

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Thursday,  
September 12, 2024

# The Aiden Hotel Renovation

## 7188 Westminster Hwy, Richmond

Context Plan



Perspective (Street trees not shown for clarity)



DP-24-011375  
BP

Date: 2024-08-23  
Drawn: DP-14-011375  
2024-08-21  
Date: DP-14-011375  
2024-08-12  
Date: DP-14-011375



### Drawing List

Development Permit Number	DP - DP-24-011375
Building Permit Number	BP
Street Address	7188 Westminister Hwy, Richmond
Legal Description	SURVEY PLAN OF PARCELS SECTION 8 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN LMP23790
PID	023-804-190
Property Owner	7188 WESTMINSTER HIGHWAY INC
Site Area	1715.3 sqm (18,467 sq ft)
Site Dimensions	32.3 m (105' 10") X 52.2 m (172' 1")
Zoning	CA
Uses	Hotel
FSR	Permitted/Existing
Context	1.5
Building Height	12.0m
Front Yard	4.0m
Rear Yard	3.0m
Side Yard (East/West)	3.0m

ARCHITECTURAL	
Drawing Number	A-001
Project Name	Cover Sheet
Sheet Size	A0 (841 x 1189 mm)
Scale	As Shown
Revision	1.0
Date	2024-08-23
Author	A-101
Checker	A-101
Approver	A-101
Project Manager	A-101
Client	7188 Westminister Highway Inc
Address	7188 Westminister Highway, Richmond, BC V6V 1N5
Phone	(604) 271-7188
Fax	(604) 271-7188
Website	www.aidenhotel.com
Architect	NSDA ARCHITECTS
Address	1111 West 5th Avenue, Vancouver, BC V6J 1N5
Phone	(604) 681-4141
Fax	(604) 681-4141
Website	www.nsda.ca

**NSDA**  
ARCHITECTS

342-248 Street 3rd  
Vancouver, BC V6J 1N5  
Canada, V6J 1N5  
T: 604-681-4141  
F: 604-681-4141  
www.nsda.ca

