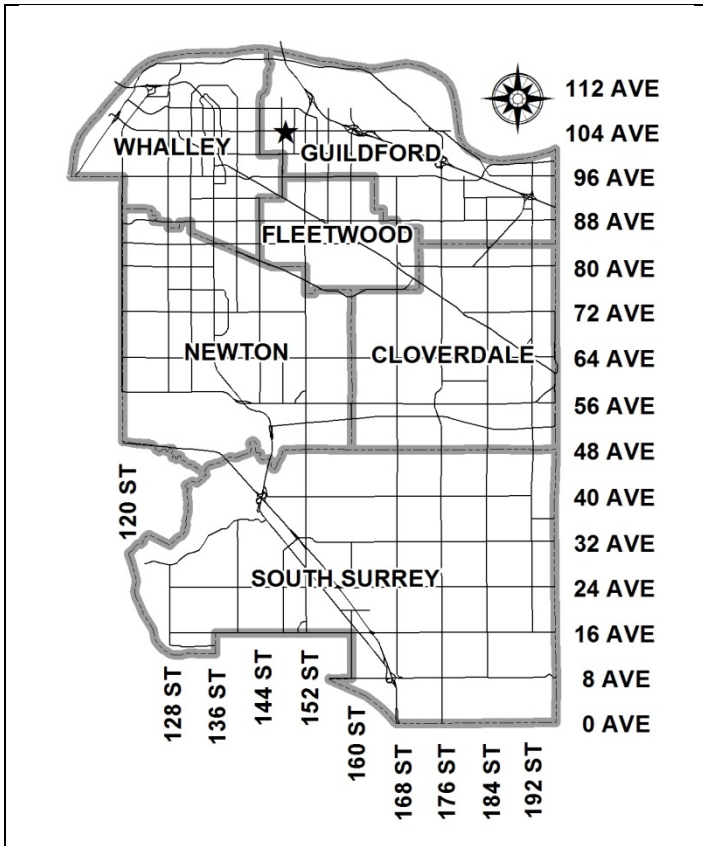


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0006-00

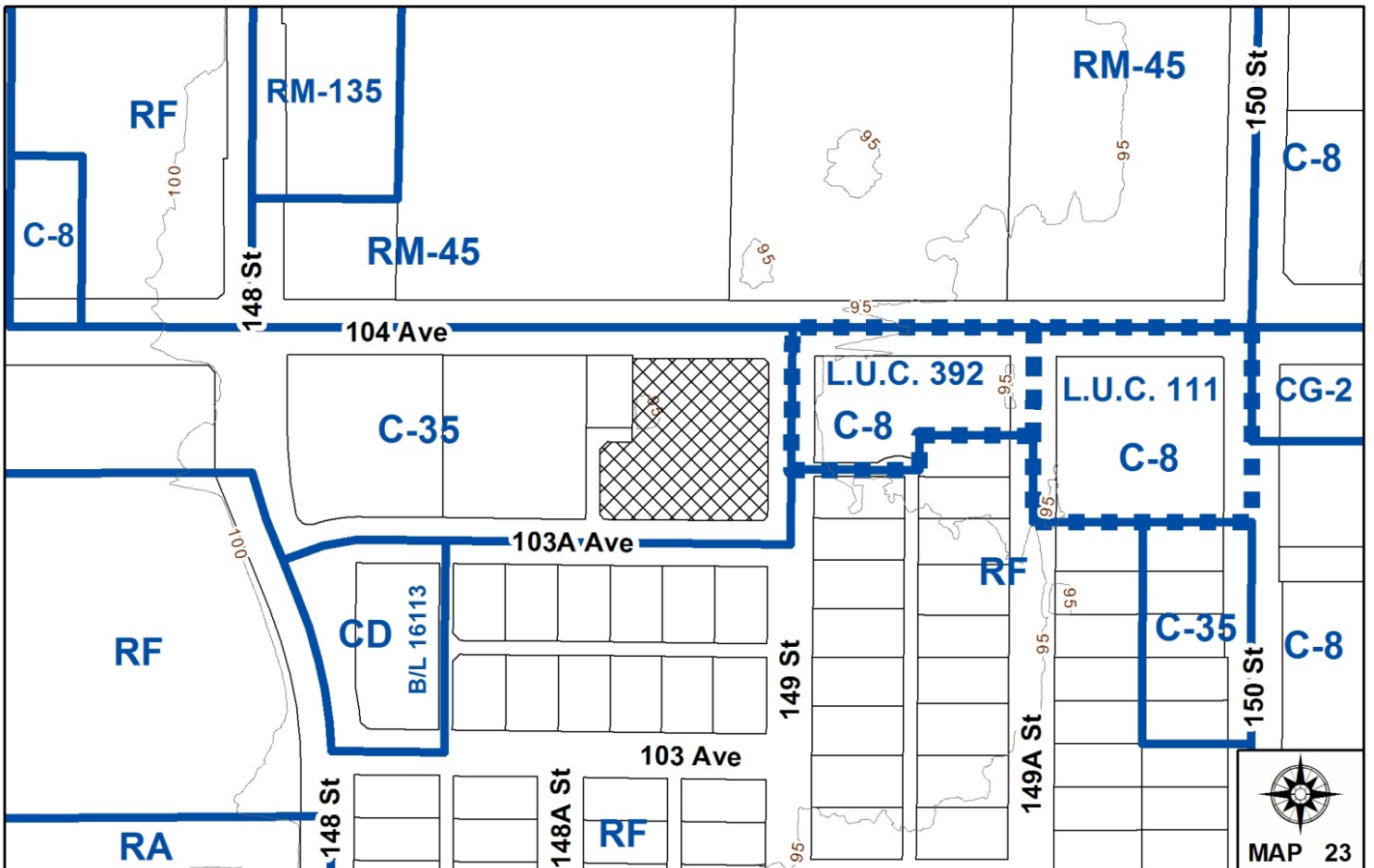
Planning Report Date: March 23, 2015



PROPOSAL:

- **Development Variance Permit**
 in order to vary the minimum 400-metre (1,300 ft.) separation requirement between a proposed small-scale drug store and existing drug stores.

LOCATION: 14888 - 104 Avenue
OWNER: 0767568 BC Ltd.
ZONING: C-35
OCP DESIGNATION: Commercial and Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeks to vary the Zoning By-law to locate a new small-scale drug store within 400 metres (1,300 ft.) of existing drug stores (Superstore and London Drugs).

RATIONALE OF RECOMMENDATION

- The proposed small-scale drug store will serve a proposed adjoining medical clinic to be located within an existing 2-storey commercial building offering a comprehensive approach to health care. The area is currently only served by two existing drug stores (within Superstore and London Drugs).

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0006-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) in Section E.28 of Part 4 General Provisions of Zoning By-law No. 12000, the minimum separation requirement between a small-scale drug store and existing drug stores is reduced from 400 metres (1,300 ft.) to 225 metres (738 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: An existing two-storey commercial building fronting 104 Avenue, with a separate 22-storey apartment building at the south portion of the property.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	3-storey apartment development.	Multiple Residential	RM-45
East (Across 149 Street):	Existing commercial development and single family residential.	Commercial and Multiple Residential	LUC No. 392 (underlying C-8) and RF
South (Across 103A Avenue):	Existing single family houses.	Multiple Residential	RF
West:	Single family house and vacant lot.	Commercial and Multiple Residential	C-35

DEVELOPMENT CONSIDERATIONS

