

INTER-OFFICE MEMO

Regular Council - Public Hearing
Monday November 28, 2022 - Supplemental Information
B.2 7917-0085-00, B.3 7922-0091-00
B.4 7918-0108-00 B.8 7922-0202-00
B.9 7920-0062-00 B. 11 7921-0339-00
B.12 7921-0368-00 B. 16 7922-0149-00

TO: **Mayor & Council**

FROM: **Acting General Manager, Planning & Development
General Manager, Parks, Recreation & Culture**

DATE: **November 28, 2022** FILE: **1300-16**

RE: **Park Comments Related to Proximity of Amenities Surrounding
Development Applications
Regular Council – Public Hearing – November 28, 2022
Agenda Items B.2., B.3., B.4., B.8., B.9., B.11., B.12., B.16.**

INTENT

The intent of this memo is to provide comments to Mayor & Council in advance of tonight's Regular Council – Public Hearing Meeting related to park proximity adjacent to Development Applications.

BACKGROUND

In July 2022, the Planning & Development Department and Parks, Recreation & Culture Department began to implement a new process where Planning and Park staff prepared comments specific to the proximity of park amenities related to some Development Applications. When prepared, these comments have been reflected in the Council package.

DISCUSSION

Since introduced, staff have been refining the process to include comments in more of the Development Application Reports that Council receives during Public Hearing.

There are a number of Development Applications that will be discussed this evening where comments were not prepared in advance. Those comments are reflected in the attached Appendix "I". Moving forward, all *new* Development Application Reports will include Park comments related to park amenity proximity.



Jeff Arason, P.Eng.
Acting General Manager,
Planning & Development



Laurie Cavan
General Manager,
Parks, Recreation & Culture

Appendix "I": Park Planning Comments

c.c City Clerk
City Manager

PUBLIC HEARING: November 28, 2022

Park Planning Comments provided on November 28, 2022

| ITEM # | DEVELOPMENT APPLICATION # | COMMENTS |
|----------|---------------------------|--|
| PH B.2. | 7917-0085-00 | <i>Fraser View Park is the closest active park with amenities that include, open space, paths and a dog off leash area and has inventoried natural areas. The park is 300 metres walking distance from the development.</i> |
| PH B.3. | 7922-0091-00 | <i>Hawthorne Rotary Park is the closest active park with amenities that include, a recreational trail network, a dog off leash area, open space, playgrounds, and a water park and has inventoried natural areas. The park is 500 metres walking distance from the development.</i> |
| PH B.4. | 7918-0108-00 | <i>Invergarry Park is the closest active park with amenities that include, a recreational trail network, a playground, and open space and has inventoried natural areas. The park is 475 metres walking distance from the development.</i> |
| PH B.8. | 7922-0202-00 | <i>Frank Hurt Park is the closest active park with amenities that include, a playground and a recreational trail network and includes inventoried natural areas. The park is 865 metres walking distance from the development.</i> |
| PH B.9. | 7920-0062-00 | <i>In Report:</i> <i>The closest active parks are Springwood Forest Park and Kettle Crescent Park, which are approximately 200 metres away from the subject site. These parks are also the closest natural areas.</i> <i>Correction:</i> <i>Panorama Village Park is the closest active park with amenities that include, a playground, open space, and paths and is approximately 650 metres walking distance from the subject site. Springwood Forest Park is the closest park with inventoried natural areas and is 250 metres walking distance from the development site.</i> |
| PH B.11. | 7921-0339-00 | <i>Crescent Beach is the closest active with amenities that include, paths, volleyball courts, and beach access and inventoried natural areas. The park is 90 metres walking distance from the development.</i> |
| PH B.12. | 7921-0368-00 | <i>Fun Fun Park is the closest active park with amenities that include, a playground, paths, and open space and includes inventoried natural areas. The park is 520 metres walking distance from the development.</i> |
| PH B.16. | 7922-0149-00 | <i>Edgewood Park is the closest active park with amenities that include, a playground, paths, sports court, and open space, and includes inventoried natural areas. The park is 230 metres walking distance from the development. 0.31 hectares of parkland will be provided from the development site at the corner of 20 Ave and 166 St.</i> |

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0202-00

Planning Report Date: October 3, 2022

PROPOSAL:

