW GLASS
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16.3 - 1600 Series
- ⑰ ALUMINUM WINDOW GLASS
17.1 - 1600 Series
17.2 - 1600 Series
17.3 - 1600 Series
- ⑱ ALUMINUM WINDOW GLASS
18.1 - 1600 Series
18.2 - 1600 Series
18.3 - 1600 Series
- ⑲ ALUMINUM WINDOW GLASS
19.1 - 1600 Series
19.2 - 1600 Series
19.3 - 1600 Series
- ⑳ ALUMINUM WINDOW GLASS
20.1 - 1600 Series
20.2 - 1600 Series
20.3 - 1600 Series

NORTH ELEVATION
APPROVED OFFICE USE
DP-18-067282



INDICATES EXTENT OF REVISIONS ASSOCIATED WITH NEW DP APPLICATION

NORTH ELEVATION
PROPOSED HOTEL USE
DP-24-012258



LIST OF MATERIALS

- ① ALUMINUM CLADDING
1.1 - 1600 Series
1.2 - 1600 Series
1.3 - 1600 Series
- ② ALUMINUM WINDOW CASING
2.1 - 1600 Series
2.2 - 1600 Series
2.3 - 1600 Series
- ③ ALUMINUM WINDOW GLASS
3.1 - 1600 Series
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3.3 - 1600 Series
- ④ ALUMINUM WINDOW GLASS
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- ⑤ ALUMINUM WINDOW GLASS
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- ⑥ ALUMINUM WINDOW GLASS
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18.3 - 1600 Series
- ⑲ ALUMINUM WINDOW GLASS
19.1 - 1600 Series
19.2 - 1600 Series
19.3 - 1600 Series
- ⑳ ALUMINUM WINDOW GLASS
20.1 - 1600 Series
20.2 - 1600 Series
20.3 - 1600 Series

NORTH ELEVATION

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258
 DP Panel Presentation: Sep 12, 2024

15

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 ARCHITECTS
 1150 AVENUE
 RICHMOND BC
 V6X 3E7
 TEL: 604.273.8888
 WWW.BINGHAMHILLARCHITECTS.COM

LIST OF MATERIALS

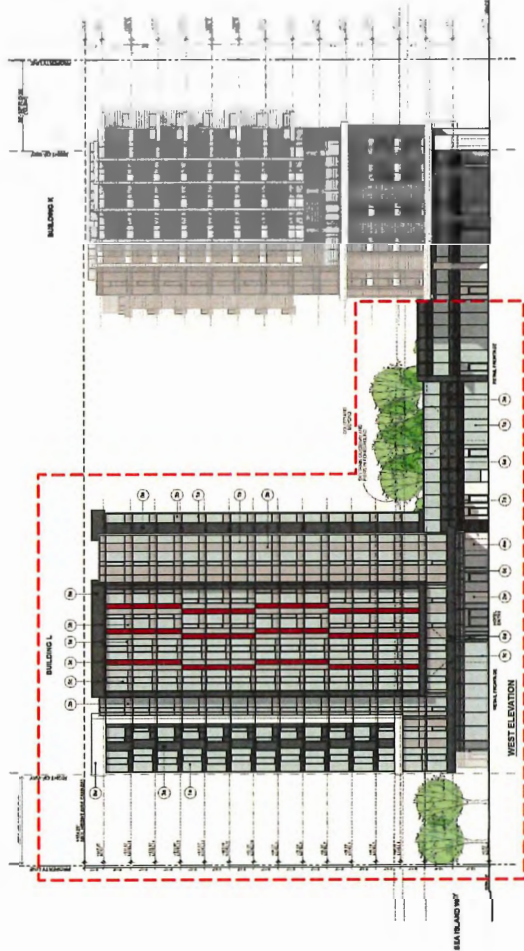
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 1a - 1000mm x 1000mm x 10mm
 1b - 1000mm x 1000mm x 15mm
 1c - 1000mm x 1000mm x 20mm
- 2. ALUMINUM SLAT PANELS
 2a - 1000mm x 1000mm x 10mm
 2b - 1000mm x 1000mm x 15mm
 2c - 1000mm x 1000mm x 20mm
- 3. ALUMINUM SLAT PANELS
 3a - 1000mm x 1000mm x 10mm
 3b - 1000mm x 1000mm x 15mm
 3c - 1000mm x 1000mm x 20mm
- 4. ALUMINUM SLAT PANELS
 4a - 1000mm x 1000mm x 10mm
 4b - 1000mm x 1000mm x 15mm
 4c - 1000mm x 1000mm x 20mm
- 5. ALUMINUM SLAT PANELS
 5a - 1000mm x 1000mm x 10mm
 5b - 1000mm x 1000mm x 15mm
 5c - 1000mm x 1000mm x 20mm
- 6. ALUMINUM SLAT PANELS
 6a - 1000mm x 1000mm x 10mm
 6b - 1000mm x 1000mm x 15mm
 6c - 1000mm x 1000mm x 20mm
- 7. ALUMINUM SLAT PANELS
 7a - 1000mm x 1000mm x 10mm
 7b - 1000mm x 1000mm x 15mm
 7c - 1000mm x 1000mm x 20mm
- 8. ALUMINUM SLAT PANELS
 8a - 1000mm x 1000mm x 10mm
 8b - 1000mm x 1000mm x 15mm
 8c - 1000mm x 1000mm x 20mm
- 9. ALUMINUM SLAT PANELS
 9a - 1000mm x 1000mm x 10mm
 9b - 1000mm x 1000mm x 15mm
 9c - 1000mm x 1000mm x 20mm
- 10. ALUMINUM SLAT PANELS
 10a - 1000mm x 1000mm x 10mm
 10b - 1000mm x 1000mm x 15mm
 10c - 1000mm x 1000mm x 20mm
- 11. ALUMINUM SLAT PANELS
 11a - 1000mm x 1000mm x 10mm
 11b - 1000mm x 1000mm x 15mm
 11c - 1000mm x 1000mm x 20mm
- 12. ALUMINUM SLAT PANELS
 12a - 1000mm x 1000mm x 10mm
 12b - 1000mm x 1000mm x 15mm
 12c - 1000mm x 1000mm x 20mm
- 13. ALUMINUM SLAT PANELS
 13a - 1000mm x 1000mm x 10mm
 13b - 1000mm x 1000mm x 15mm
 13c - 1000mm x 1000mm x 20mm
- 14. ALUMINUM SLAT PANELS
 14a - 1000mm x 1000mm x 10mm
 14b - 1000mm x 1000mm x 15mm
 14c - 1000mm x 1000mm x 20mm
- 15. ALUMINUM SLAT PANELS
 15a - 1000mm x 1000mm x 10mm
 15b - 1000mm x 1000mm x 15mm
 15c - 1000mm x 1000mm x 20mm