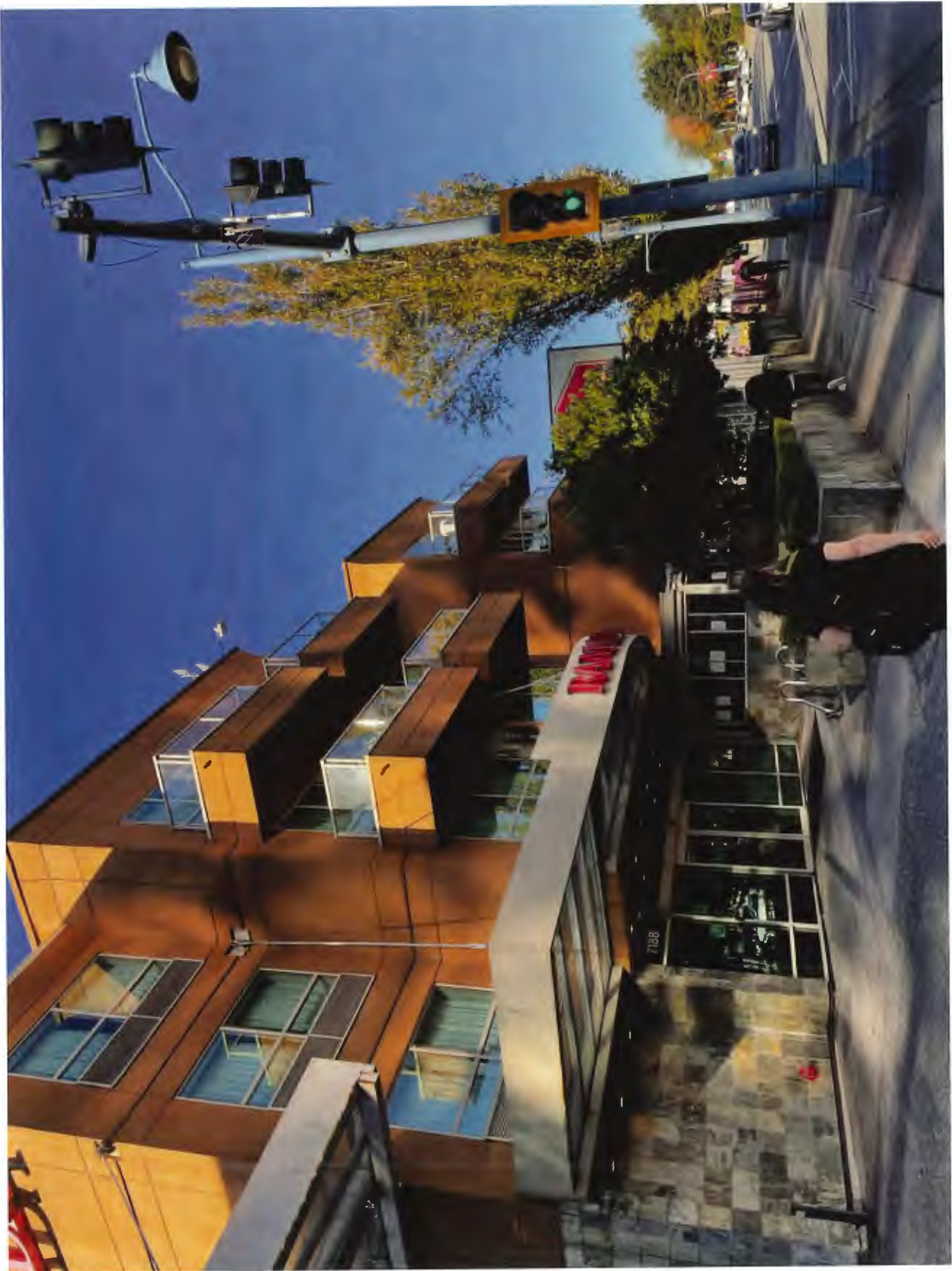
Existing Photos



Sheet Title  
Cover Sheet

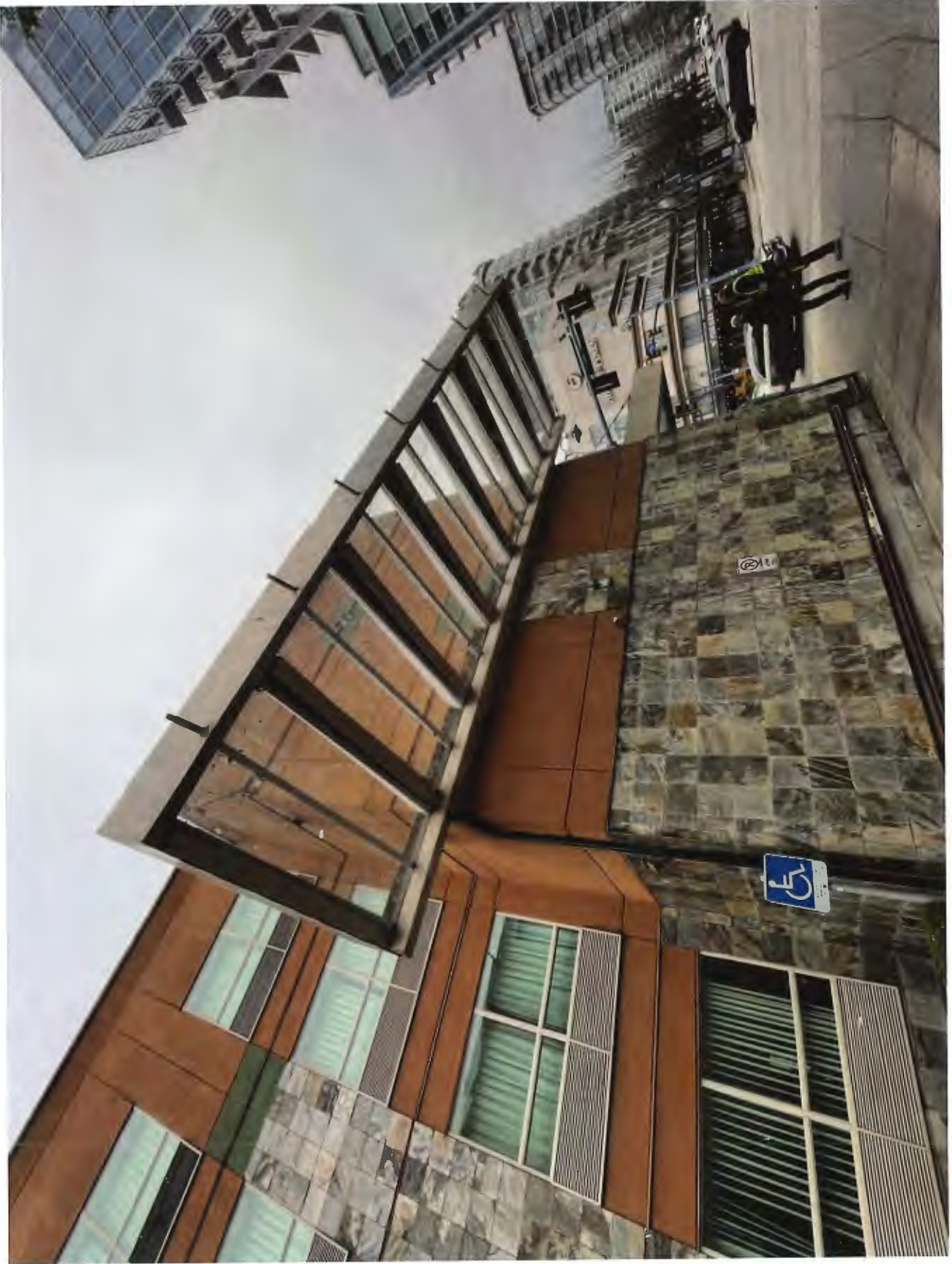
Project Number  
22012  
Drawing Number  
1.02500  
Sheet Number  
A-001

