

RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the minimum separation requirements in the Zoning Bylaw between a proposed small-scale drug store and existing drug stores.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Downtown designation in the Official Community Plan (OCP) and High-Rise Mixed Use-Type I designation in the City Centre Plan.
- The proposed small-scale drug store will operate in conjunction with a medical clinic as a joint, interrelated medical facility. The two businesses will occupy the same unit and provide accessible and convenient health-care services to residents.
- The proposed small-scale drug store and medical clinic are permitted uses in the CD Zone.
- Council has previously expressed concerns regarding the possible over-concentration of small stand-alone drug stores. However, Council has been receptive to small-scale drug stores that operate in conjunction with a medical office or clinic located within the same building.
- A Section 219 Covenant will be registered on title to allow the small-scale drug store to operate only in conjunction with a medical clinic and have the same hours of operation as the medical clinic.
- The applicant has indicated to the staff that they are not a methadone dispensing clinic, and the proposal is for a community drug store. The proposed drug store will provide an additional in-person service to support the medical clinic's operation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7923-0202-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) In Section B.32 of Part 4 General Provisions of the Zoning Bylaw No. 12000, the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 160 metres to permit a small-scale drug store at 10760 -136A Street.
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) A Section 219 Restrictive Covenant be registered on title to allow the small-scale drug store to operate only in conjunction with a medical clinic, and to require the small-scale drug store to have the same hours of operation as the medical clinic on the site.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Building under construction	High Rise Mixed Use- Type I	CD (Bylaw Nos. 19299, 20253)
North (Across future lane):	Commercial buildings, vacant lot and parking lot	Mid to High Rise Mixed-Use	C-8
East (Across Whalley Boulevard):	Residential apartment building	Low to Mid-rise Residential	CD (Bylaw No. 16172)
South (Across 107A Ave):	Vacant commercial lot/ residential apartment	Mid to High Rise Residential	C-8, RF
West (Across 136A Street):	Vacant commercial lot and parking lot	High Rise Mixed Use- Type I	C-15, C-8

Context & Background

- The subject site is located at 10760 – 136A Steet. The lot is approximately 5,194 square meters in size.
- The site is designated Downtown in the Official Community Plan (OCP) and High-Rise Mixed Use- Type I in the City Centre Plan. The site is currently zoned CD (Bylaw Nos. 19299 and 20253).

- Under Development Application No. 7915-0305-00, the site was rezoned from Community Commercial 8 Zone (C-8) and Commercial 15 Zone (C-15) to Comprehensive Development Zone (CD) (Bylaw No. 19299) and a detailed Development Permit was issued to permit the development of a 35-storey residential high rise and a 6-storey residential low rise building with limited ground floor commercial uses.
- Following Final Adoption of CD Bylaw No. 19299 and issuance of the detailed Development Permit No. 7915-0305-00, the applicant's market research indicated there was demand for new office/retail space in this location. Subsequently, the applicant pursued an amendment (Application No. 7920-0018-00) to their previously approved proposal, which allowed them to convert the 6-storey residential building proposed along Whalley Boulevard to a 6-storey office building and to convert the residential townhouses proposed along 136A Street to retail and/or office space (CD Bylaw No. 20253).
- The applicant is seeking to operate a pharmacy in conjunction with a medical clinic in the retail/office space along 136A Street.

DEVELOPMENT PROPOSAL

Planning Considerations

- The proposed pharmacy will operate in conjunction with a medical clinic as a joint, interrelated facility. The two businesses will occupy one unit and provide accessible and convenient health-care services to residents. Small-scale drugstores and medical clinics are both permitted uses in the CD Zone.
- The proposed pharmacy will occupy approximately 46 square metres of the gross floor area available within the unit.
- The proposed pharmacy meets the definition of "small-scale drug store", in Zoning Bylaw No. 12000, which is defined as "a commercial establishment with a gross floor area of less than 600 square metres which fills a broad range of pharmaceutical prescriptions and excludes methadone dispensary".
- To regulate the over-concentration of small-scale drug stores and methadone dispensaries, Section B.32 of Part 4, General Provisions of Zoning By-law No.12000 stipulates that a small-scale drug store shall not be located within 400 metres of an existing drug store, small-scale drug store, or methadone dispensary. The 400-metre separation distance is measured from lot line to lot line.
- Within a 400-metre radius of the subject site, there are three existing pharmacies (shown in Appendix II):