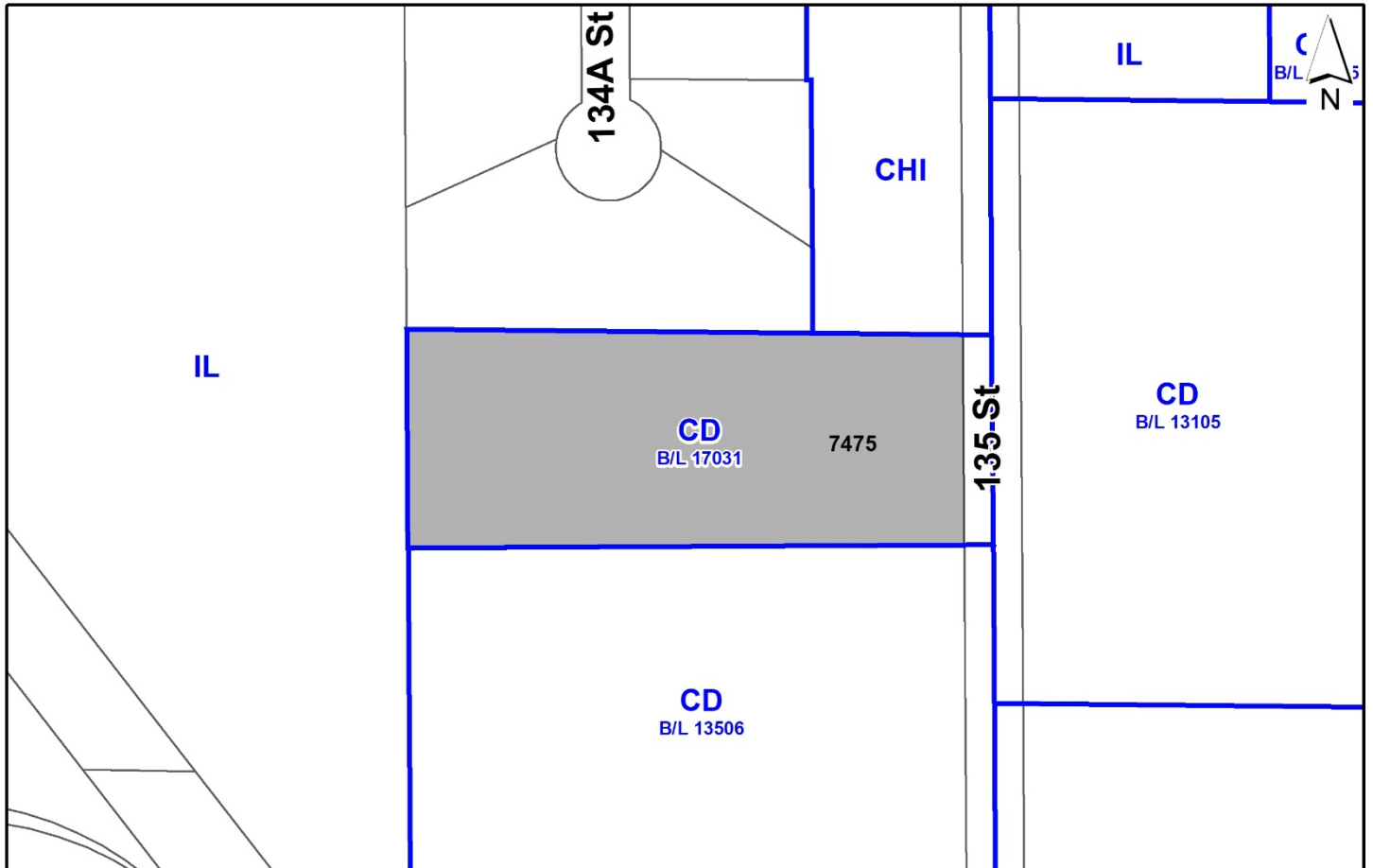
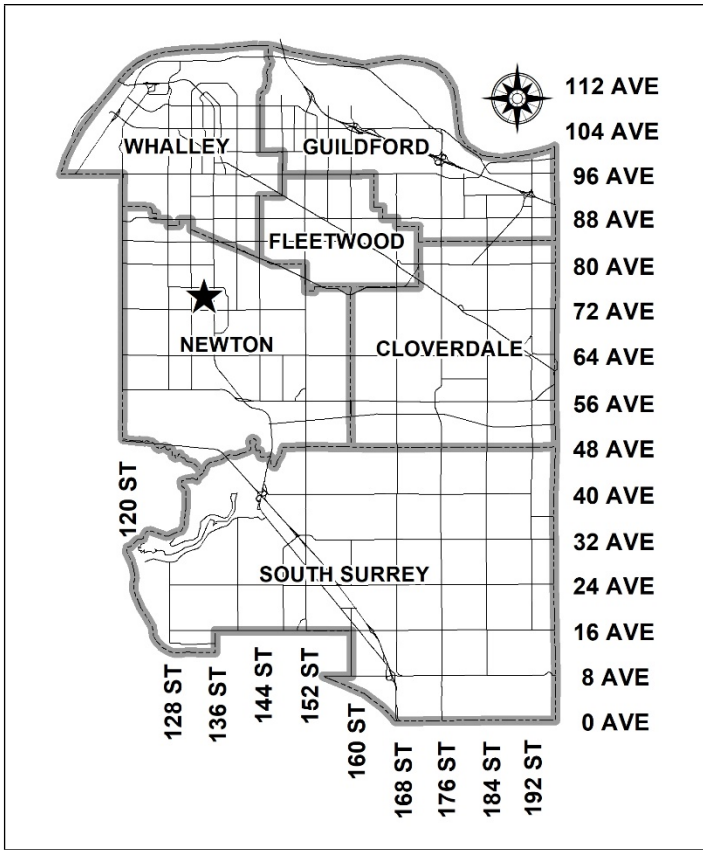
- Amend CD By-law No. 17031, as amended.
- Development Variance Permit

to permit a small-scale drug store in association with a new medical clinic on the lot and to reduce the minimum 400-metre separation requirement between the proposed small-scale drug store and an existing small-scale drug store.

LOCATION: 7475 - 135 Street

ZONING: CD Bylaw No. 17031

OCP DESIGNATION: Mixed Employment



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending CD By-law No. 17031, as amended.
- 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 requirement in the Zoning By-law to locate a new small-scale drug store within 400 metres of an existing small-scale drug store.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The small-scale drug store will operate in conjunction with a new medical clinic as a joint, inter-related facility. The two businesses will occupy two commercial units and provide accessible and convenient health-care services to residents. The medical clinic is a permitted use under CD Bylaw No. 17031, while the small-scale drug store is not, requiring an amendment to the CD Bylaw.
- The proposed pharmacy meets the definition of small-scale drug store in the Zoning Bylaw, 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.
- Council has recently 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 Restrictive 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend Comprehensive Development By-law No. 17031 and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7922-0202-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) In Section E.28 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 20 metres to permit a small-scale drug store at 7475 – 135 Street (Unit 107 & 108).
3. Council instruct staff to resolve the following issue prior to final adoption:
 - (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 partner medical clinic.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | OCP/TCP Designation | Existing Zone |
|---------------------------|---|--|--------------------|
| Subject Site | Existing commercial building | Mixed Employment (OCP) | CD Bylaw No. 17031 |
| North: | Existing commercial and light-impact industrial buildings | Mixed Employment & Industrial (OCP) | CHI & IL |
| East (Across 135 Street): | Existing commercial building | Mixed Employment (OCP) Mass Merchandising (TCP) | CD Bylaw No. 13105 |
| South: | Existing commercial building | Mixed Employment (OCP) | CD Bylaw No. 13506 |
| West: | Light-impact industrial building and vacant treed area | Industrial (OCP) | IL |

Context & Background

- The subject site is located at 7475 – 135 Street in Newton. The site is approximately 1.4 hectares in size and contains one commercial building and a surface parking lot. The existing commercial building contains a number of commercial businesses.
- The site is designated "Mixed Employment" in the Official Community Plan (OCP) and is currently zoned "CD Zone Bylaw No. 17031".