Author  
Best Western Aiden  
7188 Westminister Hwy  
Richmond, BC

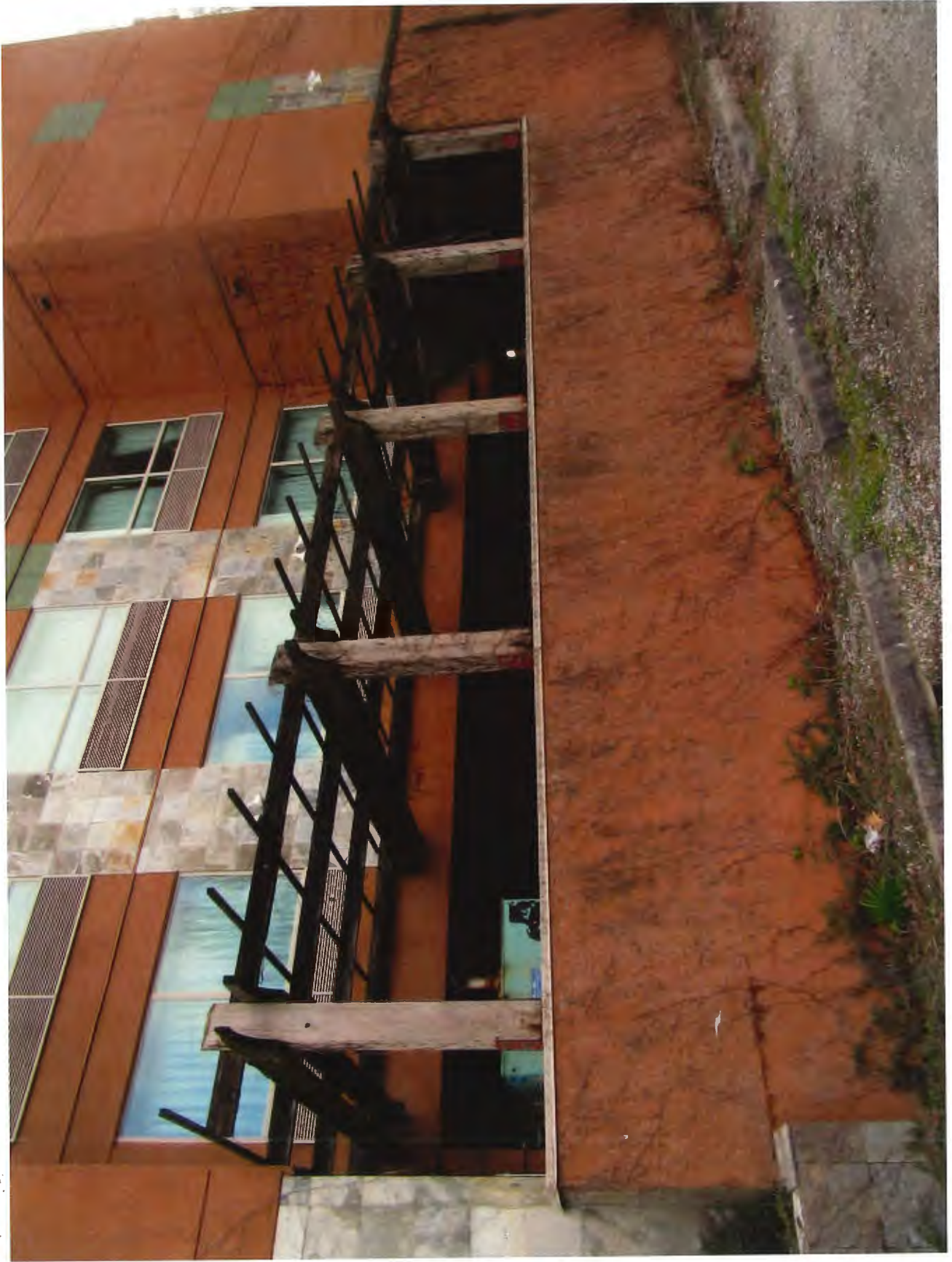






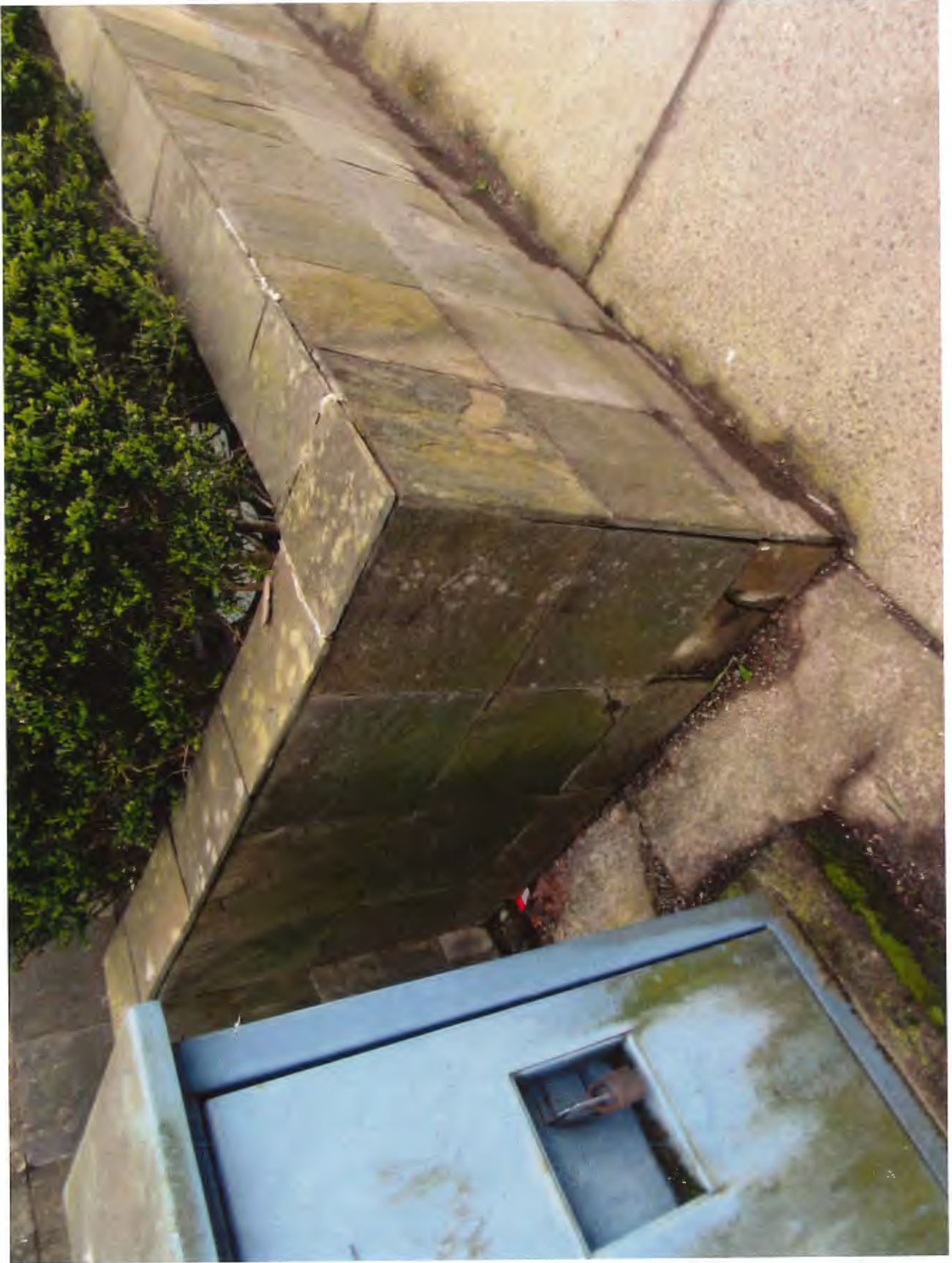












**SURVEY PLAN OF PARCEL B SECTION 8  
BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN LMP33790**  
=> FOR CITY OF RICHMOND PERMIT APPLICATIONS

PARCEL IDENTIFIER (PID): 033-604-190

CIVIC ADDRESS:  
WESTMINSTER HIGHWAY  
RICHMOND, B.C.