WEST ELEVATION
 APPROVED OFFICE USE
 DP-18-021258



INDICATES EXTENT OF REVISIONS ASSOCIATED WITH NEW DP APPLICATION

WEST ELEVATION
 PROPOSED HOTEL USE
 DP-24-012258



LIST OF MATERIALS

- 1. ALUMINUM SLAT PANELS
 1a - 1000mm x 1000mm x 10mm
 1b - 1000mm x 1000mm x 15mm
 1c - 1000mm x 1000mm x 20mm
- 2. ALUMINUM SLAT PANELS
 2a - 1000mm x 1000mm x 10mm
 2b - 1000mm x 1000mm x 15mm
 2c - 1000mm x 1000mm x 20mm
- 3. ALUMINUM SLAT PANELS
 3a - 1000mm x 1000mm x 10mm
 3b - 1000mm x 1000mm x 15mm
 3c - 1000mm x 1000mm x 20mm
- 4. ALUMINUM SLAT PANELS
 4a - 1000mm x 1000mm x 10mm
 4b - 1000mm x 1000mm x 15mm
 4c - 1000mm x 1000mm x 20mm
- 5. ALUMINUM SLAT PANELS
 5a - 1000mm x 1000mm x 10mm
 5b - 1000mm x 1000mm x 15mm
 5c - 1000mm x 1000mm x 20mm
- 6. ALUMINUM SLAT PANELS
 6a - 1000mm x 1000mm x 10mm
 6b - 1000mm x 1000mm x 15mm
 6c - 1000mm x 1000mm x 20mm
- 7. ALUMINUM SLAT PANELS
 7a - 1000mm x 1000mm x 10mm
 7b - 1000mm x 1000mm x 15mm
 7c - 1000mm x 1000mm x 20mm
- 8. ALUMINUM SLAT PANELS
 8a - 1000mm x 1000mm x 10mm
 8b - 1000mm x 1000mm x 15mm
 8c - 1000mm x 1000mm x 20mm
- 9. ALUMINUM SLAT PANELS
 9a - 1000mm x 1000mm x 10mm
 9b - 1000mm x 1000mm x 15mm
 9c - 1000mm x 1000mm x 20mm
- 10. ALUMINUM SLAT PANELS
 10a - 1000mm x 1000mm x 10mm
 10b - 1000mm x 1000mm x 15mm
 10c - 1000mm x 1000mm x 20mm
- 11. ALUMINUM SLAT PANELS
 11a - 1000mm x 1000mm x 10mm
 11b - 1000mm x 1000mm x 15mm
 11c - 1000mm x 1000mm x 20mm
- 12. ALUMINUM SLAT PANELS
 12a - 1000mm x 1000mm x 10mm
 12b - 1000mm x 1000mm x 15mm
 12c - 1000mm x 1000mm x 20mm
- 13. ALUMINUM SLAT PANELS
 13a - 1000mm x 1000mm x 10mm
 13b - 1000mm x 1000mm x 15mm
 13c - 1000mm x 1000mm x 20mm
- 14. ALUMINUM SLAT PANELS
 14a - 1000mm x 1000mm x 10mm
 14b - 1000mm x 1000mm x 15mm
 14c - 1000mm x 1000mm x 20mm
- 15. ALUMINUM SLAT PANELS
 15a - 1000mm x 1000mm x 10mm
 15b - 1000mm x 1000mm x 15mm
 15c - 1000mm x 1000mm x 20mm

WEST ELEVATION

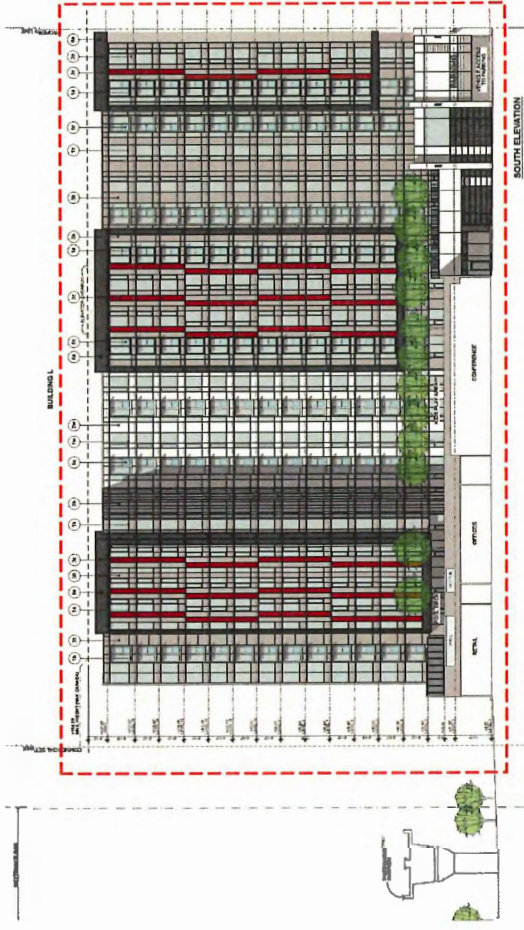
PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
 Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.

