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Sent: Sunday, August 23, 2026 4:37 PM
To: CityClerk
Subject: Development Permit Application DP 26-007148

Categories: Andrea

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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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