LEGEND  
SCALE: 1:100

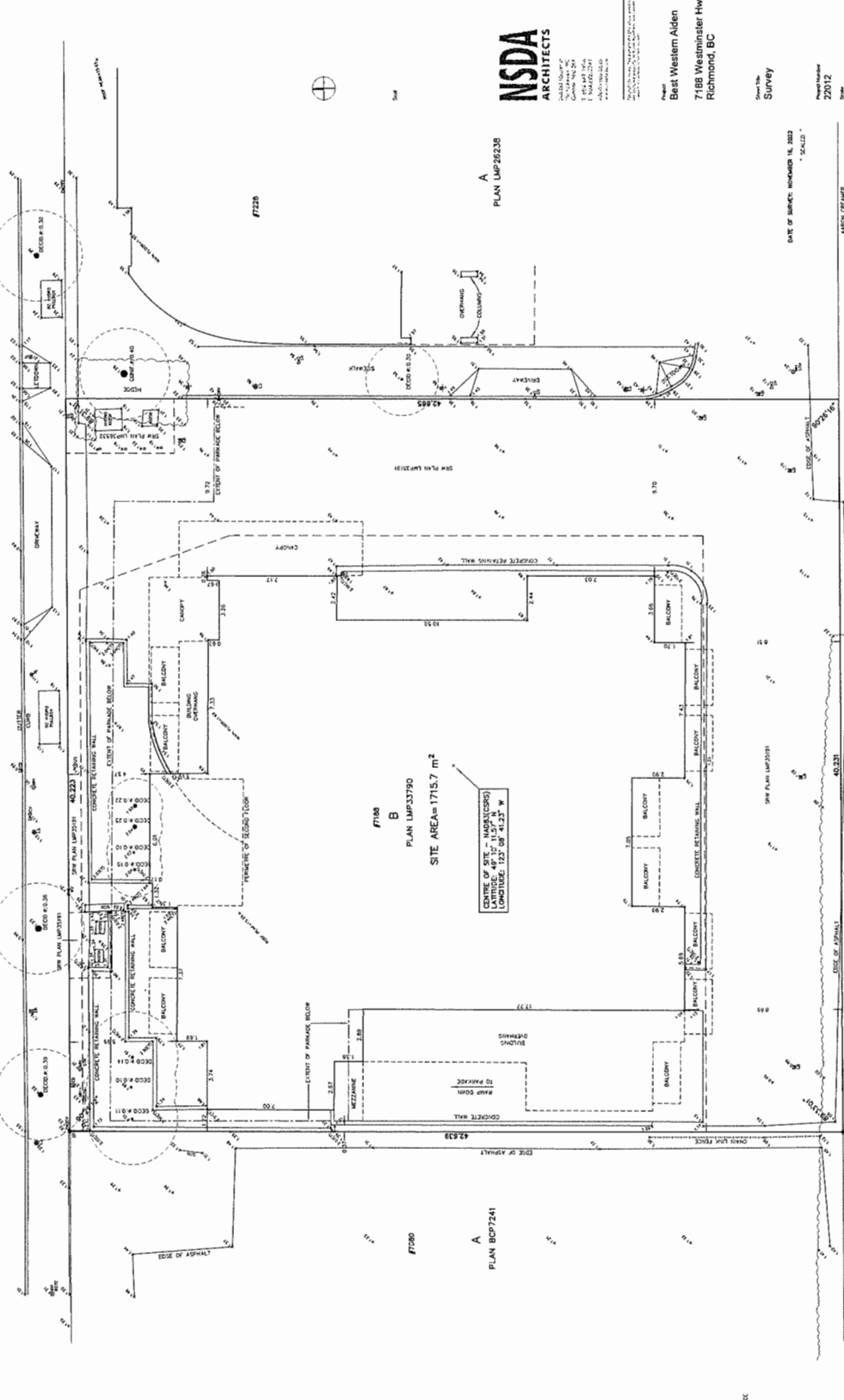
ALL DIMENSIONS ARE IN METRES

- B INDICATES SPOT ELEVATION
- B INDICATES BOUNDARY
- B INDICATES CURB MARK
- B INDICATES GAS METER
- B INDICATES GAS VALVE
- B INDICATES IRRIGATION CONTROL VALVE
- B INDICATES LAMP STAND
- B INDICATES SIGN
- B INDICATES SIGN POST
- B INDICATES SLEEP VALVE
- B INDICATES WATER METER
- B INDICATES WATER VALVE
- B INDICATES TOP OF WALL
- B INDICATES SIGN POST

**WESTMINSTER HIGHWAY**



DATE: 2012.08.14  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
DATE: 2012.08.14  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS



**NSDA ARCHITECTS**

1100 WESTMINSTER HIGHWAY  
RICHMOND, B.C. V6X 3E7  
TEL: 604-273-2277  
FAX: 604-273-2278  
WWW.NSDAARCHITECTS.COM

Client:  
Beet Western Aiden  
7188 Westminister Hwy  
Richmond, BC

Survey No.  
22012

DATE OF SURVEY: NOVEMBER 16, 2012

Scale:  
1:100

Project Number:  
22012  
Drawing Number:  
A-002

THIS DOCUMENT IS NOT VALID UNLESS ACCOMPANIED BY THE ORIGINAL SURVEY AND FIELD NOTES.

Rebt 26  
PLAN 24068

**NOTES:**  
- ALL DIMENSIONS ARE IN METRES AND ARE SHOWN FROM  
- CITY OF RICHMOND WITH SOUTHWEST TOWNSHIP WITH  
- AN ELEVATION OF 171.5 METRES  
- ALL DIMENSIONS ARE SHOWN FROM  
- LAND TITLE OFFICE RECORDS AND LOCAL FIELD SURVEYS  
- ALL TREES AND SHRUBS HAVE BEEN PLANTED AS REQUIRED  
- BY CITY OF RICHMOND PERMIT APPLICATIONS  
- BY EXTERNAL WALLS SET BACK IN OUTDOOR SURFACE

© COPYRIGHT  
MATSON PECK & TOPUSS  
SURVEYORS & ENGINEERS  
1100 WESTMINSTER HIGHWAY  
RICHMOND, B.C. V6X 3E7  
TEL: 604-273-2277  
FAX: 604-273-2278  
WWW.MATSONPECKANDTOPUSS.COM

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

Comments

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



1

**NSDA**  
ARCHITECTS

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

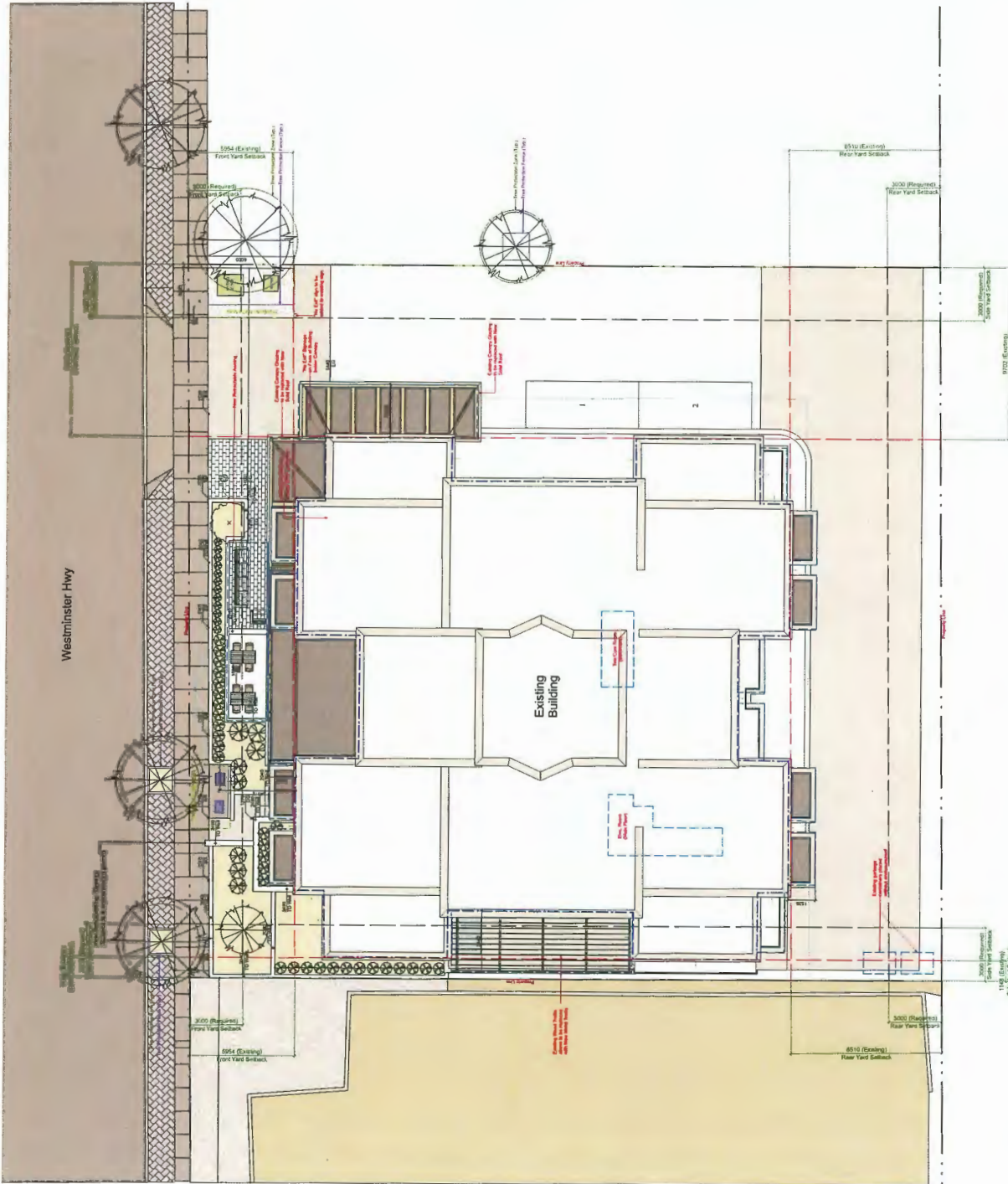
Project  
Best Western Alden  
7188 Westminister Hwy  
Richmond, BC