Pharmacy	Address	Distance to Proposed Location – Building to Building	Distance to Subject Site – Property Line to Property Line
Gain Pharmacy	10677 King George Blvd	206 metres	160 metres
Pharmasave Downtown Surrey	Unit 179, 10654 King George Blvd	214 metres	164 metres
Thrive pharmacy	Unit 101, 10663 King George Blvd	220 metres	184 metres

- The closest drug store to the subject site is Gain Pharmacy, which is located southwest of the subject site, 160 metres away measured from property line to property line, and 206 metres away, measured building to building to the proposed pharmacy.
- The applicant has submitted the subject variance application to reduce the separation requirement to accommodate the proposed pharmacy location.
- A Section 219 Restrictive Covenant will be registered on the title to allow the small-scale drug store to operate only in conjunction with the medical clinic, and to require the small-scale drug store and medical clinic to have the same hours of operation.
- The combined medical clinic and pharmacy use will require a total of 7 parking spaces. The subject site has shared parking spaces within the proposed parkade (ground level) of the building, providing adequate parking for the medical clinic and proposed pharmacy.

Referrals

Engineering: The Engineering Department has no objection to the project.

Zoning By-law

Separation Distance Variance

- The applicant is requesting the following variance:
 - In Section B.32 of Part 4 General Provisions of the Zoning Bylaw No. 12000, the minimum separation requirements between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 160 metres.
- Applicant's rationale:
 - A drugstore within the clinic would provide a convenience factor for patients, thereby ensuring medication compliance and further bettering the health of the patients. It would also help to aid in eliminating polypharmacy, which is becoming a larger issue in the elderly population and has several ill effects on the health of many patients.

- The drug store would solely serve the needs of the patients of the family physicians (of the medical clinic) and would not be a stand-alone pharmacy. Patient counselling by pharmacists and communication amongst physicians and pharmacists will increase medication adherence and decrease medication related errors. Together both entities can formulate effective treatment plans with the best interest of the patient's needs.
- The proposed pharmacy is permitted under the CD Zone and meets the definition of "small-scale drug store" in the Zoning Bylaw.
- The applicant is proposing to operate the small-scale drug store in conjunction with a medical clinic as a joint, inter-related facility. The two businesses will occupy the same unit and provide accessible and convenient health-care services to residents.
- A Section 219 Covenant will be registered on title to allow the small-scale drug store to operate only in conjunction with a medical clinic and have the same hours of operation as the medical clinic.
- No adverse impacts to the neighborhood are anticipated by the proposed variance.
- The applicant has demonstrated that there is sufficient parking on site to accommodate the proposed pharmacy.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

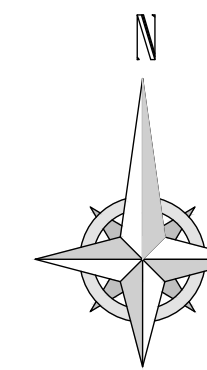
The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Map of existing drug stores within 400 metres of the subject site
Appendix III.	Development Variance Permit No. 7923-0202-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