- The subject site was rezoned in 2009 under Development Application No. 7909-0178-00, from CD Zone (By-law Nos. 13506 and 16162) to CD By-law No. 17031. CD By-law Nos. 13506 and 16162 permit a range of light industrial, service and retail uses, with restricted office uses, such as architectural and landscape architectural offices, engineering and surveying offices, and general contractor offices. Under Development Application No. 7909-0178-00, the subject site was rezoned to CD By-law No. 17031, to allow for more general office uses, in addition to the range of light industrial, service and retail uses.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to CD By-law No. 17031 to permit a small-scale drug store in association with a new medical clinic in the existing commercial building in units 107 and 108. A Development Variance Permit is also proposed to reduce the the minimum separation requirement between small-scale drug stores from 400 metres to 20 metres to permit the proposed pharmacy.
- The small-scale drug store will operate in conjunction with a new medical clinic as a joint, inter-related facility. The two businesses will occupy two commercial unit and provide accessible and convenient health-care services to residents. The medical clinic is a permitted use under CD Bylaw No. 17031, while the small-scale drug store is not, requiring an amending to the CD Bylaw.
- The proposed pharmacy will be approximately 45-square metres in gross floor area in Units 107 & 108 of the subject site.
- The proposed relocated pharmacy meets the definition of small-scale drug store in the Zoning Bylaw, 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.
- To regulate the over-concentration of small-scale drug stores and methadone dispensaries, Section E.28 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 lot line to lot line.
- Should the CD By-law amendment be approved, the applicant will be subject to further review from the Building Division and possibly a Tenant Improvement Permit for interior renovations, for compliance to BC Building Code.
- Within a 400-metre radius of the subject site, there are 5 existing pharmacies (shown in Appendix II):

| Pharmacy | Address | Distance to Proposed Relocation - Building to Building | Distance to Subject Site - Property Line to Property Line |
|----------|---------|--|---|
| | | | |

- The applicant proposes to amend CD By-law No. 17031, as amended, to add a small-scale drug store, limited to a maximum floor area of 45-square metres, as a permitted retail use (Appendix III).
- The small-scale drug store will operate in conjunction with a new medical clinic as a joint, inter-related facility. The two businesses will occupy two units and provide accessible and convenient health-care services to residents. The medical clinic is a permitted use under CD Bylaw No. 17031, while the small-scale drug store is not, requiring an amending to the CD Bylaw.
- The CD Bylaw amendment will also remove all reference to imperial units to conform to current Zoning Bylaw formatting as approved by Council under Zoning Bylaw Amendment No. 20300, adopted September 27, 2021 (Corporate Report 2021-R166).
- No other changes are proposed to the CD Zone.
- Staff support the proposed amendment to CD By-law No. 17031 to permit the small-scale drug store, as it is considered a compatible use with the new medical clinic and with the other office and general service uses permitted under the current CD Zone and other existing businesses in this commercial complex.

Variance

- The applicant is requesting the following variance:
 - In Section E.28 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 20 metres to permit a small-scale drug store at 7475 – 135 Street (Units 107 & 108).
- The new medical clinic and proposed pharmacy will serve the area with in-person medical services that provide a long-term primary care benefit to Newton Town Centre. This differs from the pharmacy included within Costco Wholesale, which serves the general community not looking for a variety of medical services in one business.
- The proposed pharmacy meets the definition of small-scale drug store in the Zoning Bylaw, 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.
- The applicant is proposing the small-scale drug store to operate in conjunction with a new medical clinic as a joint, inter-related facility. The proposal offers a comprehensive health care approach by serving the patients of the proposed clinic.
- A Section 219 Restrictive Covenant will be registered on 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 to have the same hours of operation as the medical clinic.
- No adverse impacts to the neighbourhood are anticipated by the proposed variance.

- The applicant has demonstrated that there is sufficient parking on site to accommodate the proposed relocated pharmacy.
- Staff support the requested variance to proceed to Public Notification.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 27, 2022, and the Development Proposal Signs were installed on August 19, 2022. Staff received no responses from neighbouring businesses.

INFORMATION ATTACHED TO THIS REPORT

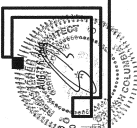
The following information is attached to this Report:

| | |
|---------------|---|
| Appendix I. | Site Plan & Floor Plan |
| Appendix II. | Map of small-scale drugstores within 400m of the subject site |
| Appendix III. | Proposed CD-Bylaw 17031 Amendment |
| Appendix IV. | Development Variance Permit No. 7922-0202-00 |

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

SJ/cm



Gerry Blonst
architect a.i.b.c.
Suite 14, 1908 82nd Ave. Surrey, B.C. V3W 6S9
Ph: 279-0600
Fax: 279-0601

SURREY MUSLIM SCHOOL TENANT
IMPROVEMENT
UNITS 114-124 INCL. 7475 135 ST SURREY BC.

DATE: 16 AUG 2019

REVIS FOR BUILDING PERMIT
SITE PLAN

NO. 19-09
JOB NO.

LEGAL DESCRIPTION:

LOT 14/15/16/17/18/19/20/21/22/23/24 SECTION 20 TOWNSHIP 2 PLAN BCS1684 NWD TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.