- The subject property, located at the southwest corner of 104 Avenue and 149 Street in Guildford, is occupied by an existing 2-storey commercial building, on the northern portion, addressed as 14888-104 Avenue and a 22-storey apartment building on the southern portion, addressed as 14881 - 103A Avenue.
- The applicant proposes to establish a new medical clinic within a 466-square metre (5,017 sq.ft.) unit (Unit 101) on the first floor of the existing two-storey commercial building. The drug store component will have a maximum floor area of 74 square metres (800 sq.ft.) of the 466 square metres (5,017 sq.ft.) and will have direct access to and from 104 Avenue (Appendix

II). The remainder of the unit will operate as a medical clinic and will also be used for another health care related service.

- The applicant advises that the proposed small-scale drug store will be community based, primarily serving the needs of the local community and the patients of the proposed adjoining medical clinic. Beyond the customary prescription orders and over-the-counter medications, flu shots, diabetic counselling, medication reviews and blood pressure monitoring will be offered. The drug store will not be offering methadone dispensing.
- Zoning By-law No. 12000 defines a small-scale drug store as a “commercial establishment with a gross floor area less than 600 square metres (6,450 sq.ft.) which fills a broad range of pharmaceutical prescriptions and excludes methadone dispensary.” The proposed pharmacy is considered a small-scale drug store under the Zoning By-law.
- To regulate the over-concentration of small-scale drug stores and methadone dispensaries, Section E.28 of Part 4 General Provisions of the Zoning By-law stipulates that a small-scale drug store shall not be located within 400 metres (1,300 ft.) of an existing drug store, small-scale drug store or methadone dispensary.
- There are currently two existing drug stores in the vicinity, one located within Superstore at 14650 - 104 Avenue and the other within London Drugs, located at the Guildford Town Centre Mall, at 104 Avenue and 150 Street.
- The Superstore location is approximately 340 metres (1,115 ft.) away from the subject property and the London Drugs location is approximately 225 metres (738 ft.) away.

