

2025-197-VP, 22366 119 Avenue, Development Variance Permit - Addendum Report

Recommendation:

THAT the issuance of Development Permit 2025-197-VP, as amended, for 22366 - 119 Avenue be approved.

BACKGROUND:

At the October 28, 2025, Committee of the Whole meeting, Council reviewed a Development Variance Permit application for the property at 22366 - 119 Avenue, which proposed variances to the parking requirements.

Following the meeting, the applicant advised staff that the site plan submitted on August 13, 2025, did not reflect the current parking lot configuration. The plan that was presented at the October 28, 2025, meeting was based on an earlier proposal, which did not include accessible parking spaces.

Updated Site Plan:

The applicant has since submitted an updated site plan (Attachment A). The revised plan maintains the total number of 29 parking spaces that was previously indicated and now provides two accessible parking spaces adjacent to the building.

As a result, the previously requested variance to reduce the number of accessible parking spaces from two to zero is no longer required. The two other variances to the *Off-Street and Loading Bylaw No. 4350-1990* that were originally presented remain unchanged:

Part III, Section 3.7

- To permit 100% of the required parking spaces to be shared among all uses of the building; and

Schedule "A", Section 2.0 and Section 10.3

- To vary the total required off-street parking spaces from 92 to 29.

Public Notification:

Public notification was delivered to adjacent properties prior to the October 28 meeting, outlining the requested variances. As the updated plan improves reduced the variances being requested and introduce no new variances, staff have determined that no additional public notification is required. The removal of the accessible parking space variance is considered to be a positive outcome that brings the variance requests closer to compliance with the Bylaw.

Additional Information from Applicant and Tenant:

The applicant and the prospective tenant for the indoor playground use have provided letters addressing Council's concerns raised at the October 28 meeting (Attachment B). These letters include:

- Clarification on the permitted indoor playground use;
- A commitment to provide bicycle parking for employees and patrons; and
- An intention to lease additional parking spaces at a nearby City-owned lot.

While these clarifications provide helpful context, staff note that the parking requirements for the permitted use remain unchanged.

CONCLUSION:

Staff recommend that Council approve the Development Variance Permit 2025-197-VP, as amended.

"Maureen Solmundson"

Prepared by: Maureen Solmundson, Planner 1

Attachments:

- (A) Updated Site Plan
- (B) Applicant and Tenant Letter of Support
- (C) Updated Draft Development Variance Permit

Report Approval Details

Document Title:	2025-197-VP, 22366 119 Avenue, Development Variance Permit - Addendum Report.docx
Attachments:	- Attachment A - Updated Site Plan.pdf - Attachment B - Letter of Support from Applicant and Tenant.pdf - Attachment C - Updated Draft Development Variance Permit 2025-197-VP.docx
Final Approval Date:	Dec 11, 2025

This report and all of its attachments were approved and signed as outlined below:

David Purcell-Chung, Manager of Development and Environmental Services

Hasib Nadvi, Deputy Director of Planning and Building

James Stiver, Director of Planning and Building

Stephane Labonne, Deputy Chief Administrative Officer

Scott Hartman, Chief Administrative Officer