CIVIC ADDRESS:

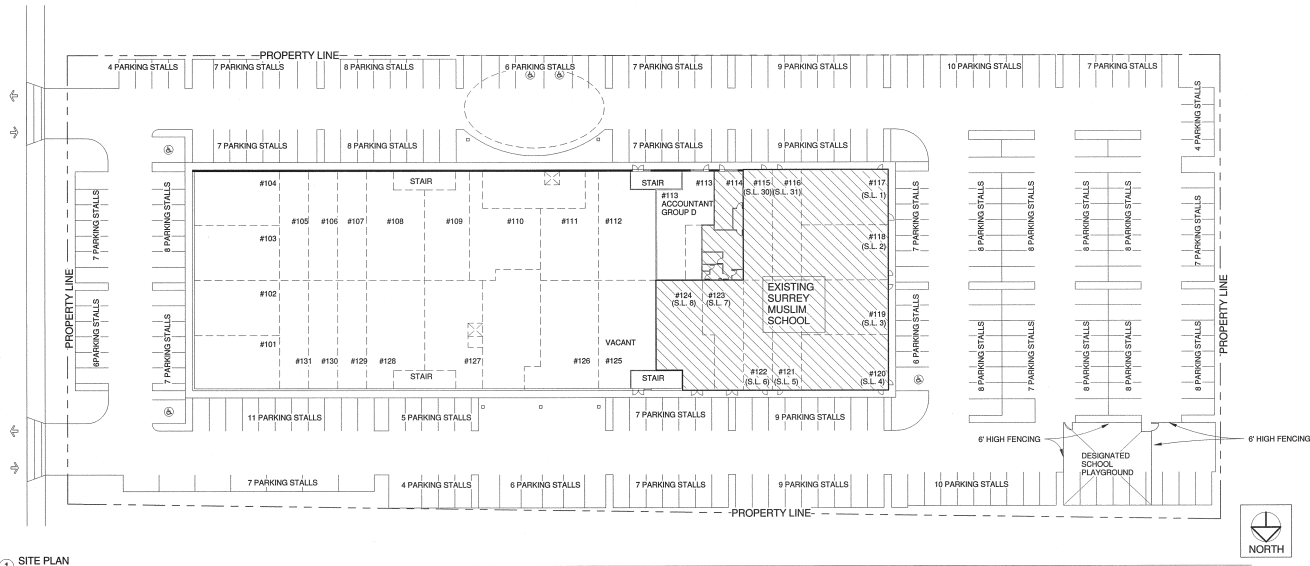
#114/ 115 / 116 / 117 / 118 / 119 / 120 / 121 / 122 / 123 / 124 -7475 135 ST SURREY BC.

ZONING SYNOPSIS:

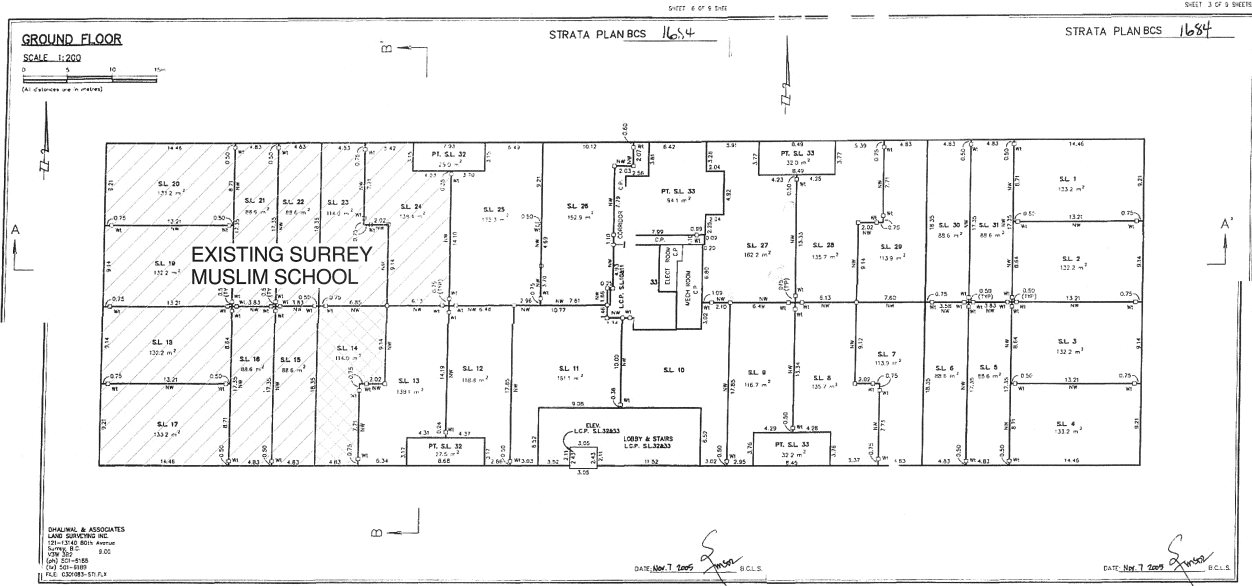
ZONE: EXISTING CD

SCHOOL: 271 CHILDREN (GRADE K - 8)
EXIST FACILITY CLASSROOMS: 13
ASSEMBLY HALL: 1 (2,197 SQ.FT)

PARKING: NO CHANGE REQUIREMENT FOR PARKING



1 SITE PLAN
1/32" = 1'-0"



THESE PLANS HAVE BEEN REVIEWED FOR SUBSTANTIAL COMPLIANCE WITH THE MINIMUM STANDARDS OF THE CURRENT EDITION OF THE BC BUILDING CODE (APPLICABLE DEVELOPMENT PERMITS) AND ALL RELEVANT SURVEY BYLAWS. DETAILS ON THE PLANS THAT EXCEED THE ABOVE NOTED MINIMUM STANDARDS WERE NOT CONSIDERED IN THE ISSUANCE OF THIS PERMIT.
THE REVIEW OF THESE PLANS DOES NOT GUARANTEE COMPLIANCE.
DATE: AUG 26 2019 PLAN REVIEWER: MO
BUILDING PERMIT NO.: 19-36451

