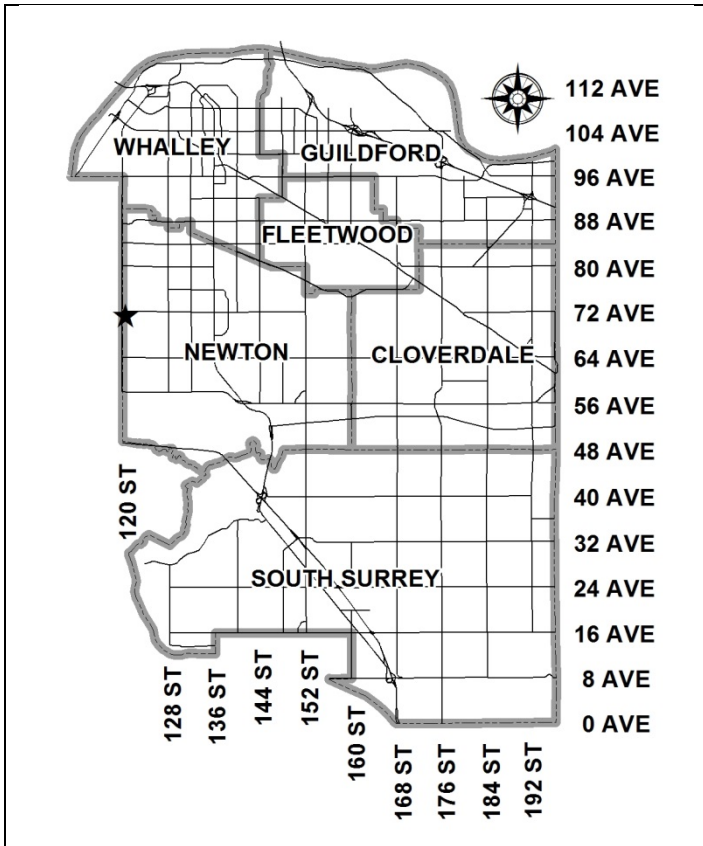


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0036-00

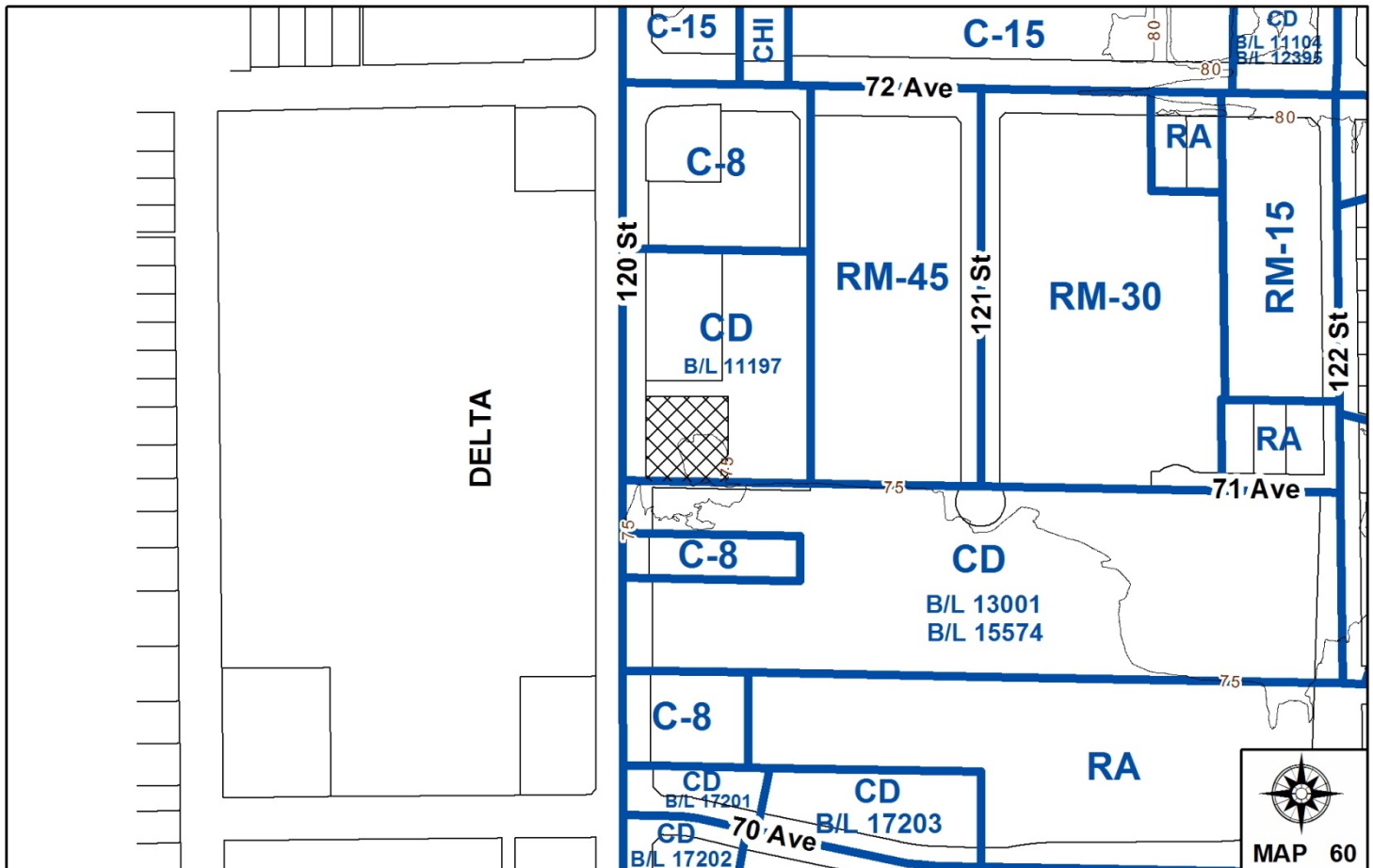
Planning Report Date: May 25, 2015



PROPOSAL:

- **Development Variance Permit**
 in order to vary the minimum 400-metre separation requirement between a small-scale drug store and an existing drug store.

LOCATION: 7110 - 120 Street
OWNER: Via Holdings Ltd
ZONING: CD (By-law No. 11197)
OCP DESIGNATION: Commerical



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to open a small-scale drug store within an existing medical clinic in a commercial professional building. To accommodate the small-scale drug store, the applicant is proposing to vary the minimum 400 m separation requirement between the proposed small-scale drug store and existing drug stores / small-scale drug stores in the area.

RATIONALE OF RECOMMENDATION

- The proposed variance would expand the range of medical-related services provided by the clinic and the addition of a small-scale drug store would allow a registered pharmacist to dispense prescribed medication on-site, adding greater convenience for patients and allowing medical staff to better monitor overall patient health.
- The proposed small-scale drug store is an appropriate complementary use to the medical clinic and other medical-related uses currently operating within the same strata building.