DP 24-012258
 DP Panel Presentation: Sep 12, 2024





SOUTH ELEVATION
APPROVED OFFICE USE
DP-18-9217262



INDICATES EXTENT OF REVISIONS ASSOCIATED WITH NEW DP APPLICATION

SOUTH ELEVATION
PROPOSED HOTEL USE
DP-24-012258

LIST OF MATERIALS

1. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
2. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
3. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
4. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
5. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
6. ALUMINUM CLADDING PANELS
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In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
7. ALUMINUM CLADDING PANELS
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In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
8. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
9. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
10. ALUMINUM CLADDING PANELS
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11. ALUMINUM CLADDING PANELS
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12. ALUMINUM CLADDING PANELS
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13. ALUMINUM CLADDING PANELS
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In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
14. ALUMINUM CLADDING PANELS
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In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
15. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000

LIST OF MATERIALS

1. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
2. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
3. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
4. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
5. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
6. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
7. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
8. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
9. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
10. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
11. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
12. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
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In 1000 Series, color number 1000000000
13. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
14. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000
15. ALUMINUM CLADDING PANELS
In color finish, color number 1000000000
In 1000 Series, color number 1000000000
In 1000 Series, color number 1000000000

SOUTH ELEVATION

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.

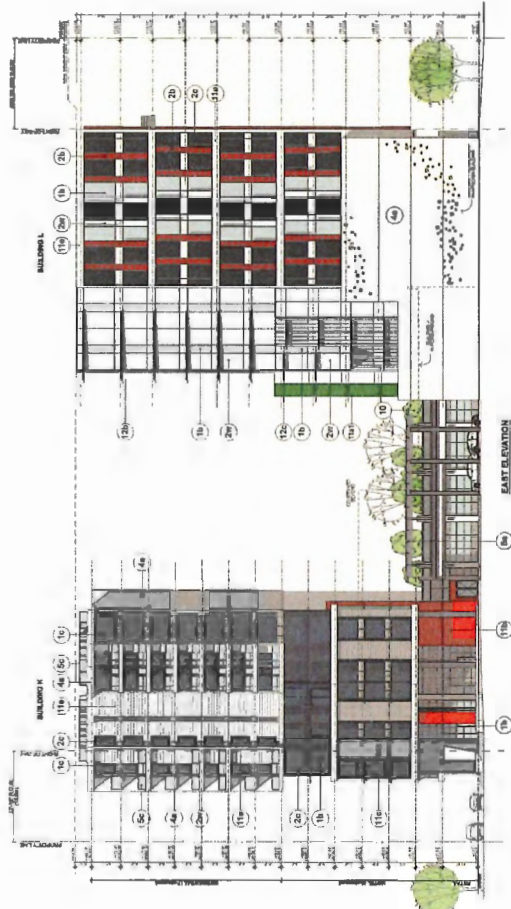
DP 24-012258
DP Panel Presentation: Sep 12, 2024



LIST OF MATERIALS

- 1 ALUMINUM PALETTE GRILLS
 1a - 1000 Series
 1b - 1000 Series
 1c - 1000 Series
- 2 METALLIC SLAB IN ALUMINUM FINISH
 2a - 1000 Series
 2b - 1000 Series
 2c - 1000 Series
- 3 METALLIC SLAB IN ALUMINUM FINISH
 3a - 1000 Series
 3b - 1000 Series
 3c - 1000 Series
- 4 METALLIC SLAB IN ALUMINUM FINISH
 4a - 1000 Series
 4b - 1000 Series
 4c - 1000 Series
- 5 METALLIC SLAB IN ALUMINUM FINISH
 5a - 1000 Series
 5b - 1000 Series
 5c - 1000 Series
- 6 METALLIC SLAB IN ALUMINUM FINISH
 6a - 1000 Series
 6b - 1000 Series
 6c - 1000 Series
- 7 METALLIC SLAB IN ALUMINUM FINISH
 7a - 1000 Series
 7b - 1000 Series
 7c - 1000 Series
- 8 METALLIC SLAB IN ALUMINUM FINISH
 8a - 1000 Series
 8b - 1000 Series
 8c - 1000 Series
- 9 METALLIC SLAB IN ALUMINUM FINISH
 9a - 1000 Series
 9b - 1000 Series
 9c - 1000 Series
- 10 METALLIC SLAB IN ALUMINUM FINISH
 10a - 1000 Series
 10b - 1000 Series
 10c - 1000 Series
- 11 METALLIC SLAB IN ALUMINUM FINISH
 11a - 1000 Series
 11b - 1000 Series
 11c - 1000 Series
- 12 METALLIC SLAB IN ALUMINUM FINISH
 12a - 1000 Series
 12b - 1000 Series
 12c - 1000 Series
- 13 METALLIC SLAB IN ALUMINUM FINISH
 13a - 1000 Series
 13b - 1000 Series
 13c - 1000 Series
- 14 METALLIC SLAB IN ALUMINUM FINISH
 14a - 1000 Series
 14b - 1000 Series
 14c - 1000 Series
- 15 METALLIC SLAB IN ALUMINUM FINISH
 15a - 1000 Series
 15b - 1000 Series
 15c - 1000 Series
- 16 METALLIC SLAB IN ALUMINUM FINISH
 16a - 1000 Series
 16b - 1000 Series
 16c - 1000 Series
- 17 METALLIC SLAB IN ALUMINUM FINISH
 17a - 1000 Series
 17b - 1000 Series
 17c - 1000 Series
- 18 METALLIC SLAB IN ALUMINUM FINISH
 18a - 1000 Series
 18b - 1000 Series
 18c - 1000 Series
- 19 METALLIC SLAB IN ALUMINUM FINISH
 19a - 1000 Series
 19b - 1000 Series
 19c - 1000 Series
- 20 METALLIC SLAB IN ALUMINUM FINISH
 20a - 1000 Series
 20b - 1000 Series
 20c - 1000 Series