**NO PUMPING IN THIS PERMIT.
REVISION REQUIRED.
SEPARATE PUMPING PERMIT
REQUIRED.**

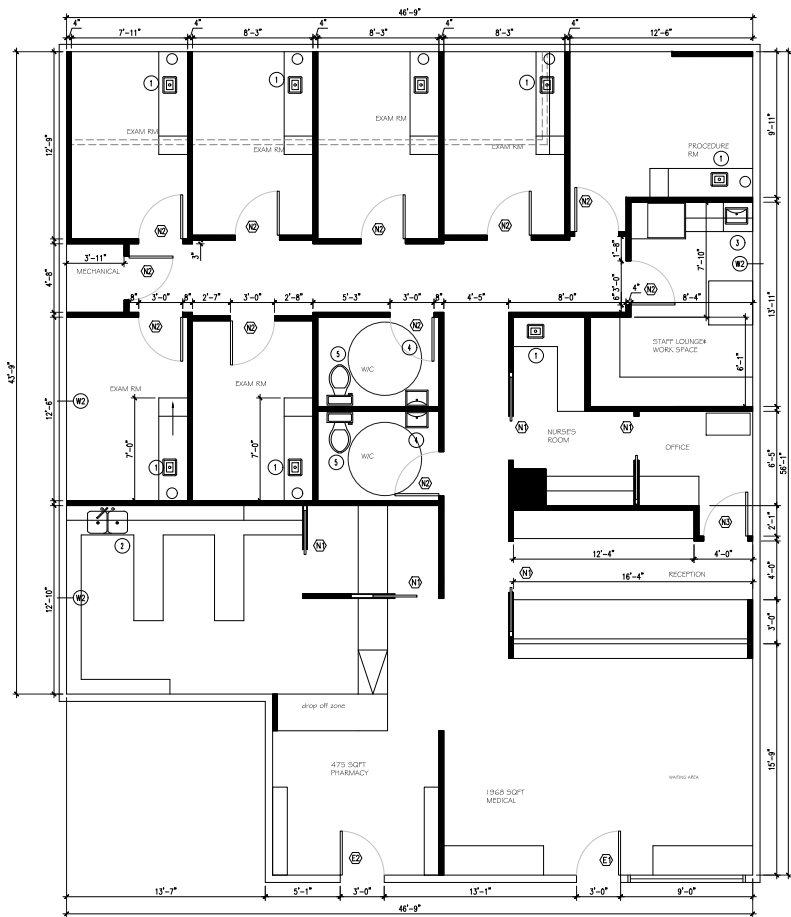
PROCESSED
AUG 26 2019
City of Surrey

RECEIVED
AUG 21 2019

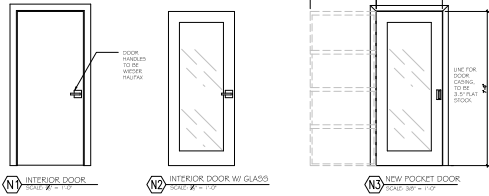
CHAMBERLAIN & ASSOCIATES
LAND SURVEYING INC.
120-17 86th Avenue
SURREY BC V3W 6S9
TEL: 279-0600
FAX: 279-0601
P.L. 63087-01-13

DATE: Nov 7 2019 B.C.L.S.

DATE: Nov 7 2019 B.C.L.S.



1 CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



PARTITION ASSEMBLIES

- H1** EXISTING EXTERIOR DEMISING PARTITION TO REMAIN.
- H2** EXISTING TENANT SEPARATION DEMISING PORTION
- H3** NEW INTERIOR PARTITION 1. 2" x 3.42" STEEL STUDS AT 24" O.C. TO U/S OF T-BAR CEILING OR EXPOSED CEILING CW ONE LAYER OF 5/8" GWB EACH SIDE, R-12 BATT INSULATION, FRICTION FIT WITH CAVITY TAPE, MUD AND SAND READY TO ACCEPT FINISH. PS9 2 HR.
*NOTE ALL PARTITIONS **H3** UNLESS OTHERWISE NOTED ON PLAN.
- H4** NEW INTERIOR PARTITION 1 ROWS 1. 425" x 3.625" STEEL STUDS AT 24" O.C. TO U/S OF T-BAR CEILING, CW 3 LAYER OF 1/2" GWB ON EXPOSED CDCE TAPE, MUD AND SAND READY TO ACCEPT FINISH.



KEY PLAN

| DOOR SCHEDULE | | | | | | | | | | | | |
|---------------|------|-----|--------|--|--------------|---------------------|--------------|---------------------|-------|----------|--------|----------|
| TYPE | SIZE | | | MATERIAL | FINISH | MODEL | MANUFACTURER | NOTES | FRAME | | | |
| | W | H | D | | | | | | TYPE | MATERIAL | FINISH | HARDWARE |
| H1 | 36" | 24" | 1 3/4" | MF, SPANOR STYLE | PAINT OC-6.9 | MADISON | JELD-WEN | FIRE RATING 30 MINS | NA | METAL | TBD | SET 1 |
| H2 | 36" | 24" | 1 3/4" | FRENCH DOOR WITH PROTECTED GLASS DOOR - SPANOR | PAINT OC-6.9 | MILANO-271 | MILANO | FIRE RATING 30MIN | 1 | METAL | TBD | SET 2 |
| H3 | 36" | 24" | 1 3/4" | SLIDING GLASS DOORS | NA | FORM TEMPERED GLASS | TBD | FIRE RATING 30MIN | 1 | NA | TBD | SET 3 |
| E1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| E2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

| PLUMBING SCHEDULE | | | | | | | | | | |
|-------------------|--------|-------------------|---------------|-------------|-----------------|-----------------------------|----------|--------------|---------|--------|
| FIXTURES | | | | | | | FITTINGS | | | |
| SYM | TYPE | MANUFACTURE | MODEL # | MOUNT | FINISH | DIMENSIONS | TYPE | MANUFACTURER | MODEL # | FINISH |
| 1 | SINK | AMERICAN STANDARD | TBD | WALL MOUNT | WHITE | 18-1/2 x 17" | FAUCET | TBD | TBD | TBD |
| 1 | SINK | VALLEY | VA2001 | UNDER MOUNT | WHITE | 16-3/4" X 14-1/4" X 2-1/2" | FAUCET | TBD | TBD | TBD |
| 1 | SINK | TBD | TBD | TBD | TBD | TBD | FAUCET | TBD | TBD | TBD |
| 1 | SINK | VALLEY | SR225 (1/2) D | UNDER MOUNT | STAINLESS STEEL | 27" X 20" X 13-1/2" | FAUCET | TBD | TBD | TBD |
| 5 | TOILET | DELTA | CA1301 | SURFACE | WHITE | 27-1/2" X 16-1/2" X 16-1/2" | NA | TBD | TBD | TBD |