SPV/ar



SUBJECT UNIT:
106 10760 136A STREET
SURREY, BC

RESIDENTIAL TOWER 13675, 107A AVENUE
OFFICE BUILDING 10767 WHALLEY BOULEVARD
COMMERCIAL UNITS 10760, 136A STREET

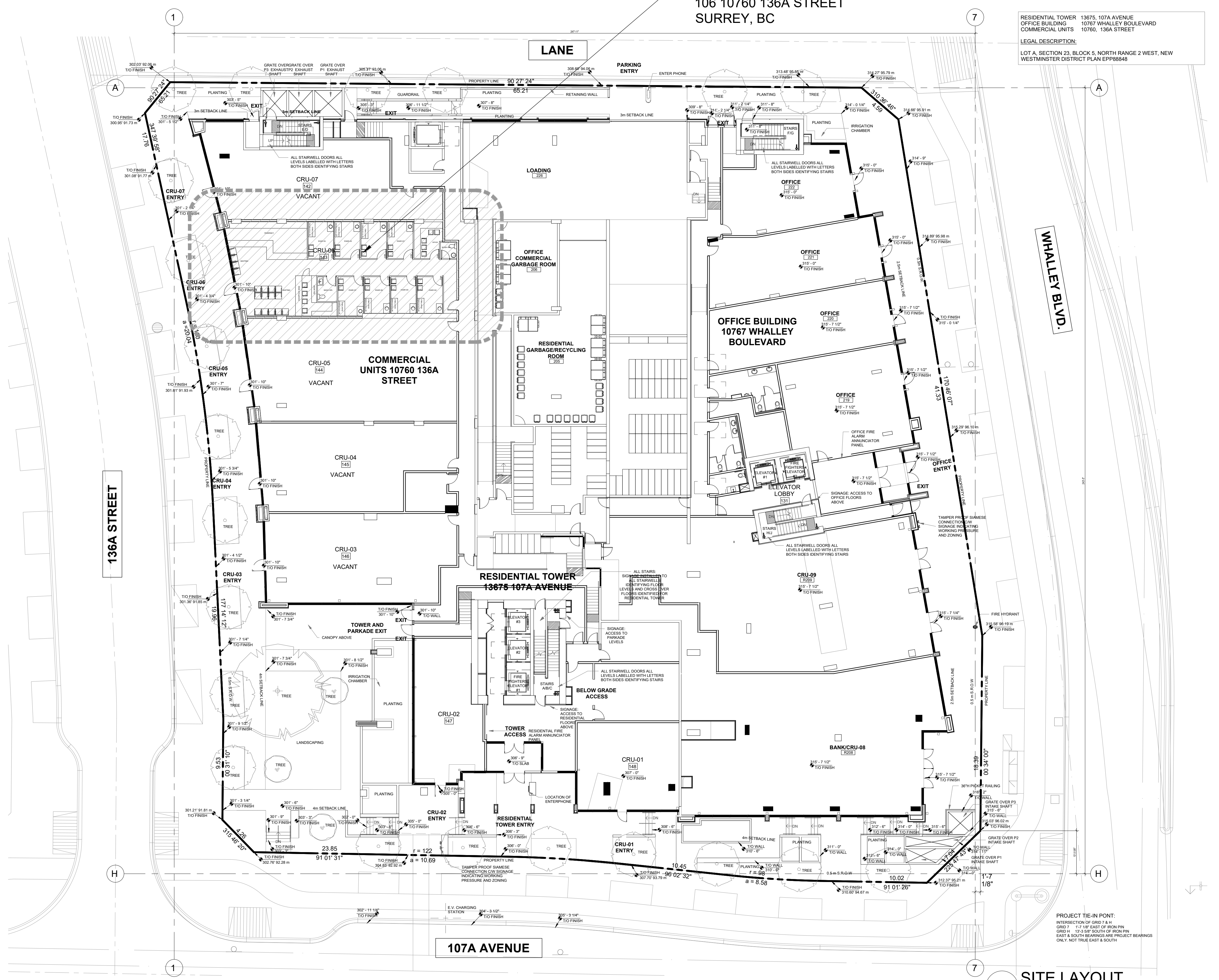
LEGAL DESCRIPTION:
LOT A, SECTION 23, BLOCK 5, NORTH RANGE 2 WEST, NEW
WESTMINSTER DISTRICT PLAN EPP88848