EAST ELEVATION
 APPROVED OFFICE USE
 DP 18-48182

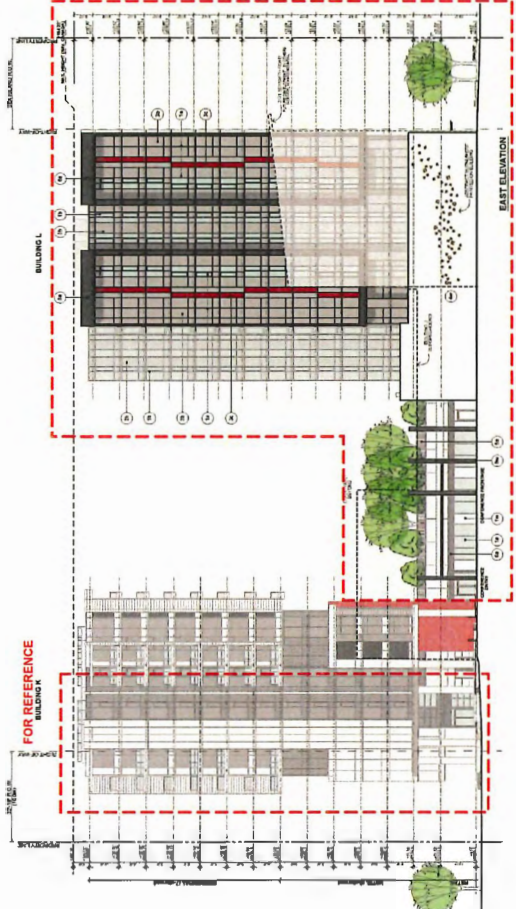


LIST OF MATERIALS

- 1 ALUMINUM PALETTE GRILLS
 1a - 1000 Series
 1b - 1000 Series
 1c - 1000 Series
- 2 METALLIC SLAB IN ALUMINUM FINISH
 2a - 1000 Series
 2b - 1000 Series
 2c - 1000 Series
- 3 METALLIC SLAB IN ALUMINUM FINISH
 3a - 1000 Series
 3b - 1000 Series
 3c - 1000 Series
- 4 METALLIC SLAB IN ALUMINUM FINISH
 4a - 1000 Series
 4b - 1000 Series
 4c - 1000 Series
- 5 METALLIC SLAB IN ALUMINUM FINISH
 5a - 1000 Series
 5b - 1000 Series
 5c - 1000 Series
- 6 METALLIC SLAB IN ALUMINUM FINISH
 6a - 1000 Series
 6b - 1000 Series
 6c - 1000 Series
- 7 METALLIC SLAB IN ALUMINUM FINISH
 7a - 1000 Series
 7b - 1000 Series
 7c - 1000 Series
- 8 METALLIC SLAB IN ALUMINUM FINISH
 8a - 1000 Series
 8b - 1000 Series
 8c - 1000 Series
- 9 METALLIC SLAB IN ALUMINUM FINISH
 9a - 1000 Series
 9b - 1000 Series
 9c - 1000 Series
- 10 METALLIC SLAB IN ALUMINUM FINISH
 10a - 1000 Series
 10b - 1000 Series
 10c - 1000 Series
- 11 METALLIC SLAB IN ALUMINUM FINISH
 11a - 1000 Series
 11b - 1000 Series
 11c - 1000 Series
- 12 METALLIC SLAB IN ALUMINUM FINISH
 12a - 1000 Series
 12b - 1000 Series
 12c - 1000 Series
- 13 METALLIC SLAB IN ALUMINUM FINISH
 13a - 1000 Series
 13b - 1000 Series
 13c - 1000 Series
- 14 METALLIC SLAB IN ALUMINUM FINISH
 14a - 1000 Series
 14b - 1000 Series
 14c - 1000 Series
- 15 METALLIC SLAB IN ALUMINUM FINISH
 15a - 1000 Series
 15b - 1000 Series
 15c - 1000 Series
- 16 METALLIC SLAB IN ALUMINUM FINISH
 16a - 1000 Series
 16b - 1000 Series
 16c - 1000 Series
- 17 METALLIC SLAB IN ALUMINUM FINISH
 17a - 1000 Series
 17b - 1000 Series
 17c - 1000 Series
- 18 METALLIC SLAB IN ALUMINUM FINISH
 18a - 1000 Series
 18b - 1000 Series
 18c - 1000 Series
- 19 METALLIC SLAB IN ALUMINUM FINISH
 19a - 1000 Series
 19b - 1000 Series
 19c - 1000 Series
- 20 METALLIC SLAB IN ALUMINUM FINISH
 20a - 1000 Series
 20b - 1000 Series
 20c - 1000 Series

INDICATES EXTENT OF
 NEW DP APPLICATION
 WITH NEW DP APPLICATION

EAST ELEVATION
 APPROVED HOTEL USE
 DP 24-012358



EAST ELEVATION

DP 24-012358
 DP Panel Presentation: Sep 12, 2024

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
 Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC
 for: Pinnacle Living (Capstan Village) Lands Inc.



METAL

(including: door, window & guardrail frames, spandrel panels, metal panels and louvers)