| WASHROOM ACCESSORIES | | | | |
|----------------------|--------------|----------|------------|-----------------|
| TYPE | MANUFACTURER | MODEL | NAME | FINISH |
| GRAB BAR | KOHLER | K-1189G | PURIST 42" | FOLISHED CHROME |
| GRAB BAR | KOHLER | K-1189J | PURIST 24" | FOLISHED CHROME |
| TOILET TISSUE HOLDER | KOHLER | KJ-14577 | PURIST | FOLISHED CHROME |

| HARDWARE SCHEDULE | | | | | |
|-------------------|------|------|-------|--------------|--------|
| SET # | NAME | TYPE | MODEL | MANUFACTURER | FINISH |
| SET 1 | TBD | TBD | TBD | TBD | TBD |
| SET 2 | TBD | TBD | TBD | TBD | TBD |
| SET 3 | TBD | TBD | TBD | TBD | TBD |
| SET 4 | TBD | TBD | TBD | TBD | TBD |

CONSTRUCTION NOTES

1. ALL INTERIOR PARTITIONS FINISHES- FSR NOT TO EXCEED 25, SDC NOT TO EXCEED 300. PARTITION TO BE FINISHED TO CODE REQUIREMENTS. ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS' SECTION OF CODE.
2. ALL SERVICE FACILITIES INCLUDING DUCTWORK, PIPING, ETC. ABOVE SUSPENDED CEILING SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPROPRIATE PROVINCIAL OR MUNICIPAL LEGISLATION OR, IN THE ABSENCE OF SUCH LEGISLATION, TO THE REQUIREMENTS OF CSA G22-1, "CANADIAN ELECTRICAL CODE, PART 1"
3. ALL PIPES, WIRES, ETC. ENTERING, LEAVING, OR PASSING THROUGH A FIREWALL FLOOR OR FIRE-RATED WALL, MUST BE SMOKE & FIRE PROTECTED WITH ILC APPROVED MATERIALS COMPLYING TO CAN 4-001 REF. 3.1.71 (2).
4. ALL PARTITION TO INCLUDE R-10 FIBERGLASS BATT INSULATION UNLESS OTHERWISE INDICATED ON PLAN
5. BLOCKING TO BE PROVIDED FOR ALL WALL HUNG CABINETS, WALL MOUNTED EQUIPMENT & ELECTRONICS
6. NEW GLAZING TO BE TEMPERED GLASS PANELS WITH SILICON JOINTS.
7. ALL DOOR JAMS TO BE 4" TYPICAL UNLESS OTHERWISE NOTED
8. ALL INTERIOR DOORS TO HAVE A 2" METAL FRAME

GENERAL NOTES

1. CEILING HEIGHT 9'-0" UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION WORKMANSHIP AND METHODS TO MEET THE REQUIREMENTS OF THE LATEST EDITION, B.C. BUILDING CODE AND/OR LOCAL BUILDING CODE BY-LAW.
3. GENERAL CONTRACTOR AND/OR SUB-TRADES TO VERIFY ALL DIMENSIONS AND CONDITIONS AS SHOWN ON THESE DRAWINGS WITH ACTUAL EXISTING CONDITIONS. ANY DISCREPANCIES TO BE REPORTED TO THE INTERIOR DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION AND/OR INSTALLATION. ANY EXTRA RESULTING FROM A VISIT TO THE SITE WILL NOT BE ALLOWED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED INSPECTIONS, LICENSES AND PERMITS RELEVANT TO THE SCOPE OF THIS PROJECT, INCLUDING THE OCCUPANCY PERMIT.
5. CONTRACTOR MAY ONLY USE EQUAL ALTERNATIVE ITEM UPON RECEIVING INTERIOR DESIGNER'S APPROVAL
6. CONTRACTOR TO SUBMIT ALL WORKING AND SHOP DRAWINGS TO INTERIOR DESIGNER FOR APPROVAL
7. CONTRACTOR TO REMOVE ALL DEBRIS FROM SITE ON A DAILY BASIS. FINAL PROJECT CLEAN-UP IS THE RESPONSIBILITY OF THE CONTRACTOR. USING AN APPROVED CLEANING COMPANY AT NO EXTRA COST TO THE OWNER.
8. STEEL STUD AND GWB WORK TO CONFORM TO AISC & BC STANDARDS UNLESS NOTED OTHERWISE.
9. CONTRACTOR TO MAKE GOOD ANY DAMAGE AND DEFECTS IN THE CONTRACT WORK.
10. DO NOT SCALE THESE DRAWINGS.
11. WALL FINISHES SHALL HAVE AN FSR OF NOT MORE THAN 150 AND A SDC OF NOT MORE THAN 300.
12. CONTRACTOR TO CALL ALL REQUIRED INSPECTIONS FOR INTERIOR DESIGNER'S APPROVAL.
13. CONTRACTOR TO CALL BUILDING INSPECTOR FOR INSPECTION PRIOR TO COMPLETION OF PARTITION INSTALLATION.
14. GENERAL CONTRACTOR TO APPLY FOR AND ENSURE THAT OCCUPANCY PERMIT IS GRANTED.
15. DIMENSIONS ARE FROM FINISHED WALL FACE UNLESS NOTED OTHERWISE. DIMENSIONS LABEL TBD ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION.
16. WORKMANSHIP, MATERIALS AND ALL WORK IN THIS CONTRACT ARE TO GUARANTEE FOR ONE YEAR FROM SUBSTANTIAL COMPLETION FOR ANY DEFECTS.
17. CONTRACTOR TO SUPPLY SUB-TRADE LIST WITH TENDER.
18. INSTANCES WHERE NEW T-BAR CEILING IS REQUIRED INSTALLED CONTRACTOR TO MAKE ALLOWANCE FOR THE SECURING FASTENING OF ALL INTERIOR PARTITIONS TO UNDERGO OF SLAB. THIS IS NOT REQUIRED WHEN ONLY CEILING TILES ARE REPLACED.
19. CONTRACTOR TO KEEP UPDATED AS-BUILT DRAWING RECORD SET ON SITE AND PROVIDE COPY TO INTERIOR DESIGNER UPON COMPLETION.