Sheet No.  
Site Plan

Project No.  
22012

Scale  
1:100

Sheet No.  
A-003



Plan #1

Consultant:

Project Information:  
 2024.01.01  
 2024.01.01  
 2024.01.01  
 2024.01.01

**NSDA**  
 ARCHITECTS

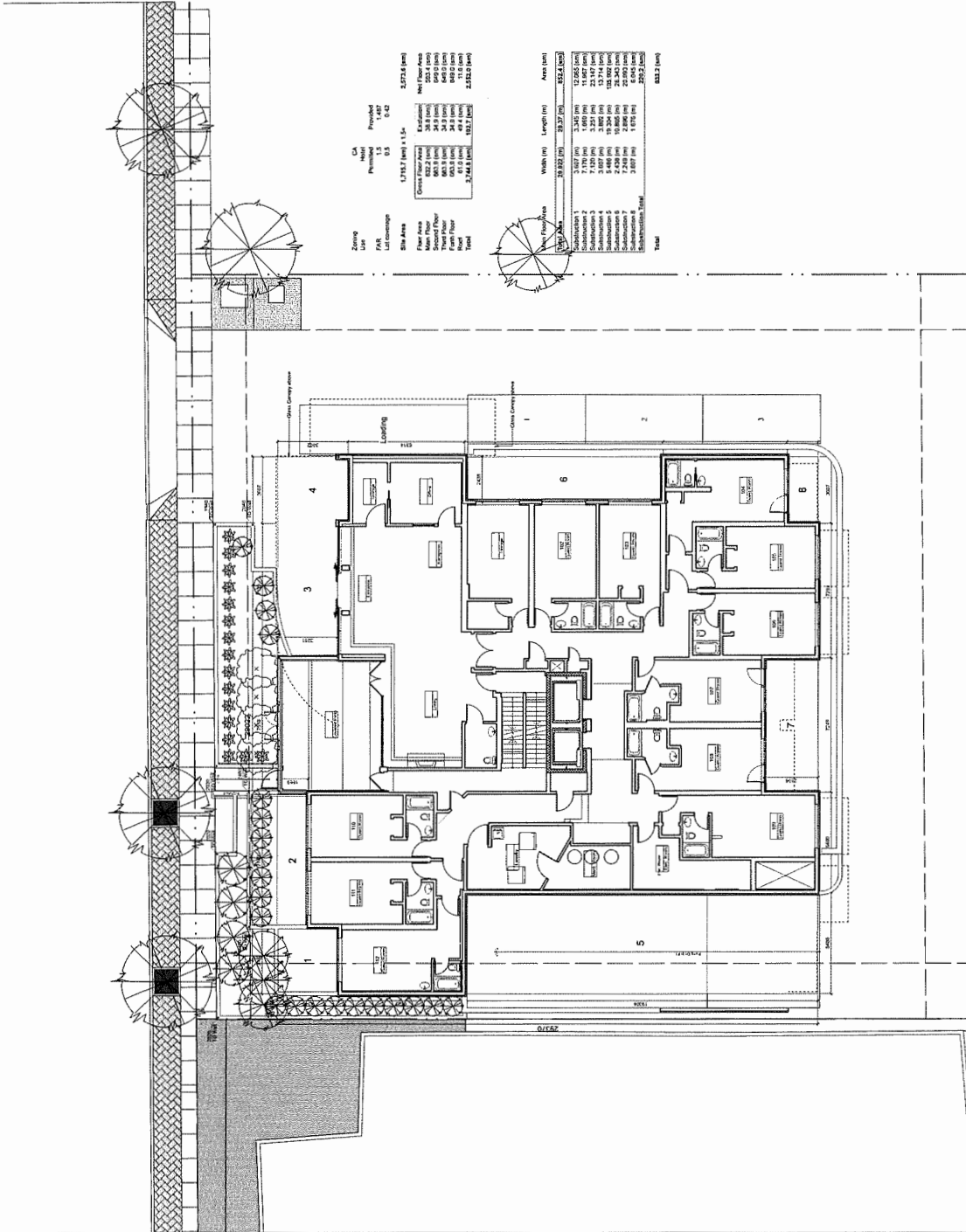
147 111 Street  
 Vancouver, BC  
 1 604 271 1111  
 nsda@nsda.ca

Project:  
 Best Western Aiden  
 7188 Westminster Hwy  
 Richmond, BC

Sheet No.  
 Main Floor Plan  
 (Existing)