1a, 3a, 5a, 6a, 7a, 8a
Black Jack



1b, 3b, 5b, 6b, 8b
Pigeon Grey



2c
Deep Rose



1w, 6w, 8w
White



1c, 6c
Clear Anodized

LIST OF MATERIALS

1. ALUMINUM EXTRUSION COLOURS & FINISHES
 1a - 3a, 5a, 6a, 7a, 8a - Black Jack
 1b - 3b, 5b, 6b, 8b - Pigeon Grey
 1c - Clear Anodized
 1w - White
 2c - Deep Rose
2. PAINTS
 2a - 3a, 5a, 6a, 7a, 8a - Black Jack
 2b - 3b, 5b, 6b, 8b - Pigeon Grey
 2c - Deep Rose
3. METAL FINISHES
 3a - 3a, 5a, 6a, 7a, 8a - Black Jack
 3b - 3b, 5b, 6b, 8b - Pigeon Grey
 3c - Clear Anodized
4. PAINTS
 4a - 3a, 5a, 6a, 7a, 8a - Black Jack
 4b - 3b, 5b, 6b, 8b - Pigeon Grey
 4c - Deep Rose
5. ALUMINUM & GLASS CLADDING
 5a - 3a, 5a, 6a, 7a, 8a - Black Jack
 5b - 3b, 5b, 6b, 8b - Pigeon Grey
 5c - Clear Anodized
6. PAINTS
 6a - 3a, 5a, 6a, 7a, 8a - Black Jack
 6b - 3b, 5b, 6b, 8b - Pigeon Grey
 6c - Deep Rose
7. PAINTS
 7a - 3a, 5a, 6a, 7a, 8a - Black Jack
 7b - 3b, 5b, 6b, 8b - Pigeon Grey
 7c - Deep Rose
8. PAINTS
 8a - 3a, 5a, 6a, 7a, 8a - Black Jack
 8b - 3b, 5b, 6b, 8b - Pigeon Grey
 8c - Deep Rose
9. PAINTS
 9a - 3a, 5a, 6a, 7a, 8a - Black Jack
 9b - 3b, 5b, 6b, 8b - Pigeon Grey
 9c - Deep Rose

GLASS
(spandrel panels)



2w
White

PAINTED CONCRETE



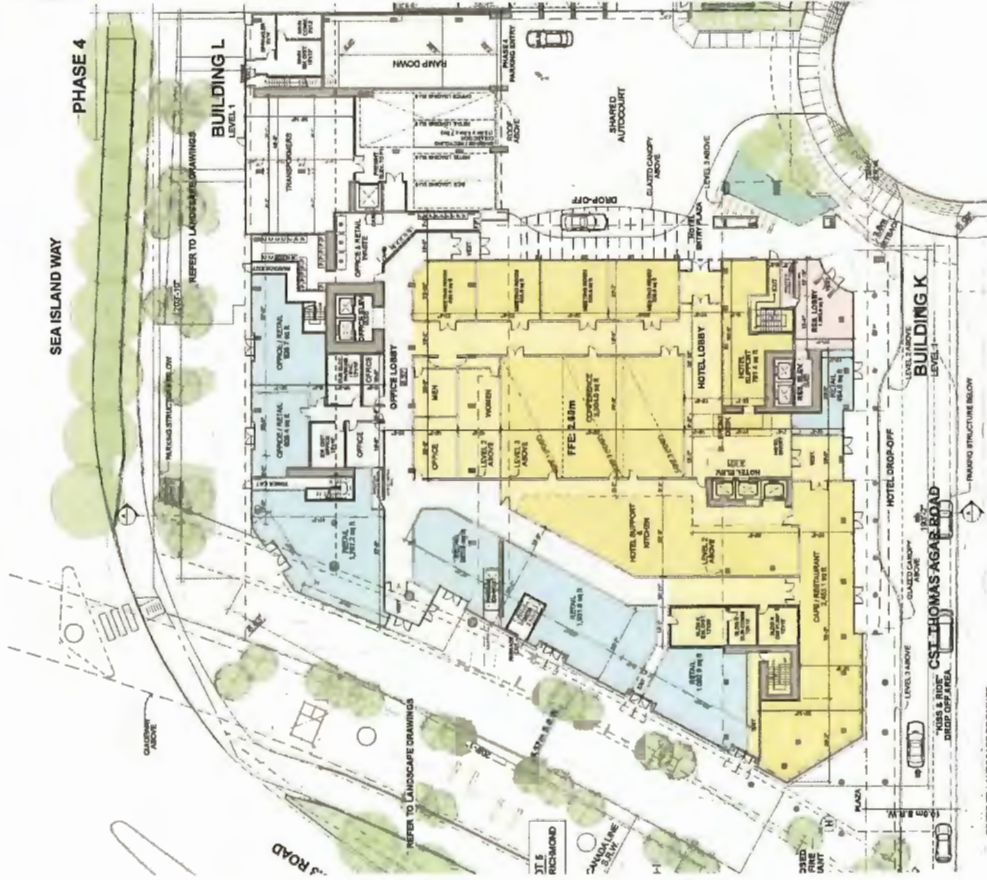
4w
White

MATERIALS & COLOURS

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
 Building 'L' Change of Use & Redesign
 3200 No. 3 Road, Richmond BC

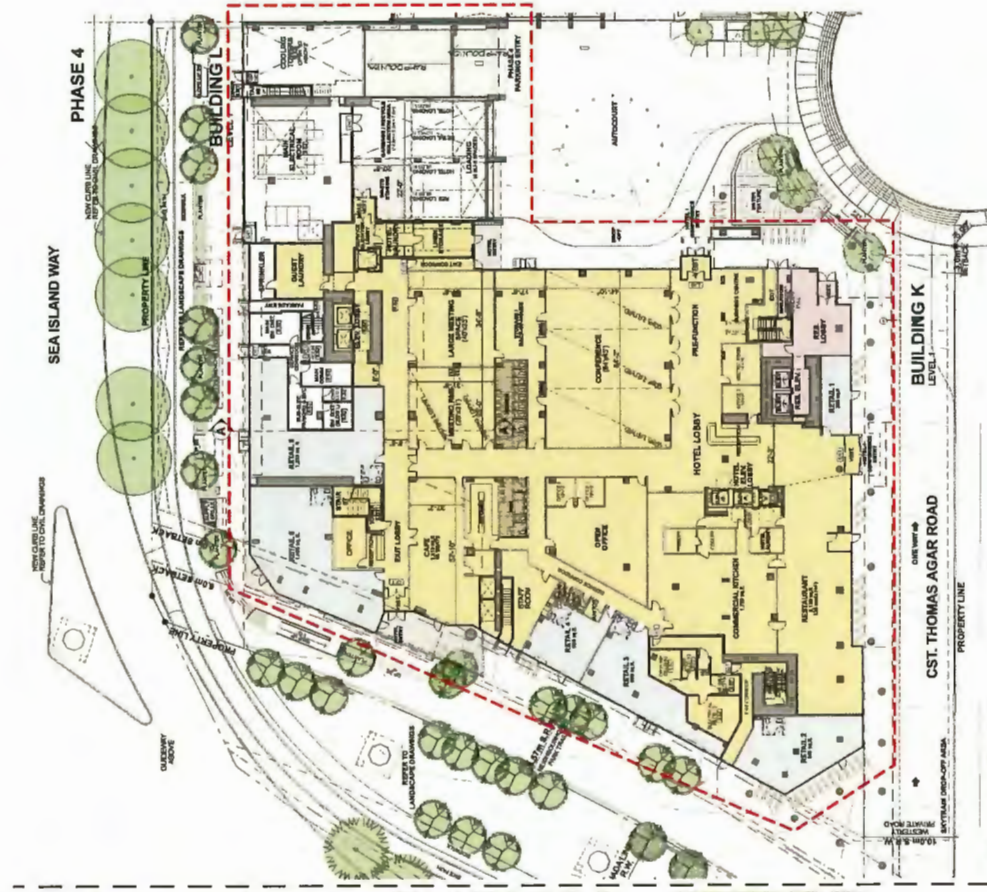
for: Pinnacle Living (Capstan Village) Lands Inc.