PROPERTY DESCRIPTION

CIVIC ADDRESS: #106 - 10760, 136A STREET, SURREY, BC

PROPOSED TENANT IMPROVEMENT

3. SCOPE :
- a. CONSTRUCTION OF ONE U/A WASHROOM
 - b. CONSTRUCTION OF NON RATED INTERIOR WALL (WITH IN SUITE 140)
 - c. EMERGENCY SIGN INSTALLATION
4. INTENDED USE :
OFFICE---D
5. FLOOR AREA : Within subject limit
FLOOR AREA-FIRST FLOOR : 2,065 SQ FT.(191.84 SQ MT.)
6. OCCUPANCY FIRE SEPERATIONS: TABLE 3.1.3.1
PROVIDED ----- 1HR.
7. OCCUPANT LOAD: 15 PERSONS (MAX.)
8. PLUMBING FACILITIES REQUIRED:
- AS/ BCBC 2018 3.8
 - REQUIRED: 1 W.C. / 1 LAV.
 - PROVIDED: 1 PROPOSED H/C ACCESSIBLE WASHROOM WITH 1 WC / LAV.
9. EXITS :
- AS/ BCBC 2018 3.4.2.1(1)
 - NO. OF EXITS REQUIRED: 1
 - NO. OF EXITS PORVIDED: 2
10. PARKING :
- PARKING REQUIRED: 191.84 / 100 X 3.5 =6.71 SAY 7 [PER CITY CENTRE PARKING RATE]
 - PARKING PROVIDED: PARKING IS SHARED AND IS IN GROUND [PARKADE LVL.]



1 SITE LAYOUT
1/16" = 1'-0"

Appendix I

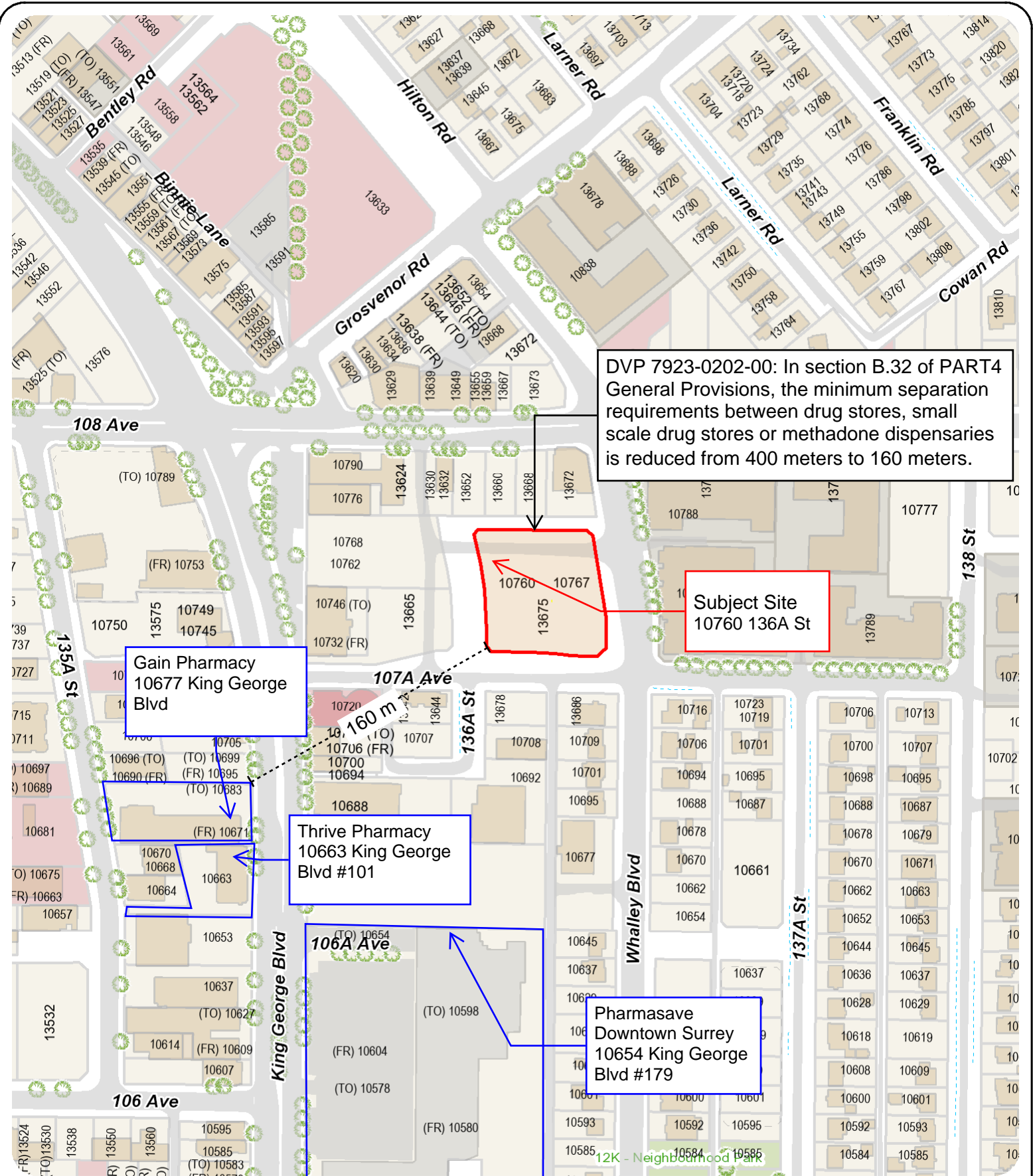
Project:
TI-23-003
Client Name
MEDICAL CLINIC & PHARMACY
#106 10760 136 A Street
Surrey, BC Canada
Drawing:
Main Floor Layout