No. DATE REVISION No.

CONSULTANT:



HARSONA VILLING INTERIORS
1022 79th AVE
DELTA, BC
604-825-3386

CLIENT NAME:

DR. JAWANDA,
DR. JOHAL,
DR. RIAR

PROJECT NAME:

TRIO MEDICAL CLINIC
107-108 7475 135 STREET,
SURREY, BC V3W 0M8

DRAWING NAME:

CONSTRUCTION
PLAN

DATE: APR 4 2023

SCALE: 1/4" = 1'-0"

DRAWN: HW

CHECKED:

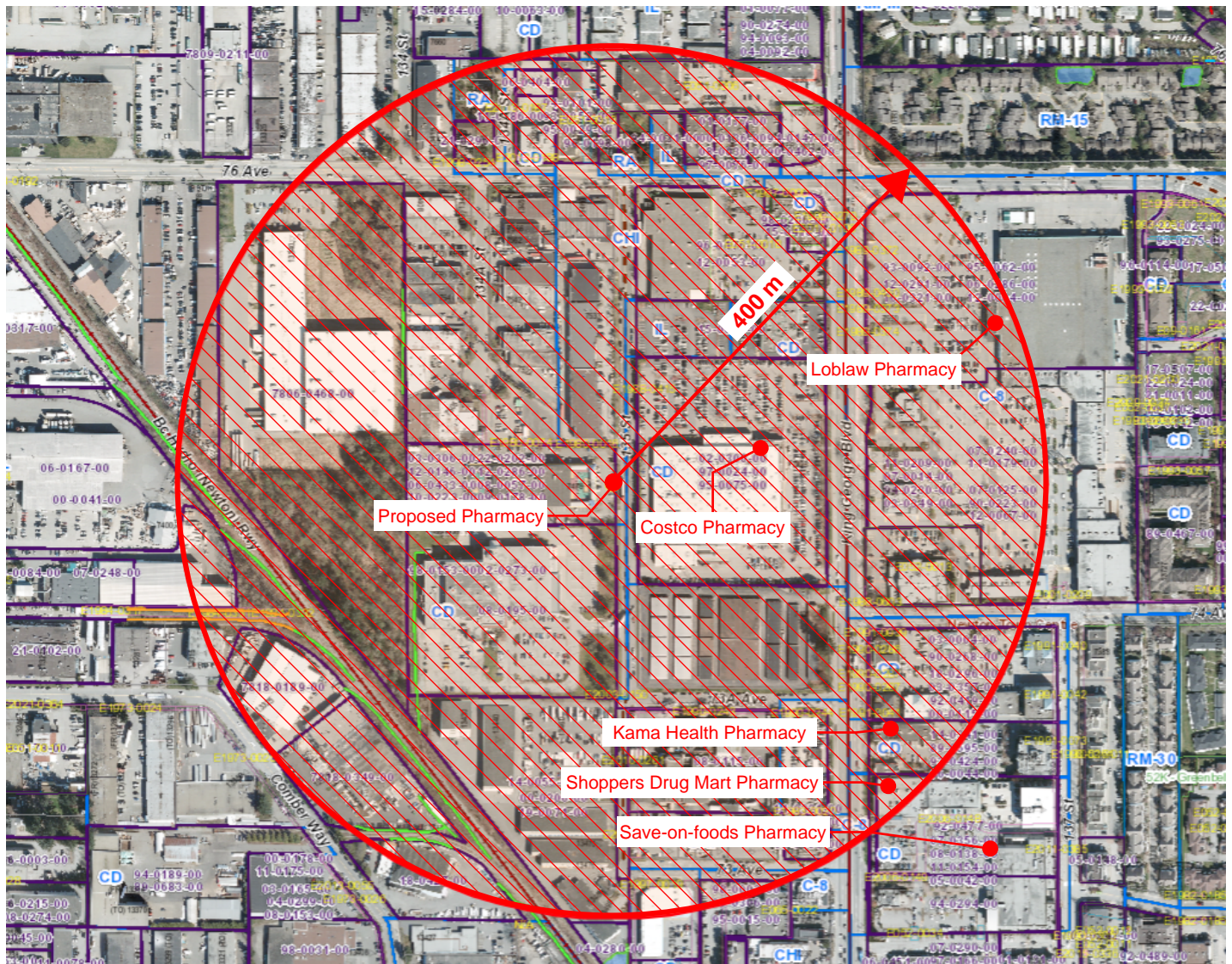
FILE NAME: triomed.DWG

DRAWING No:

ID-2 of X

Development Application No. 7922-0202-00 7475 - 135 Street (Units 107 & 108)

Aerial Map showing all drugstores within 400 metres of the subject site.



CITY OF SURREY

BY-LAW NO. 17031

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended.

As amended by Bylaw No: 17269, 11/15/10; 17708, 07/08/13

.....
THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD)
 (SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW, 1998, NO. 13506)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Strata Lots 1 - 33 District Lot 20 Township 2 New Westminster District Strata Plan BCS1684 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

7475 - 135 Street

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *light impact industry*, office uses and commercial and related uses requiring large *lots* and exposure to major *highways*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Light impact industry.*
2. Office uses excluding *social escort services* and *methadone clinics*.
3. *Recycling depots* provided that:
 - (a) The use is confined to an enclosed *building*; and
 - (b) The storage of used tires is prohibited.
4. *Transportation industry.*
5. *Automotive service uses.*
6. Automobile painting and body work.
7. *Vehicle* storage and *parking facilities* including truck parking and recreational *vehicle* storage.
8. *General service uses* excluding *drive-through banks*.
9. *Warehouse uses.*
10. *Retail stores* limited to the following:
 - (a) Animal feed and tack shops;
 - (b) Appliance stores;
 - (c) Auction houses;
 - (d) Automotive parts, new;
 - (e) Building supply stores;
 - (f) *Convenience* stores;
 - (g) Used clothing stores or flea markets, provided that the operation is contained within a *building*;
 - (h) Furniture stores;
 - (i) Garden supply stores;
 - (j) Marine parts, new;