Project Number:  
 22012

Sheet Number:  
 A-101

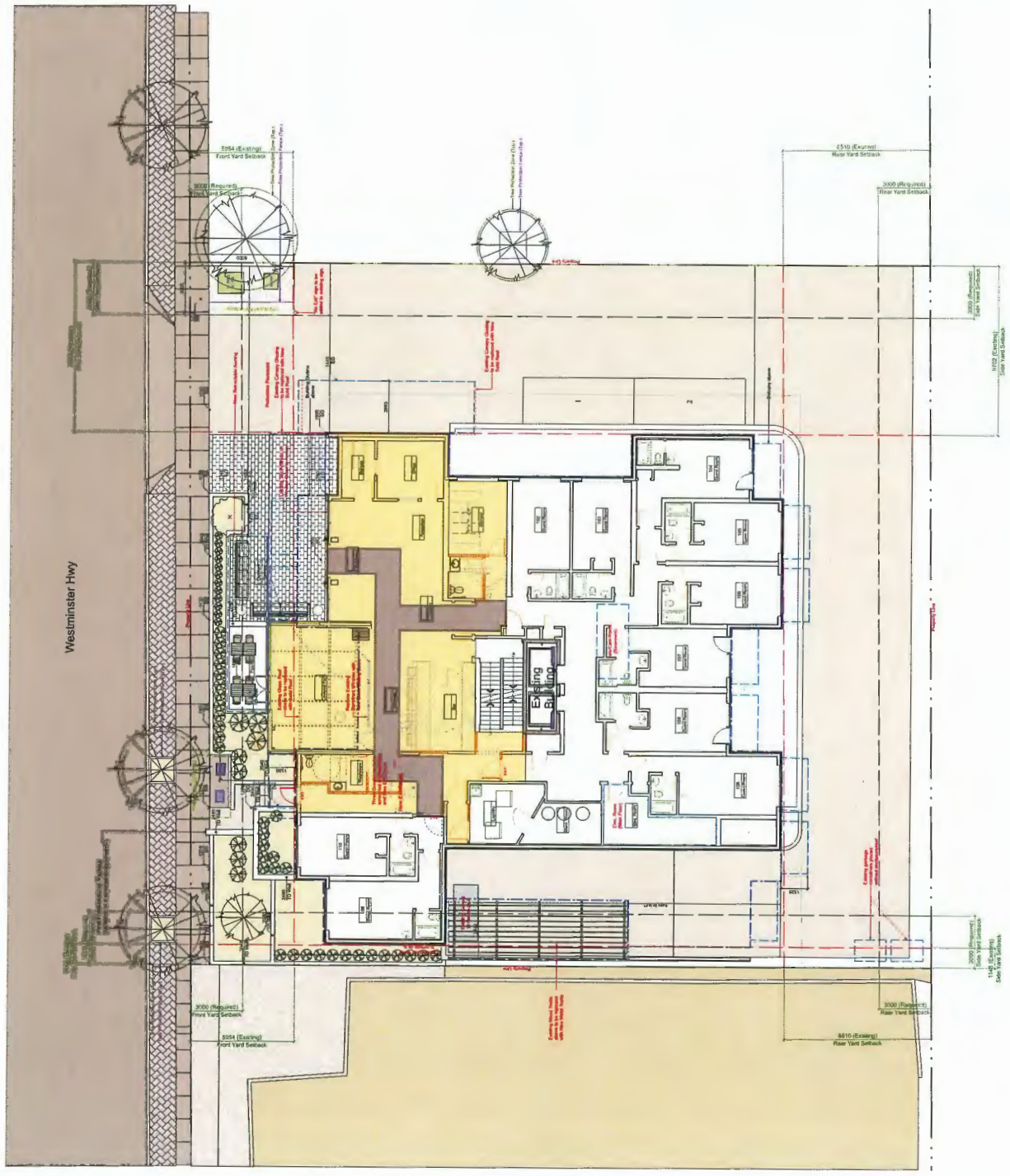


Zone	CA	Permitted	Proposed
Use	Residential	Residential	Residential
FAR	1.5	1.5	1.5
Lot Coverage	0.5	0.5	0.5

Category	Area (sqm)	Area (sqft)
Floor Area	1,115.7	11,971
Roof Area	1,115.7	11,971
Site Area	1,115.7	11,971
Excavation	24.8	266
Basement	24.8	266
Basement 2	24.8	266
Basement 3	24.8	266
Basement 4	24.8	266
Basement 5	24.8	266
Basement 6	24.8	266
Basement 7	24.8	266
Basement 8	24.8	266
Basement 9	24.8	266
Basement 10	24.8	266
Basement 11	24.8	266
Basement 12	24.8	266
Basement 13	24.8	266
Basement 14	24.8	266
Basement 15	24.8	266
Basement 16	24.8	266
Basement 17	24.8	266
Basement 18	24.8	266
Basement 19	24.8	266
Basement 20	24.8	266
Basement 21	24.8	266
Basement 22	24.8	266
Basement 23	24.8	266
Basement 24	24.8	266
Basement 25	24.8	266
Basement 26	24.8	266
Basement 27	24.8	266
Basement 28	24.8	266
Basement 29	24.8	266
Basement 30	24.8	266
Basement 31	24.8	266
Basement 32	24.8	266
Basement 33	24.8	266
Basement 34	24.8	266
Basement 35	24.8	266
Basement 36	24.8	266
Basement 37	24.8	266
Basement 38	24.8	266
Basement 39	24.8	266
Basement 40	24.8	266
Basement 41	24.8	266
Basement 42	24.8	266
Basement 43	24.8	266
Basement 44	24.8	266
Basement 45	24.8	266
Basement 46	24.8	266
Basement 47	24.8	266
Basement 48	24.8	266
Basement 49	24.8	266
Basement 50	24.8	266
Basement 51	24.8	266
Basement 52	24.8	266
Basement 53	24.8	266
Basement 54	24.8	266
Basement 55	24.8	266
Basement 56	24.8	266
Basement 57	24.8	266
Basement 58	24.8	266
Basement 59	24.8	266
Basement 60	24.8	266
Basement 61	24.8	266
Basement 62	24.8	266
Basement 63	24.8	266
Basement 64	24.8	266
Basement 65	24.8	266
Basement 66	24.8	266
Basement 67	24.8	266
Basement 68	24.8	266
Basement 69	24.8	266
Basement 70	24.8	266
Basement 71	24.8	266
Basement 72	24.8	266
Basement 73	24.8	266
Basement 74	24.8	266
Basement 75	24.8	266
Basement 76	24.8	266
Basement 77	24.8	266
Basement 78	24.8	266
Basement 79	24.8	266
Basement 80	24.8	266
Basement 81	24.8	266
Basement 82	24.8	266
Basement 83	24.8	266
Basement 84	24.8	266
Basement 85	24.8	266
Basement 86	24.8	266
Basement 87	24.8	266
Basement 88	24.8	266
Basement 89	24.8	266
Basement 90	24.8	266
Basement 91	24.8	266
Basement 92	24.8	266
Basement 93	24.8	266
Basement 94	24.8	266
Basement 95	24.8	266
Basement 96	24.8	266
Basement 97	24.8	266
Basement 98	24.8	266
Basement 99	24.8	266
Basement 100	24.8	266



44



Comments

Date: 2012.03.23  
 Drawn By: J.P. [unreadable]  
 Checked By: J.P. [unreadable]  
 Date: 2012.03.23



1

**NSDA**  
 ARCHITECTS

Suite 100, 1000  
 Westminister Hwy  
 Richmond, BC  
 V6X 1C7  
 Tel: (604) 271-1111  
 Fax: (604) 271-1112  
 www.nsda.com

Project:  
 Best Western Aiden  
 7188 Westminister Hwy  
 Richmond, BC

Sheet No:  
 Main Floor Plan  
 (Proposed)