BY-LAW VARIANCE AND JUSTIFICATION (APPENDIX III)

(a) Requested Variance:

- To vary Section E.28 of Part 4 General Provisions of Surrey Zoning By-law No. 12000, by reducing the minimum separation requirement between a new small-scale drug store and existing drug stores, from 400 metres (1,300 ft.) to 225 metres (738 ft.).

Applicant's Reasons:

- The applicant would like to offer a comprehensive health care approach by serving the patients of a proposed adjoining medical clinic.

Staff Comments:

- The proposed small-scale drug store will occupy a relatively small floor area of approximately 74 square metres (800 sq.ft.), within a larger commercial building and will offer local residents an alternative to some larger chain pharmacies in the area, as well as convenience, to the patients who will be attending the proposed adjoining medical clinic within the building.
- The proposed small-scale drug store will not be offering methadone dispensing.

- A minimum separation of 225 metres (738 ft.) is maintained between the proposed small-scale drug store and existing drug stores located within London Drugs at Guildford Town Centre Mall and within Superstore at 14650 - 104 Avenue.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Floor Plan Showing Location of Proposed Small-Scale Drug Store
Appendix III.	Development Variance Permit No. 7915-0006-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/da

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. Agent: Name: Dr. Garry Saran
 Address: #201, 7110 - 120 Street
 Surrey, BC V3W 3M8

 Tel: 604-307-5551

2. Properties involved in the Application

- (a) Civic Address: 14888 - 104 Avenue, Unit 101

- (b) Civic Address: 14888-104 Avenue, Unit 101
 Owner: 0767568 BC Ltd.

Director Information:

Gurdit Brar
Sunny Brar

Officer Information as at August 30, 2014:

Sunny Brar (Secretary)
Gurdit Brar (President)

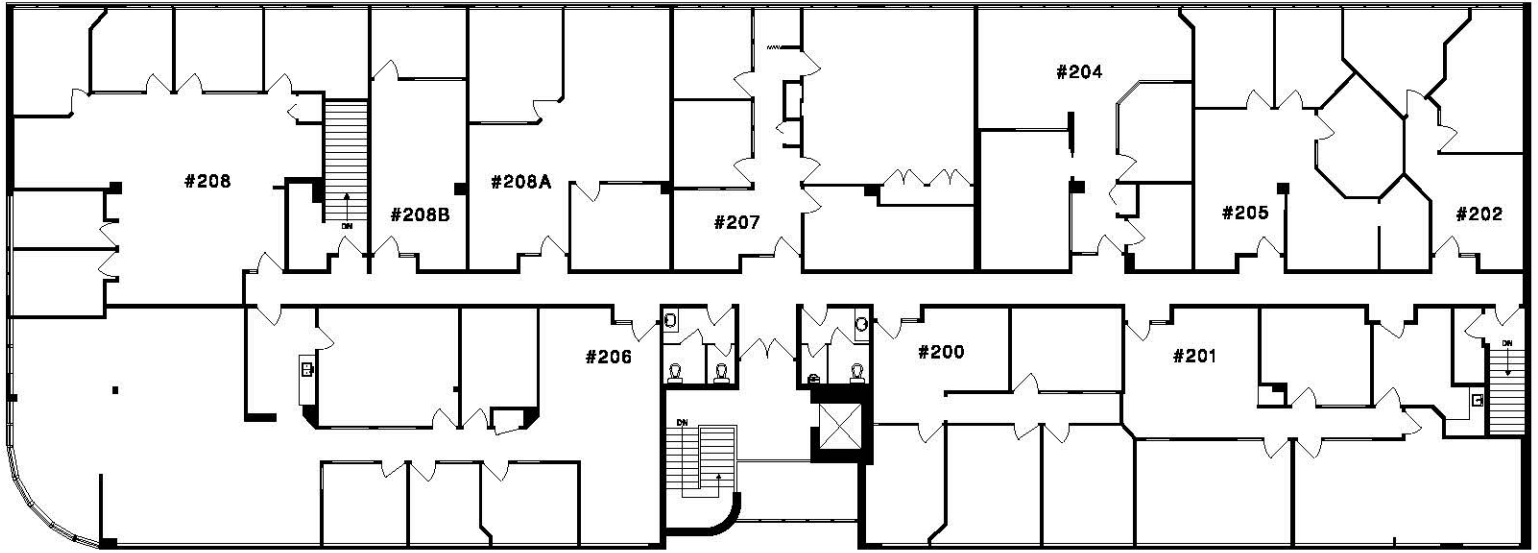
PID: 016-337-964

Strata Lot 123 Section 29 Block 5 North Range 1 West New Westminster District
Strata Plan NW3308 together with an interest in the common property in
proportion to the unit entitlement of the strata lot as shown on Form 1