Project Status:
Tenant Improvement

SUBMISSION	
Date	Description
2023-05-22	For Review

REVISION		
No.	Date	Description
01	2023.04.27	For Review
	1/8" = 1'-0"	
	Issue Date	

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority. © Copyright Cre8 Architecture Ltd. All rights reserved.



DVP 7923-0202-00: In section B.32 of PART 4 General Provisions, the minimum separation requirements between drug stores, small scale drug stores or methadone dispensaries is reduced from 400 meters to 160 meters.

Subject Site
10760 136A St

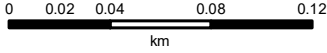
Gain Pharmacy
10677 King George Blvd

Thrive Pharmacy
10663 King George Blvd #101

Pharmasave
Downtown Surrey
10654 King George Blvd #179

Scale: 1:3,000

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0202-00

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 030-846-510

Lot A Section 23 Block 5 North Range 2 West New Westminster District Plan EPP88848
10760 – 136A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section B.32 of Part 4 General Provisions, the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 160 metres.
4. This development variance permit applies to only the portion of the buildings and structures on the Land shown on attached Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

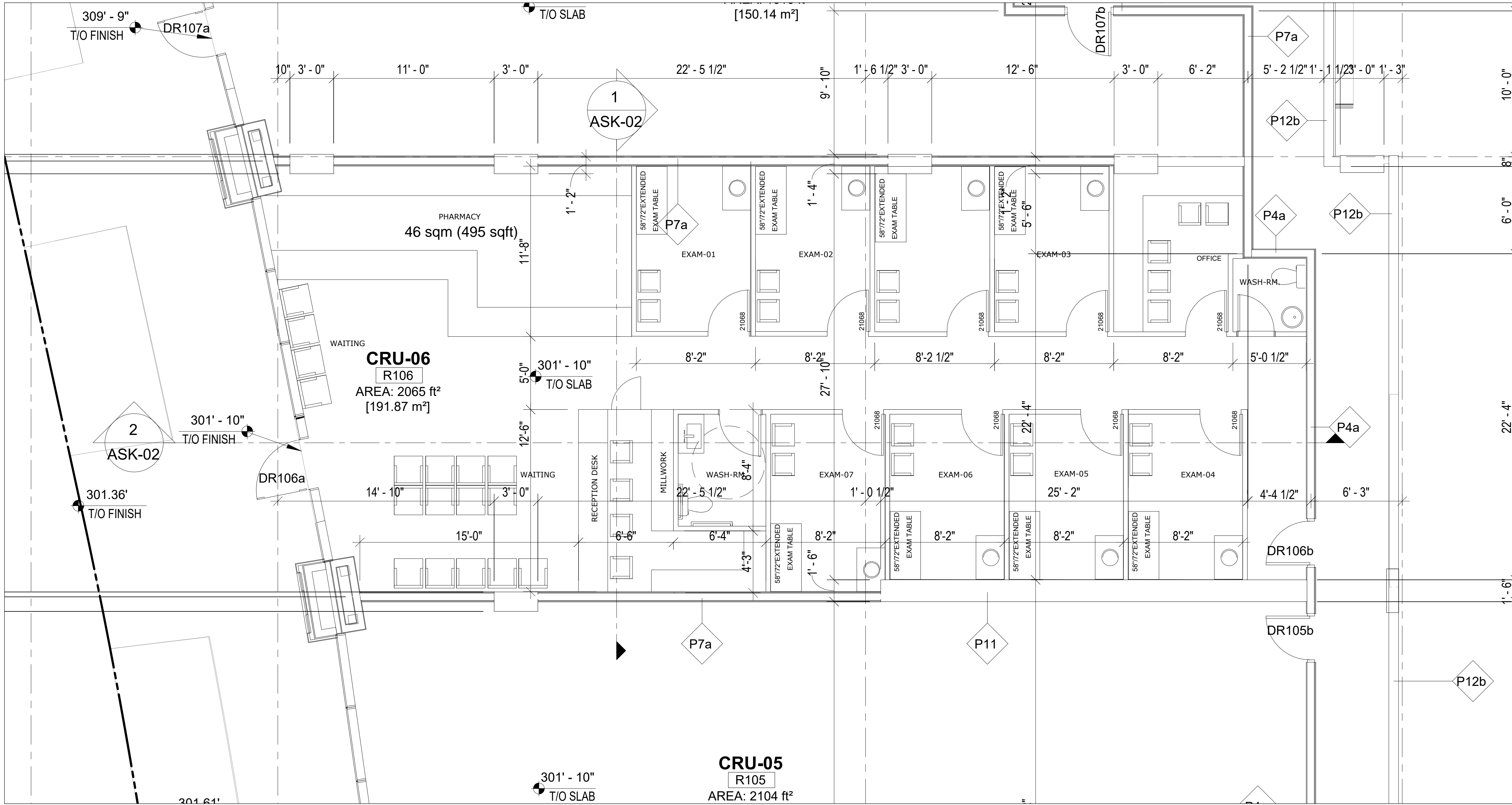
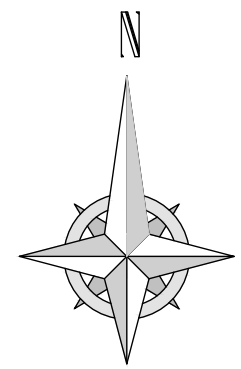
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