- REFER TO LANDSCAPE DRAWINGS
FLOOR AREA DESIGNATION
- RESIDENTIAL - MARKET
 - RESIDENTIAL - AFFORDABLE HOUSING
 - RESIDENTIAL - MARKET B.U.H.
 - RESIDENTIAL - INDOOR AMENITY
 - NON-RESIDENTIAL, OFFICE/RETAIL
 - NON-RESIDENTIAL, INDOOR AMENITY
 - NON-RESIDENTIAL, HOTEL
 - NON-RESIDENTIAL, INDOOR AMENITY

LEVEL 1



- FLOOR AREA DESIGNATION
- RESIDENTIAL - MARKET
 - RESIDENTIAL - AFFORDABLE HOUSING
 - RESIDENTIAL - MARKET B.U.H.
 - RESIDENTIAL - INDOOR AMENITY
 - NON-RESIDENTIAL, OFFICE/RETAIL
 - NON-RESIDENTIAL, INDOOR AMENITY
 - NON-RESIDENTIAL, HOTEL
 - NON-RESIDENTIAL, INDOOR AMENITY

INDICATES EXTENT OF REVISIONS ASSOCIATED WITH NEW DP APPLICATION

LEVEL 1 HOTEL USE DP-24-012258

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4

Building 'L' Change of Use & Redesign

3200 No. 3 Road, Richmond BC

for: Pinnacle Living (Capstan Village) Lands Inc.

DP Panel Presentation: Sep 12, 2024
DP 24-012258

b i n g h a m h i l l

**CAPSTAN VILLAGE
PHASE 4 - GROUND LEVEL**

APPROVED
DP APPLICATION 2020



NEW
DP APPLICATION 2024



PROPOSED REVISIONS:

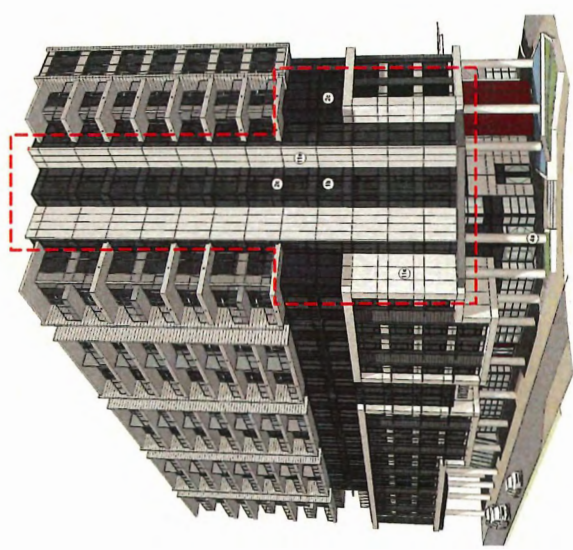
- 1.** AS REQUIRED BY THE ENGINEERING DEPARTMENT THROUGH THE SERVICING AGREEMENT, THE LAYOUT OF THE SEA ISLAND SRW IS RECONFIGURED TO ACCOMMODATE THE SIDEWALK AND BIKE PATH FULLY WITHIN THE SRW, OVER THE PARKADE.
- 2.** AS REQUIRED BY THE TRANSPORTATION DEPARTMENT, THE HOTEL DROP-OFF IS REMOVED FROM CST. THOMAS AGAR ROAD AND RELOCATED IN THE AUTO-COURT.

SOFTSCAPE LEGEND

-  LAYERED SHRUB PLANTING
-  OFFSITE LAWN BOULEVARDS
-  WATER FEATURE

LIST OF MATERIALS

- ① CONCRETE
1a - cast in place concrete
1b - cast in place concrete
1c - cast in place concrete
- ② BRICKWORK
2a - brickwork
2b - brickwork
2c - brickwork
- ③ GLASS
3a - glass
3b - glass
3c - glass
- ④ PAINTED CONCRETE
4a - white
4b - white
4c - white
- ⑤ STAINLESS STEEL
5a - stainless steel
5b - stainless steel
5c - stainless steel
- ⑥ METAL CLADDING
6a - metal cladding
6b - metal cladding
6c - metal cladding
- ⑦ FINISHES
7a - finishes
7b - finishes
7c - finishes
- ⑧ FLOORING
8a - flooring
8b - flooring
8c - flooring
- ⑨ ROOFING
9a - roofing
9b - roofing
9c - roofing
- ⑩ CURBING
10a - curbing
10b - curbing
10c - curbing
- ⑪ LANDSCAPING
11a - landscaping
11b - landscaping
11c - landscaping
- ⑫ SIGNAGE
12a - signage
12b - signage
12c - signage
- ⑬ LIGHTING
13a - lighting
13b - lighting
13c - lighting
- ⑭ FURNITURE
14a - furniture
14b - furniture
14c - furniture
- ⑮ OTHER
15a - other
15b - other
15c - other



