

# Letter of Support

To Mayor and Council,

I am writing to provide additional clarification and updates to the Development Variance Permit application for 22366 119th Avenue. Since the previous council meeting, we have worked closely with the prospective tenant and our existing tenants to address the concerns raised by Council. This updated information reflects a more accurate understanding of the proposed use, operating hours, parking needs, and tenant impact. We hope that the following clarifications will assist Council in evaluating the application with the most complete and up-to-date context.

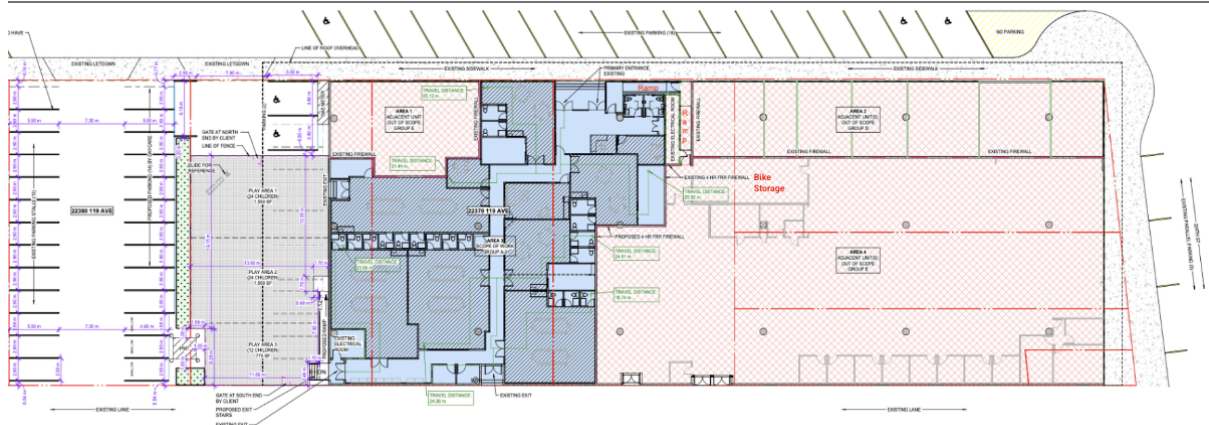
## 1. Updated Site-plan reflecting the actual off-street parking

- 6 accessible stalls total
- 2 off-street wide accessible stalls
- 4 on-street accessible stalls, located on all three sides of the building, each positioned adjacent to an accessible ramp entrance for easier and barrier-free access (Shown in drawing)

### Bylaw requirement: 2 accessible stalls

- Current accessible parking: 2 stalls
- Propose: Sharing by the entire building rather than assigned exclusively to individual businesses.

## Designated bike storage space indoors for security(shown on site-plan)



## 2. Verbal Agreement with Maple Ridge Downtown Parking Association (See emails)

- 8 additional off-site stalls secured through a verbal agreement with Maple Ridge Downtown Parking Society (for staff use)

----- Forwarded message -----

From: **Lynda Lawrence** <[downtownparking@shaw.ca](mailto:downtownparking@shaw.ca)>

Date: Thu, Oct 30, 2025, 08:38

Subject: Re: Parking Inquiry, Selkirk Avenue

To: Arvinder Alagh <[alaghhomes@gmail.com](mailto:alaghhomes@gmail.com)>

Further to our discussion yesterday, I currently have 8 stalls still available at this time. Please keep me updated on when you may need these spots.

Have an awesome day,

Lynda J. Lawrence, RI(BC)  
Maple Ridge Downtown Parking Society  
Telephone (604) 313-5221  
[ljlawrence@shaw.ca](mailto:ljlawrence@shaw.ca)

### 3. Current Tenant's Feedback to address the council's concern from the last meeting

- Emails were sent explaining the intent, potential impacts, and benefits.
- Face-to-face conversations were held with tenants who did not respond to email.
- No objection received, the collective position of our current tenants is supportive.

### 4. Updated Use and Layout

- **Targeting Audience:**
  - Primary: Pre-teen to teenager
  - Secondary: Young adult
- **Activity:**
  - **Lava Floor Games:** A physically engaging activity that challenges participants to navigate across a "lava-filled" floor while avoiding obstacles.
    - Duration of stay: 60min per session
    - Video example: [Link](#)
  - **VR Escape Rooms:** partnering with VR Cave and Another World VR, cutting-edge virtual reality escape room experiences. Solve puzzles and navigate immersive environments, all while experiencing high-tech, fully interactive simulations.
    - Duration of stay: 60 - 90min per session
    - <https://anotherworldbc.ca/>
  - **Lighted Climbing Wall(Hourly rate):** A visually stimulating climbing challenge suitable for both children and adults, with dynamic LED lights.
  - **Lighted Basketball Nets(Hourly rate):** An interactive game where players can compete in a futuristic setting, making it both fun and competitive.
  - **Duck-pin Bowling(Hourly rate):** fun twist on classic bowling with small balls, short pins.

- **Facility:**

- **Party Rooms(Hourly rate):** These rooms will be booked individually for each event, with limited seating for guests.
- **Limited Seating Areas:** Aside from the party rooms, the facility will have very limited seating areas, minimising occupancy for non-participating individuals.
- **No In-House Food Service:** We will not serve food at the facility, ensuring that only guests actively participating in the activities will remain in the space. This reduces the need for additional seating and minimises overall facility occupancy.

We believe these updates demonstrate that the proposed use will bring meaningful benefits to the neighbourhood and to the broader downtown area. By introducing a family-oriented, time-limited recreational space, the project will help increase foot traffic, support surrounding small businesses, and improve safety through more consistent activity in the building. We appreciate your time and consideration of these updates and respectfully request approval of the variance.