- The applicant has demonstrated support from the Strata Corporation – LMS2558 for the proposed small-scale drug store to locate within Unit 103, 7110 – 120 Street.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0036-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to vary Section E.28 of Part 4, General Provisions, reducing the minimum separation distance from the lot line between drug stores, small-scale drug stores or methadone dispensaries from 400 metres (1,3000 ft.) to 0 metres (0 ft.) to permit a small-scale drug store at Unit 103, 7110 – 120 Street.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant professional building

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Commercial building with BMO Bank and medical clinic.	Commercial	CD (By-law No. 11197)
East:	Retail / Commercial building with shops and services including a medical clinic and Guardian Pharmacy.	Commercial	CD (By-law No. 11197)
South (7050 – 120 Street, 7090 – 120 Street and 7055 – 122 Street)	7050 – 120 Street: Guru Nanak Sikh Temple. 7055 – 122 Street: parking facilities for the Temple. 7090 – 120 Street: undeveloped / vacant lot.	Urban/Commercial	CD (By-law Nos. 13001 and 15574)
West (Across 120 Street):	Retail/Commercial - Scottsdale Shopping Centre (Corporation of Delta).	n/a	n/a

Background

- The proposed small-scale drug store would be located within an existing medical clinic in a multi-tenant 2-storey professional building located at Unit 103, 7110 – 120 Street.
- The ground floor of the building has a total of 5 units including the medical clinic (Unit 103), a dentist, optometrist, notary public and ICICI Bank. The upper floor is occupied by medical doctors' offices and an accountant.
- The existing medical clinic is a multi-disciplinary family clinic with patients of all ages including a large number children and seniors.