VIEW FROM SOUTHEAST
APPROXIMATE OFFICE USE
DP 24-012258

INDICATES EXTENT OF REVISIONS ASSOCIATED WITH NEW DP APPLICATION

VIEW FROM SOUTHEAST
APPROXIMATE OFFICE USE
DP 18-021232

BUILDING K: VIEW FROM CUL-DE-SAC

DP 24-012258
DP Panel Presentation: Sep 12, 2024

PINNACLE CENTRE @ CAPSTAN VILLAGE: PHASE 4
Building 'L' Change of Use & Redesign
3200 No. 3 Road, Richmond BC
for: Pinnacle Living (Capstan Village) Lands Inc.



September 11, 2024

Ms. Claudia Jesson
City Clerk
City of Richmond
6911 No.3 Road
Richmond, BC, V6Y 2C1

via email:cityclerk@richmond.ca

RE: Development Permit 24-012258

To Whom It Might Concerned:

I, Mr. Francis Leung, Richmond Resident is writing in support of this hotel development at 3200 No.3 Road, abt some reservations on neighborhood impacts.

Pinnacle Living (Capstan Village) Lands Inc. is seeking to change their development at 3200 No. 3 Road into a final results which will encompasses 447 Hotel Suites + Residential Housing.

1. Hotel Room Shortage in Metro Vancouver as a Whole

“Destination Vancouver” dba The Metro Vancouver Convention and Visitor Bureau on March 6, 2023 released a Media Statement and a Study “Economic Analysis of Hotel Supply and Projected Demand in Metro Vancouver, 2023 to 2050”.

In the media statement and study, it states Metro Vancouver lacks 20000 Hotel Rooms to close the gap between Current Supply and Projected Demand. Of the 20000 Hotel Rooms, 10000 are needed just in the City of Vancouver, which means 10000 is needed in the rest of Metro Vancouver.

Furthermore this study also states, demand will exceed supply of hotel rooms by 2026 during the summer months in the City of Vancouver, and in 2028 in the Summer Months in rest of Metro Vancouver.

This project will increase the supply of hotel rooms in the City of Richmond and will in fact become the hotel with the most rooms in Richmond: surpassing Fairmont Vancouver Airport (392 Rooms), River Rock Casino & Resort (396 Rooms), and Sandman Signature Vancouver Airport (439 Rooms).

This project along with the approved Duck Island project will transform Bridgeport and Capstan Village into a defacto Airport Satellite Development Town/Neighborhood.

2. Potential Impacts for the Neighborhood

Existing Hotels in the area such as the Westin Wall Centre (3099 Corvette Way), Hampton Inn Vancouver Airport (8811 Bridgeport Road), Days Inn by Wyndham (2840 Sexsmith Road), and Holiday Inn Express Vancouver Airport (9351 Bridgeport Road) all offer Complimentary Airport Shuttle for its hotel guest.

A fair assumption would be this proposed hotel development will also offer Airport Shuttle service for its guests upon opening.

How can the City balance the needs of a Hotel running a shuttle vs. pickup/dropoff for a Child Care facility?

While this is partially answered in Page 4 of the Staff Report, an answer of *“Transportation Staff have reviewed and approved the Traffic Memo provided by a registered professional transportation engineer that demonstrates the proposed, volumes, access, parking and operations are acceptable and in compliance with the City's standards and bylaw requirements”* is hardly reassuring as they have not listed the metrics nor attached the said Traffic Memo in this Staff Report.



Figure 1: Photo of Sprouts Early Childhood Hub (3200 Carsecallen Road) from Capstan Neighborhood Park



Figure 2: Photo of Carscallen Road looking Northeast towards Phase 3 of Pinnacle Project



Figure 3: Photo of Carscallen Road looking Southwest away from Phase 3 of Pinnacle Project

