

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

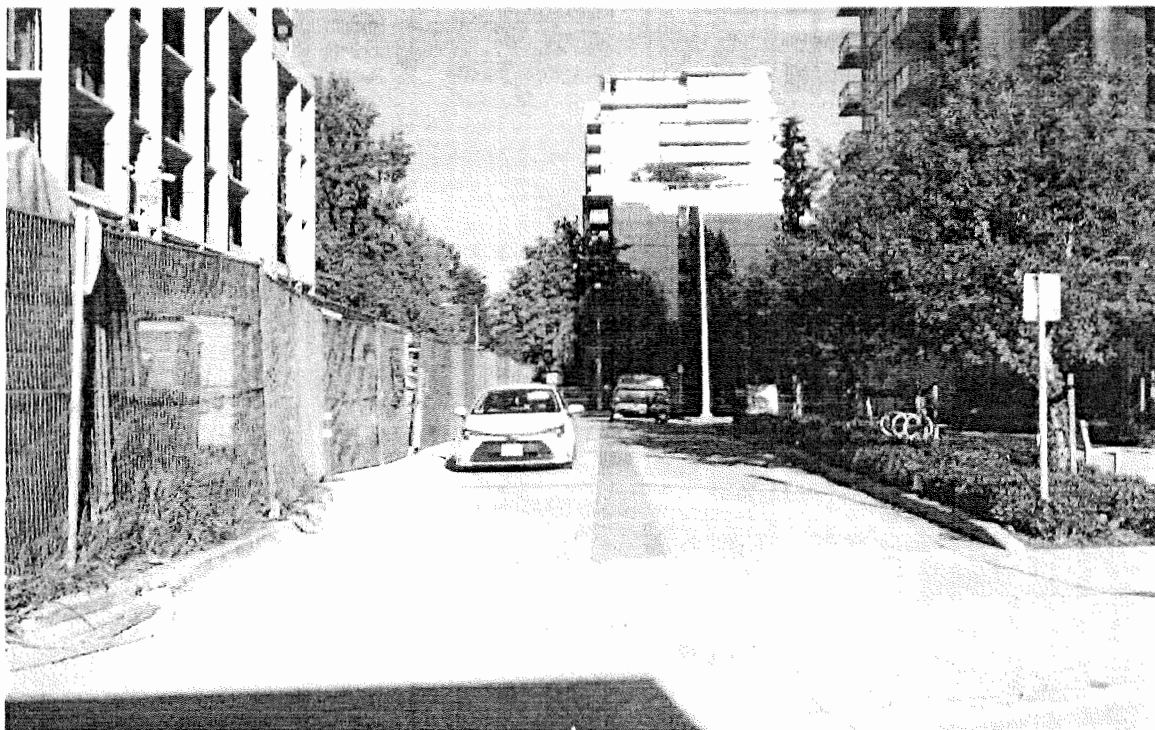


Figure 4: Photo of Private Road between Phase 2 and Phase 3 of the Pinnacle Project

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)

(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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