Proposal

- The proposed small-scale drug store is primarily intended to serve the patients of the existing medical clinic but would be accessible to patients of other medical offices in the building.
- The proposed small-scale drug store will have a floor area of approximately 245 square metres (2,635 sq. ft.) for retail and storage space. The Zoning By-law defines a "small-scale drug store" as "a commercial establishment with a gross floor area of less than 600 square metres (6,450 sq.ft.) which fills a broad range of pharmaceutical prescriptions and excludes *methadone dispensary*".
- However, 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 (1/4 mile) of an existing drug store, small-scale drug store or methadone clinic.
- Currently there are 3 drug stores / small-scale drug stores within 400 metres (1/4 mile) of the proposed location: Guardian Pharmacy at 7130 – 120 Street, Sukh's Pharmacy at 7166 - 120 Street and Save On Foods in the Corporation of Delta at 7109 – 120 Street (Appendix III). As a result, the applicant has submitted a Development Variance Permit (DVP) application to reduce the minimum 400-metre separation requirement in order to permit the proposed small-scale drug store to locate on the subject site. The subject property shares property lines (to the north and east) and driveway access with 7130 – 120 Street, in which Guardian Pharmacy is a tenant.

BY-LAW VARIANCE AND JUSTIFICATION

(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 an existing drug store, small-scale drug store or methadone dispensary from 400 metres (1,300 ft.) to 0 metres (0 ft.) to permit a small-scale drug store at Unit 103, 7110 – 120 Street.

Applicant's Rationale:

- The proposed small-scale drug store would expand the range of medical-related services provided by the clinic and supports other medical-related offices within the professional building.
- The small-scale drug store will allow a registered pharmacist to dispense prescribed medication on site which will provide added convenience for elderly and weekend patients.
- Having an in-house pharmacy allows medical staff to better monitor overall patient health.
- The applicant advises that the proposed small-scale drug store will not dispense methadone. Pharmaceuticals and services provided by the proposed small-scale drug store will complement the services offered by the medical clinic and other medical establishments within the same building, which are focused on family health care, including children and seniors.
- The applicant advises that Fraser Health has been supportive of increasing the number of multi-disciplinary clinics that offer a full-scope of services in the community.
- This is one of the only teaching clinics in Surrey, offering opportunities for resident physicians to gain professional experience in the community rather than a hospital setting. The proposed small-scale drug store will help with medical training by allowing residents to work closely with a pharmacist.
- The clinic works with recruiting firms across Canada and the United States that have indicated adding a pharmacy will help to make the clinic a preferred destination when recruiting new physicians.

Staff Comments:

- The proposed small-scale drug store will occupy a relatively small floor area of approximately 245 square metres (2,635 sq. ft) within a multi-tenant professional building with a variety of medical-related businesses including a dentist, optometrist, and medical doctors.
- The existing medical clinic is a multi-disciplinary family clinic with medical doctors, physiotherapists, chiropractic services, massage therapy and kinesiology for injury rehab. As a result, it is reasonable for a small-scale drug store providing specialized products to locate within vicinity of these medical services.
- The applicant has demonstrated support from the Strata Corporation – LMS2558 for the proposed small-scale drug store to locate within Unit 103, 7110 – 120 Street.
- 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. Development Variance Permit No. 7915-0036-00
- Appendix III. Map showing location of drug stores within 400 metre (1/4 mile) radius

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

EM/da

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KD 5/21/15 11:16 AM

Information for City Clerk

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

1. (a) Agent: Name: Mohinder Cheema
 Scott Rd Family Care Medical/Rehab Clinic
 Address: 14307 - 71 Avenue
 Surrey, BC V3W 0Y3

 Tel: 604-767-5994 - Work
 604-767-5994 - Home

2. Properties involved in the Application
 - (a) Civic Address: 7110 - 120 Street

 - (b) Civic Address: 7110 - 120 Street
 Owner: Via Holdings Ltd
 PID: 023-575-701
 Strata Lot 1 Section 18 Township 2 New Westminster District Strata Plan LMS2558
 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. 7915-0036-00 and
 bring the Development Variance Permit forward for issuance and execution by the Mayor
 and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0036-00

Issued To: Via Holdings Ltd

("the Owner")

Address of Owner: 101-7110 120 ST
SURREY BC V3W 3M8

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: 023-575-701
LT 1 NW SC 18 T2 PLLMS2558