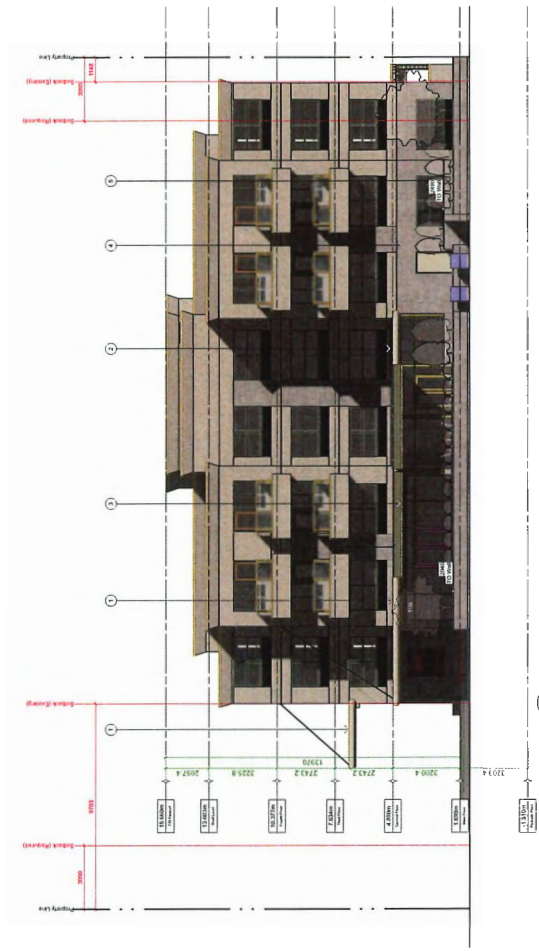
Project No:  
 22012  
 Date:  
 1:100

Sheet Name:  
 A-101a

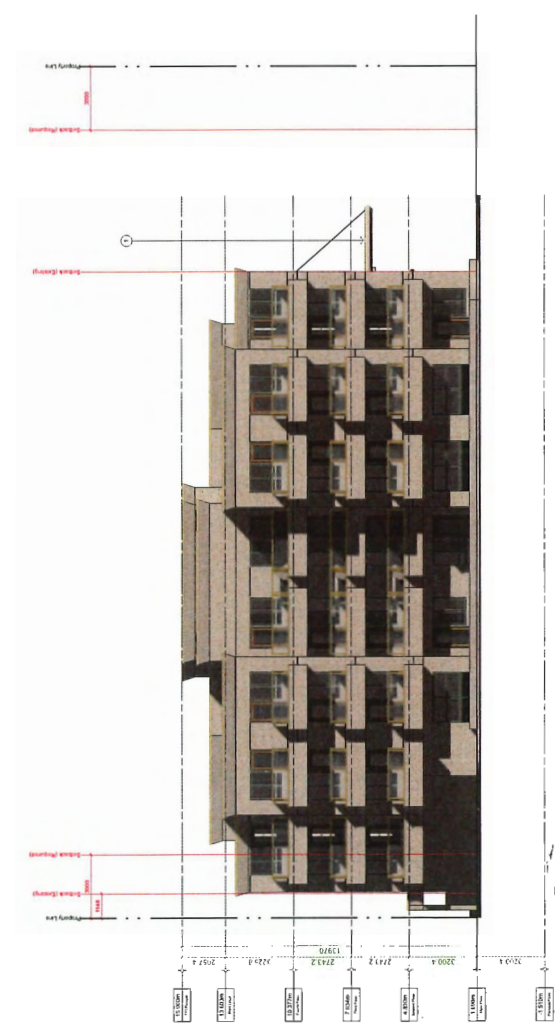
**Legend**

- 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: 2022.02.22  
 Drawn by: DP  
 Checked by: DP  
 Project Number: 22012  
 Drawing Number: A-201



1 Proposed North Elevation.  
 Scale: 1:100



2 Proposed South Elevation.  
 Scale: 1:100

**NSDA**  
 ARCHITECTS

4150 Glenway  
 Suite 201  
 Richmond, BC  
 V6X 4K6  
 Tel: 604.273.1111  
 Fax: 604.273.1112  
 www.nsdarchitects.ca

Project:  
 Best Western Aiden  
 7188 Westminster Hwy  
 Richmond, BC

Drawn by:  
 Elevations

Project Number:  
 22012

Drawing Number:  
 A-201

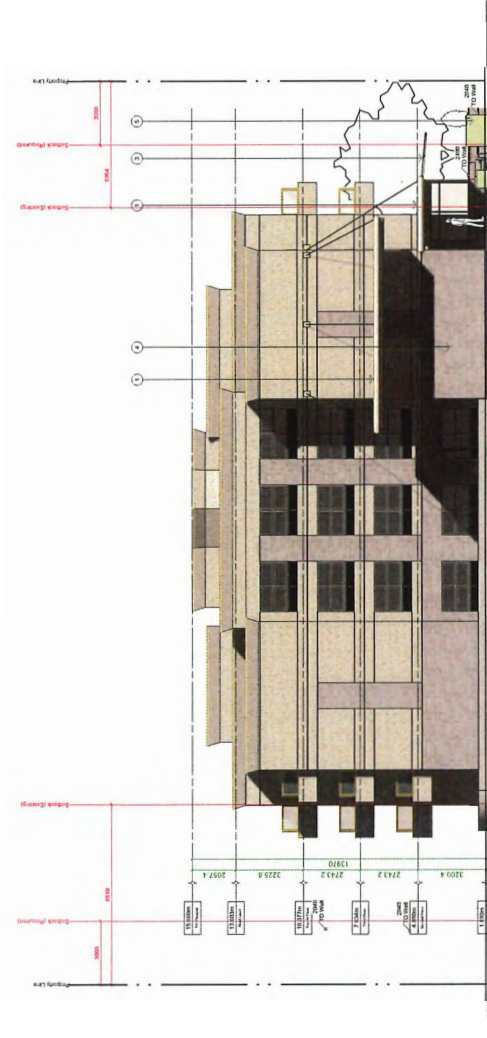
Plan #4

Comments

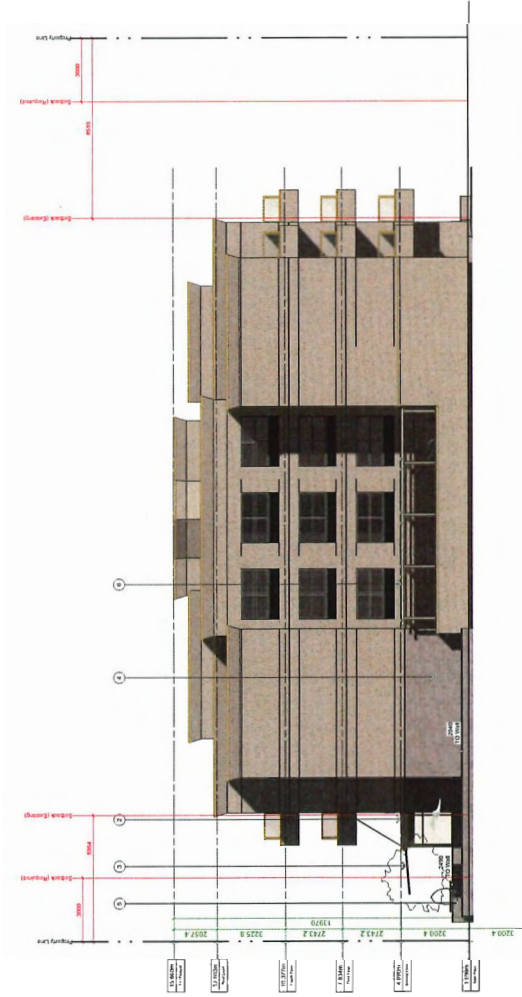
Issue 1: 2024.11.23  
Issue 2: 2024.11.23  
Issue 3: 2024.11.23  
Issue 4: 2024.11.23