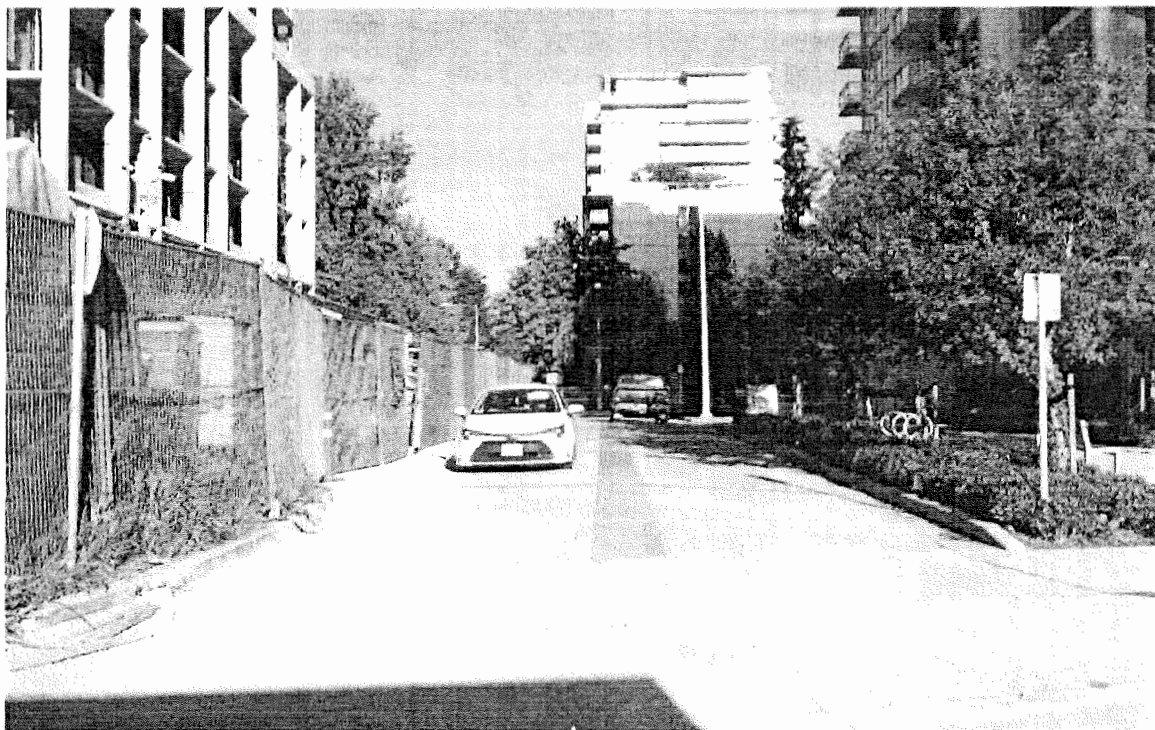


Figure 4: Photo of Private Road between Phase 2 and Phase 3 of the Pinnacle Project

Can a Hotel Shuttle Bus and a Private Automobile pass-through in diverging directions concurrently in Figure 2 and Figure 4?

3. Potential Solutions to Alleviate Neighborhood Impacts

- Will City Council designate One or Two 5 Minutes Pickup/Dropoff Spots for Sprouts Early Childhood Development Hub?
- Will City Council considered blocking off the Private Road on the Sexsmith Road end between Pinnacle Phase 2 and Phase 3?
- Will City Council consider turning the Private Road and Carscallen Road into a One-Way Street so Traffic flows unidirectionally from Sexsmith Road to Hazelbridge Way?

Conclusion

While I personally am in support of this Hotel Development, I hope City Staff is open and willing to explore some Traffic pattern changes on Carscallen Road as these problem will arise as Pinnacle's Phase 3 and 4 becomes completed.

Sincerely

Francis Leung

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Lack of hotel capacity in Vancouver could cost the city billions in lost economic impact

March 6, 2023



Destination Vancouver modelling shows demand poised to exceed supply as early as 2026

Vancouver, BC | 06 MARCH 2023—To close the gap between current supply and projected demand, 20,000 new hotel rooms are needed in Metro Vancouver by 2050, with 10,000 of those new hotel rooms necessary just in Vancouver.

According to a new study *Economic Analysis of Hotel Supply and Projected Demand in Metro Vancouver, 2023 to 2050*, released today by Destination Vancouver, without new investment, the lack of hotel supply in Metro Vancouver will translate into significant losses to the provincial economy.

Between 2022 and 2050, the cumulative economic impacts are projected to be:

- \$30.6 billion in foregone output.
- \$16.6 billion in foregone GDP.
- 168,000+ FTEs of foregone employment.
- \$7.5 billion in foregone tax revenue for all three levels of government.

"Metro Vancouver's infrastructure is not keeping up in delivering on our global profile," said Royce Chwin, Destination Vancouver's President & CEO. "This is critical because on our doorstep over the next few years are tennis's Laver Cup, the Invictus Games, next year's Grey Cup and in 2026 we're a Host City for the world's largest single sport event, the FIFA World Cup."

If the supply of hotel rooms remains at current levels, demand will exceed supply by:

- 2026: in the summer months in the City of Vancouver.
- 2028: in the summer months in the rest of Metro Vancouver.
- 2040: every month of the year across Metro Vancouver.

Cities of a comparable profile have been building new hotels at a steady pace. At the same time, Vancouver's hotel supply has been contracting; Metro Vancouver is down roughly 2000 rooms since 2010, with 1500 of those rooms lost in Vancouver.

The pandemic removed an additional 550 rooms from the city's inventory, with purchases by BC Housing and City of Vancouver which converted those rooms to supportive housing.

This is an issue Destination Vancouver has identified and has actively been working on for close to a decade. The precursor to this report (published in 2019) included projections from 2022 to 2030, which is now too short a planning horizon for development timelines.

The projections in this new report are in line with the planning horizons of the Vancouver Plan and the Broadway Plan.

The City of Vancouver did pass an interim hotel development policy in 2018 but it is just a policy statement. To make a tangible impact on the hotel inventory, substantial new investment is needed, both to mitigate loss through redevelopment and to encourage new development.

Existing development applications and permits for additional hotel capacity submitted to the City of Vancouver are insufficient to replace the losses. And the total estimate of approximately 1,100 new rooms in rezoning, planning, or permitting stages through to 2026 is by no means guaranteed.

"This is crucial for our global destination competitiveness," says Chwin. "Lack of available hotel rooms will make visiting Vancouver even more expensive, and the city will be less competitive in attracting major conferences, large sporting events and leisure group travel. Vancouver is running short on time to prepare for the influx of visitors and the economic impact they contribute to the city. Those visitors will just go elsewhere."

Vancouver is the gateway to the rest of the province and this lack of capacity may mean visitors avoid BC altogether, instead choosing other parts of Canada for their travel. This in turn deprives smaller cities and towns in our province of the positive economic benefit that those visitors would bring.

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Report:

[Economic Analysis of Hotel Supply and Projected Demand in Metro Vancouver, 2023 to 2050](https://assets.simpleviewinc.com/simpleview/image/upload/v1/clients/vancouverbc/Economic_Analysis_Hotel_Supply_and_Demand_DVAn_8c55ba468a-42a6-8f03-24ac538a999e.pdf)

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About Destination Vancouver

Destination Vancouver is the non-profit, member-led destination management organization for the spectacular city of Vancouver, BC. Our purpose is to transform our communities and our visitors through the power of travel and to be thoughtful leaders, advocates and ambassadors for our city. We work with our partners in Vancouver's visitor economy to develop compelling experiences and offerings for our visitors and to promote Vancouver in key Canadian, US, and international markets. The responsibility to build a sustainable and resilient visitor economy is the foundation of everything we do.

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