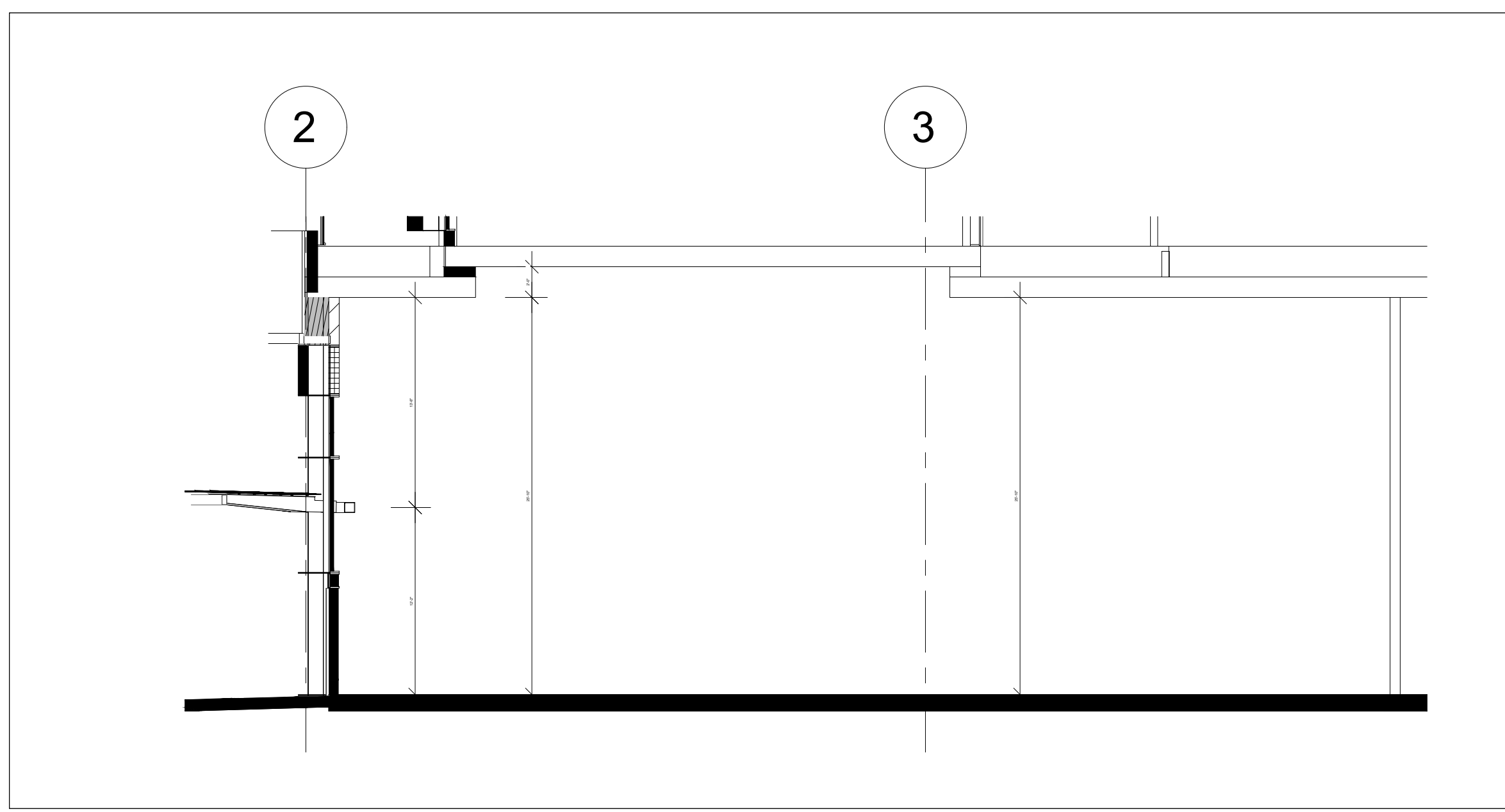
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