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. J  
Richmond, BC V6V 2K7  
Tel: 604-273-1111  
Fax: 604-273-1112

Project:  
Best Western Alden  
7188 Westminster Hwy  
Richmond, BC

Drawn By:  
Elevations

Project Number:  
22012

Draw Number:  
11100

Sheet Number:  
A-202

Plan #4

NSDA ARCHITECTS  
 2455 West 10th  
 Vancouver, BC  
 V6P 3E9  
 Tel: 604.275.1234  
 Fax: 604.275.1235  
 www.nsda.com

**NSDA**  
 ARCHITECTS

2455 West 10th  
 Vancouver, BC  
 V6P 3E9  
 Tel: 604.275.1234  
 Fax: 604.275.1235  
 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



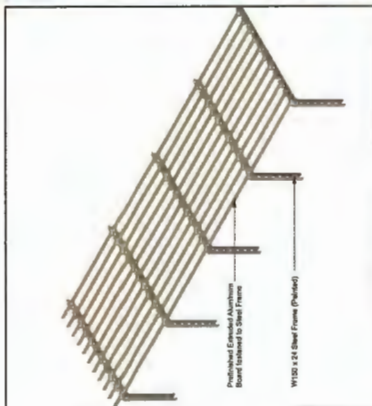
Retractable Awning



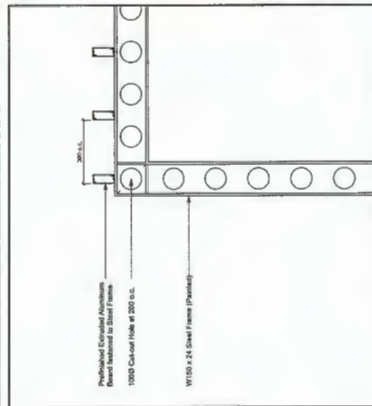
Tree Uplights - Refer to L.1 Landscape Plan



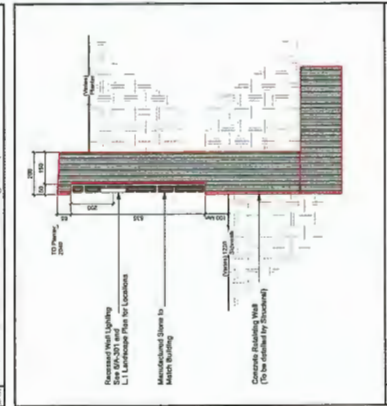
Recessed Wall Lighting - Refer to L.1 Landscape Plan



Section Detail - Trellis over Parking Ramp



Section Detail - Planter Wall at Sidewalk





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**

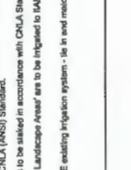
- Recessed Wall Lighting
- Tree Light

**LANDSCAPE NOTES**

1. All trees to be installed in accordance with the requirements as outlined in the current Edition of the Canadian Landscape 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		
5		Amelanchier x grandiflora		
6		Amelanchier x grandiflora		
7		Amelanchier x grandiflora		
8		Amelanchier x grandiflora		
9		Amelanchier x grandiflora		
10		Amelanchier x grandiflora		
11		Amelanchier x grandiflora		
12		Amelanchier x grandiflora		
13		Amelanchier x grandiflora		
14		Amelanchier x grandiflora		
15		Amelanchier x grandiflora		
16		Amelanchier x grandiflora		
17		Amelanchier x grandiflora		
18		Amelanchier x grandiflora		
19		Amelanchier x grandiflora		
20		Amelanchier x grandiflora		
21		Amelanchier x grandiflora		
22		Amelanchier x grandiflora		
23		Amelanchier x grandiflora		
24		Amelanchier x grandiflora		
25		Amelanchier x grandiflora		
26		Amelanchier x grandiflora		
27		Amelanchier x grandiflora		
28		Amelanchier x grandiflora		
29		Amelanchier x grandiflora		
30		Amelanchier x grandiflora		
31		Amelanchier x grandiflora		
32		Amelanchier x grandiflora		
33		Amelanchier x grandiflora		
34		Amelanchier x grandiflora		
35		Amelanchier x grandiflora		
36		Amelanchier x grandiflora		
37		Amelanchier x grandiflora		
38		Amelanchier x grandiflora		
39		Amelanchier x grandiflora		
40		Amelanchier x grandiflora		
41		Amelanchier x grandiflora		
42		Amelanchier x grandiflora		
43		Amelanchier x grandiflora		
44		Amelanchier x grandiflora		
45		Amelanchier x grandiflora		
46		Amelanchier x grandiflora		
47		Amelanchier x grandiflora		
48		Amelanchier x grandiflora		
49		Amelanchier x grandiflora		
50		Amelanchier x grandiflora		
51		Amelanchier x grandiflora		
52		Amelanchier x grandiflora		
53		Amelanchier x grandiflora		
54		Amelanchier x grandiflora		
55		Amelanchier x grandiflora		
56		Amelanchier x grandiflora		
57		Amelanchier x grandiflora		
58		Amelanchier x grandiflora		
59		Amelanchier x grandiflora		
60		Amelanchier x grandiflora		
61		Amelanchier x grandiflora		
62		Amelanchier x grandiflora		
63		Amelanchier x grandiflora		
64		Amelanchier x grandiflora		
65		Amelanchier x grandiflora		
66		Amelanchier x grandiflora		
67		Amelanchier x grandiflora		
68		Amelanchier x grandiflora		
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		
85		Amelanchier x grandiflora		
86		Amelanchier x grandiflora		
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

Amelanchier x grandiflora

Standard concrete pavers by Belgard: Belgard, Herringbone

Existing Stewack

EG / 1.22m

300mm of gravel between building and planting area

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

Guest Room

Guest Room

Dining Area

Lobby Entrance

Main Floor

7 Chest 1 Baylet System

1 Key Plan Scale: 1:50

2 Landscape Plan Scale: 1:50

L-1 of 1

Project No: 220398

Sheet No: 2

Project Name: 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: 2

Project Name: 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: 2