- (k) *Retail warehouse* uses;
 - (l) Sales and rentals of boats;
 - (m) Sports card shops; ~~and~~
 - (n) Sporting goods stores; ~~and~~
 - (o) **One small-scale drug store, limited to a maximum floor area of 45 square metres, operating in conjunction with a medical clinic and the same hours as that medical clinic.**
11. *Private schools* provided that such use is limited in floor area to a maximum of 1,510 square metres ~~(16,254 sq. ft.)~~.
12. *Accessory uses* including the following:
- (a) *Eating establishments*, excluding *drive-through restaurants*.
 - (b) *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - (c) *Community services*;
 - (d) *Assembly halls* limited to *churches*, which accommodate a maximum of 300 seats or floor area of 700 square metres ~~(7,500 sq. ft.)~~ whichever is less and provided that there is no more than one *church* on a *lot*;
 - (e) *Child care centres*;
 - (f) One *dwelling unit* per *lot* provided that the *dwelling unit* is:
 - (i) Contained within the *principal building*;
 - (ii) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*; and
 - (iii) A maximum area of the lesser of:
 - (a) 140 square metres ~~(1,500 sq. ft.)~~; or
 - (b) 33% of the total area of the *principal building* within which the *dwelling unit* is contained;
 - (g) Sales and rentals of *vehicles* less than 5,000 kilograms ~~(11,023 lbs.)~~ G.V.W; and
 - (h) Sales of rebuilt *vehicles* less than 5,000 kilograms ~~(11,023 lbs.)~~ G.V.W. provided that:
 - (i) It is part of an automobile painting and body work business;

- (ii) The number of rebuilt *vehicles* ready for sale shall not exceed 5 at any time;
- (iii) The business operator holds a current and valid Motor Dealer's certificate; and
- (iv) The business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.

C. Lot Area

Not applicable to this Zone.

D. Density

The maximum *floor area ratio* shall not exceed 1.00 provided that the *floor area ratio* for uses identified in Sub-section B.10 of this Zone shall not exceed 0.30.

E. Lot Coverage

The *lot coverage* shall not exceed 60%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

| Use | Setback | <i>Front Yard</i> | <i>Rear Yard</i> | <i>Side Yard</i> | <i>Side Yard on Flanking Street</i> |
|--|----------------|------------------------------|------------------------------|-------------------------------|---|
| <i>Principal Building and Accessory Buildings and Structures</i> | | 7.5 m {25 ft.} | 7.5 m {25 ft.} | 7.5 m* {25 ft.} | 7.5 m {25 ft.} |

Measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

* One (1) *side yard setback* shall be 7.5 metres ~~{25 ft.}~~ or 0.0 metre if the said *side yard* abuts land which is *commercial or industrial*.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 18 metres ~~{16 feet}~~.

2. Accessory buildings and structures: The *building height* shall not exceed 6 metres ~~{20 feet}~~.

H. Off-Street Parking

1. Refer to Part 5 Off-Street Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Notwithstanding Section H.1, off-street *parking spaces* for furniture stores and appliance stores shall be 1.4 *parking spaces* for every 100 square metres ~~{1,075 sq. ft.}~~ of *gross floor area*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres ~~{5 ft.}~~ in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at driveways.
4. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres ~~{8 ft.}~~ by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.
5. Open display and storage including the outdoor storage of damaged or *wrecked vehicles* shall be completely screened to a height of at least 2.5 metres ~~{8 ft.}~~ by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips or not less than 2.5 metres ~~{8 ft.}~~ in height and not less than 1.5 metres ~~{5 ft.}~~ in width. No display or storage of material shall be piled up to a height of 2.5 metres ~~{8 ft.}~~ within 5 metres ~~{16 ft.}~~ or the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres ~~{12 ft.}~~.

J. Special Regulations

1. Land and structures shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion or safety hazard;

- (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB; and
 - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located; and
 - (d) All automobile painting and body work is carried out only in an enclosed building.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited between the front of the *principal building* and the *highway*, excluding *vehicles* exceeding 5,000 kilograms ~~{11,023 lbs.}~~ G.V.W. which are intended for sale.
 3. The storage of damaged or *wrecked vehicles* shall only be permitted within a *building*.
 4. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.
 5. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

| <i>Lot Size</i> | <i>Lot Width</i> | <i>Lot Depth</i> |
|---------------------------------------|----------------------------------|----------------------------------|
| 1,800 sq. m. {0.5 acre} | 30 metres {100 ft} | 30 metres {100 ft} |

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of the Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in

accordance with the servicing requirements for the IL Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
 8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the IL Zone.
 9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
 12. *Private schools* are regulated by the Independent School Act, R.S.B.C., 1996, c.216, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17031."

READ A FIRST AND SECOND TIME on the 19th day of October, 2009.

PUBLIC HEARING HELD thereon on the 2nd day of November, 2009.

READ A THIRD TIME ON THE 2nd day of November, 2009.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 2nd day of November, 2009.

_____ MAYOR

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0202-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 026-561-786

Strata Lot 7 Section 20 Township 2 New Westminster District Strata Plan BCS1684
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as Shown on Form V

Unit 107, 7475 - 135 Street

Parcel Identifier: 026-561-794

Strata Lot 8 Section 20 Township 2 New Westminster District Strata Plan BCS1684
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as Shown on Form V

Unit 108, 7475 - 135 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section E.28 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 20 metres to permit a small-scale drug store on the subject site.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
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 – Doug McCallum

City Clerk – Jennifer Ficocelli

Development Application No. 7922-0202-00 7475 - 135 Street (Units 107 & 108)

Aerial Map showing all drugstores within 400 metres of the subject site.