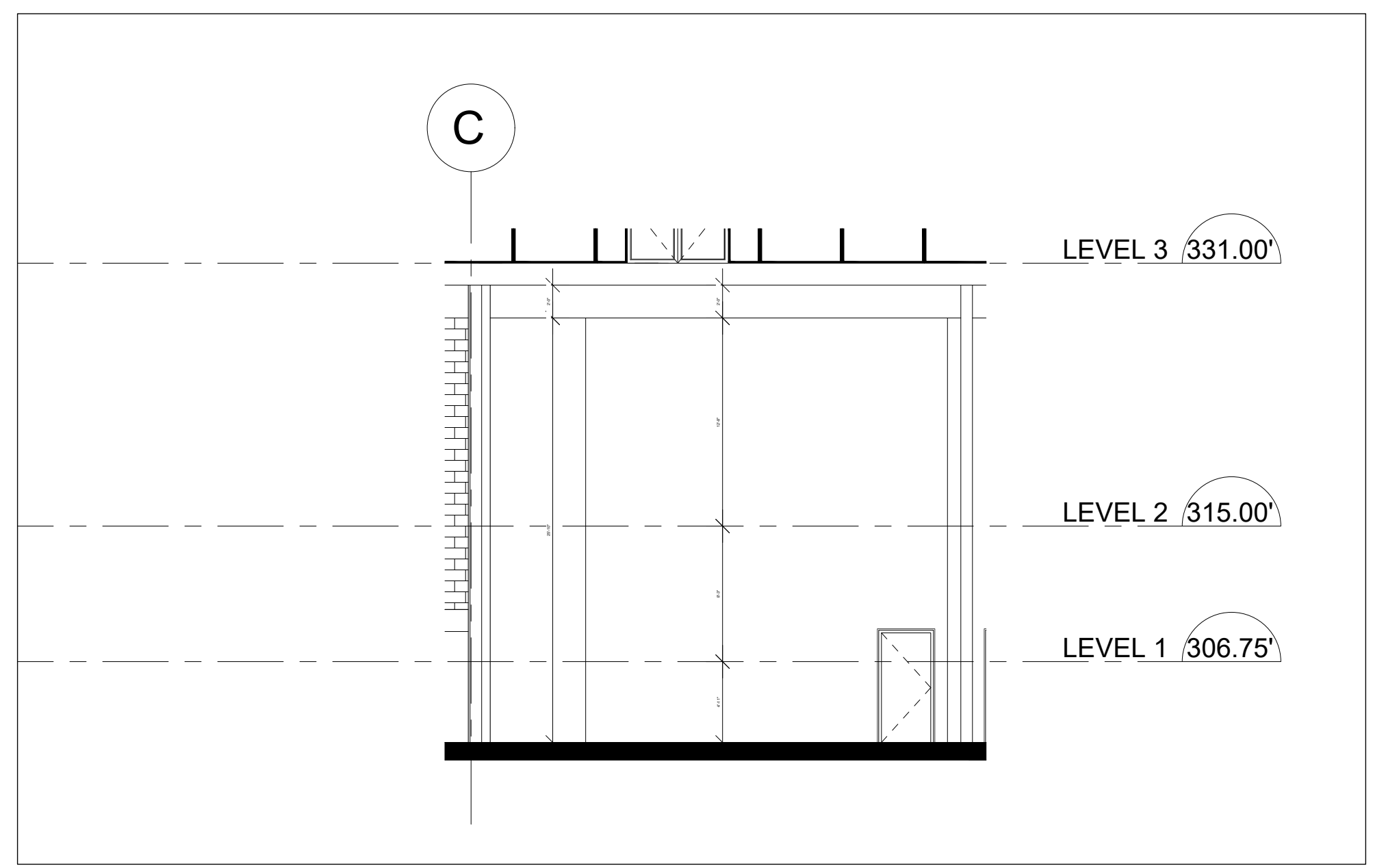
City Clerk – Jennifer Ficocelli



1 LEVEL 1 CRU-106
1/4" = 1'-0"



2 SECTION-2
1/4" = 1'-0"



2 SECTION-1
1/4" = 1'-0"

Schedule A

Project: **TI-23-003**
Client Name: **MEDICAL CLINIC & PHARMACY**
#106 10760 136 A Street
Surrey, BC Canada
Drawing: **Main Floor Layout**

Project Status: **Tenant Improvement**

SUBMISSION	
Date	Description
2023-05-22	For Review

REVISION		
No.	Date	Description
01	2023.04.27	For Review
		Issue Date

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Scale: **AS NOTED**
DWG. NO: **A.1.0**