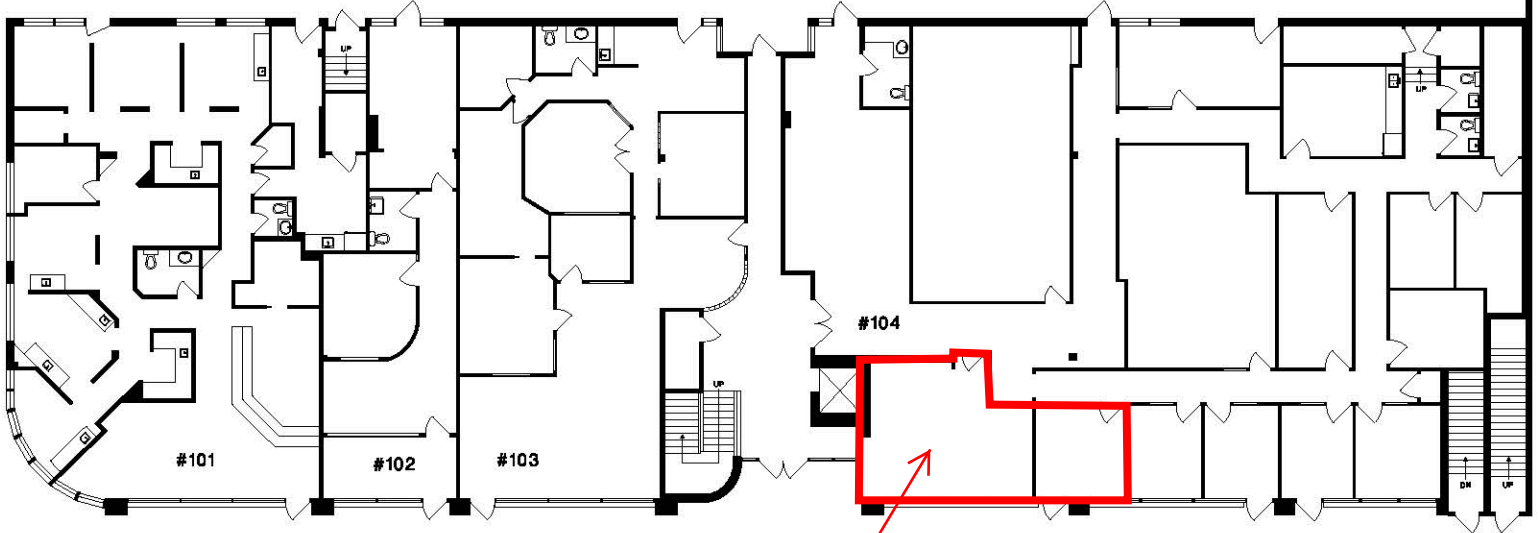
3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit
 No.7915-0006-00 and bring the Development Variance Permit forward for issuance
 and execution by the Mayor and City Clerk.

14888-104 AVE
SURREY, B.C.

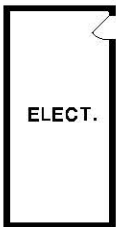


2ND FLOOR TOTAL RENTABLE - 12156 SF

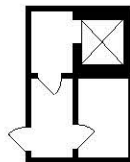


1ST FLOOR TOTAL RENTABLE - 10972 SF

Location of proposed
small-scale drug store

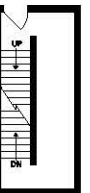


LOWER LOBBY



TOTAL RENTABLE
23128 SQFT

SCALE
MEASURE MASTERS
with PROGRESSIVE
(804) 541-2711
MEASURED: JAN 28/2006



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0006-00

Issued To: o767568 BC Ltd.

("the Owner")

Address of Owner: 8303 - 147th Street
Surrey, BC V3S 9K2

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: 016-337-964

Strata Lot 123 Section 29 Block 5 North Range 1 West New Westminster District Strata Plan NW3308 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

14888 - 104 Avenue, Unit 101

(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, the minimum separation distance between a small-scale drug store and existing drug stores is reduced from 400 metres (1,300 ft.) to 225 metres (738 ft.).
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. 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 – Linda Hepner

City Clerk – Jane Sullivan

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