

# OAKWOODS

Parking Variance Application

Lot 1 (Site A)  
Parking



September 17, 2025

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The owner of the project is proposing a variance for the off-site parking requirement under Zoning Bylaw 2050. CD-84 Zone established in the original development permit application dated June 6, 2018.

(see below reference to DP Landscape Drawing referencing on site parking Prepared by Small & Rossell Landscape Architects Nov 17, 2017)



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The proposed parking variance for Lot 1 (Site A) is required due to restricted existing parking conditions. The parking was intended to be accommodated via “off-site” conditions to meet the parking bylaw. The original Development Permit referenced as such:

**CD-84 Zone**

Site A (Rosemead Manor)

67.69 (10)(b)...*the existing use of 14 or fewer hotel rooms shall provide 12 parking spaces.*

Parking By-law No. 3089 identifies up to 40% of the Off-Street parking may be located on adjacent parcels. This calculation determines that Lot 1 (Site A) should include 17 parking stalls on site. (60%)

Aragon (Lampson) Properties is seeking a parking variance to allow for 5 parking stalls on the current site and the balance of the 28 rooms will be in the adjacent off-site parking garage.

A updated parking report completed By WATT Consulting Group Supports the updated Parking Bylaw requirements.

Commercial			
Hotel	28 rooms	1 per room	28
Restaurant	331m <sup>2</sup>	1 per 20m <sup>2</sup> of gross floor area	16.6
Banquet	223m <sup>2</sup>	1 per 20m <sup>2</sup> of gross floor area	11.1
Spa	178m <sup>2</sup>	1 per 30m <sup>2</sup> of gross floor area	5.9
Commercial sub-total			62

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Images of Existing Parking locations at Rosemead House  
September 17, 2025

1



Rosemead House  
South-West On-site parking



Rosemead House  
South-West On-site parking

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Site conditions as of September 17, 2025

1



Over-head View North Side  
between Rosemead House  
Entry & Loading Area



North Side Loading Area Parking



North-West On-site Parking

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Thank you!

For any questions or concerns?

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