7110 - 120 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, the minimum separation distance from the lot line between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres (1,300 ft.) to 0 metres (0 ft.) to permit a small-scale drug store at Unit 103, 7110 - 120 Street.
4. This development variance permit applies to only that portion of the buildings and structures on 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 – Linda Hepner

City Clerk – Jane Sullivan

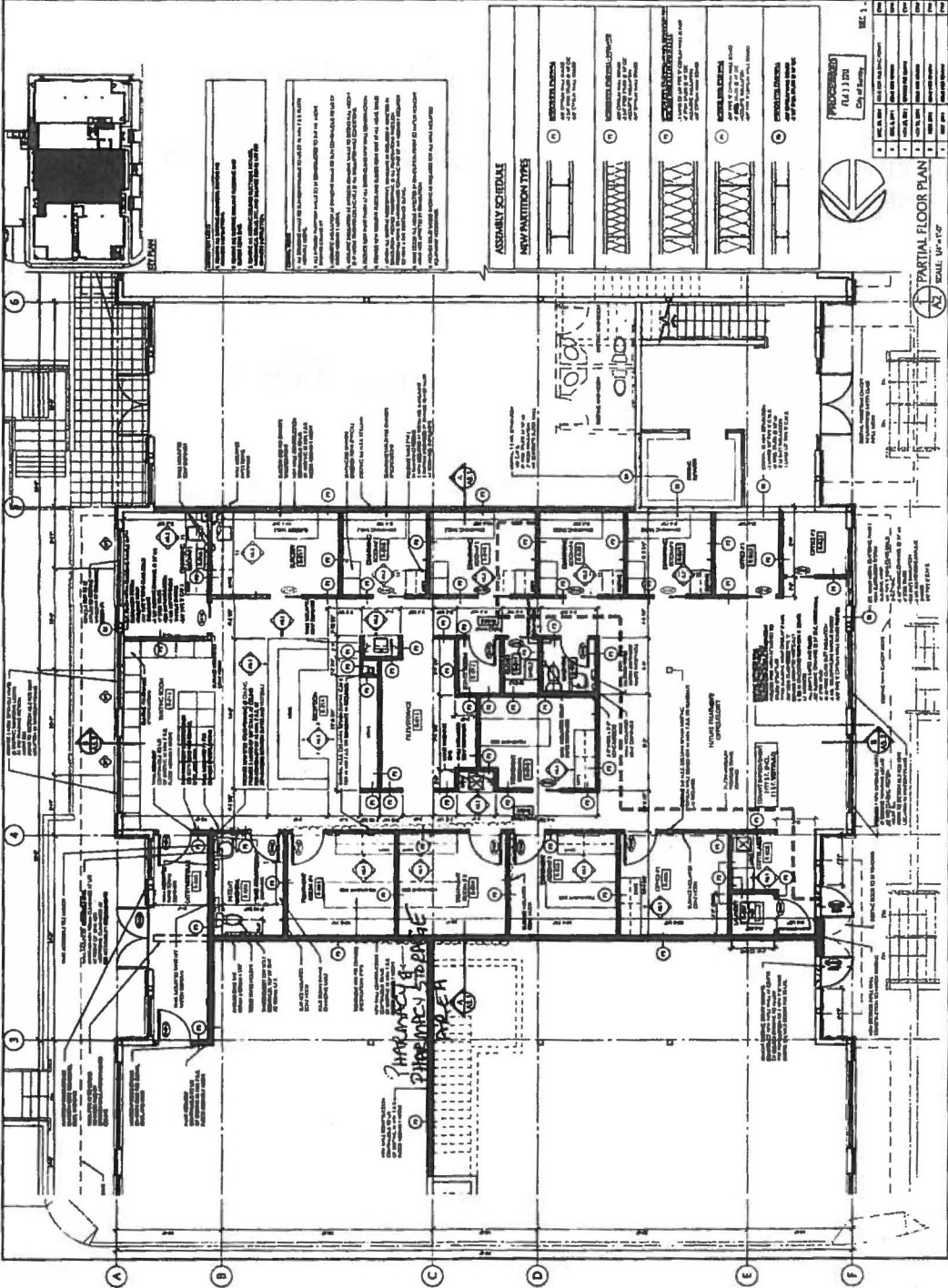


Ankenman Associates Architects Inc.
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T.1 FOR FAMILY MEDICAL CARE

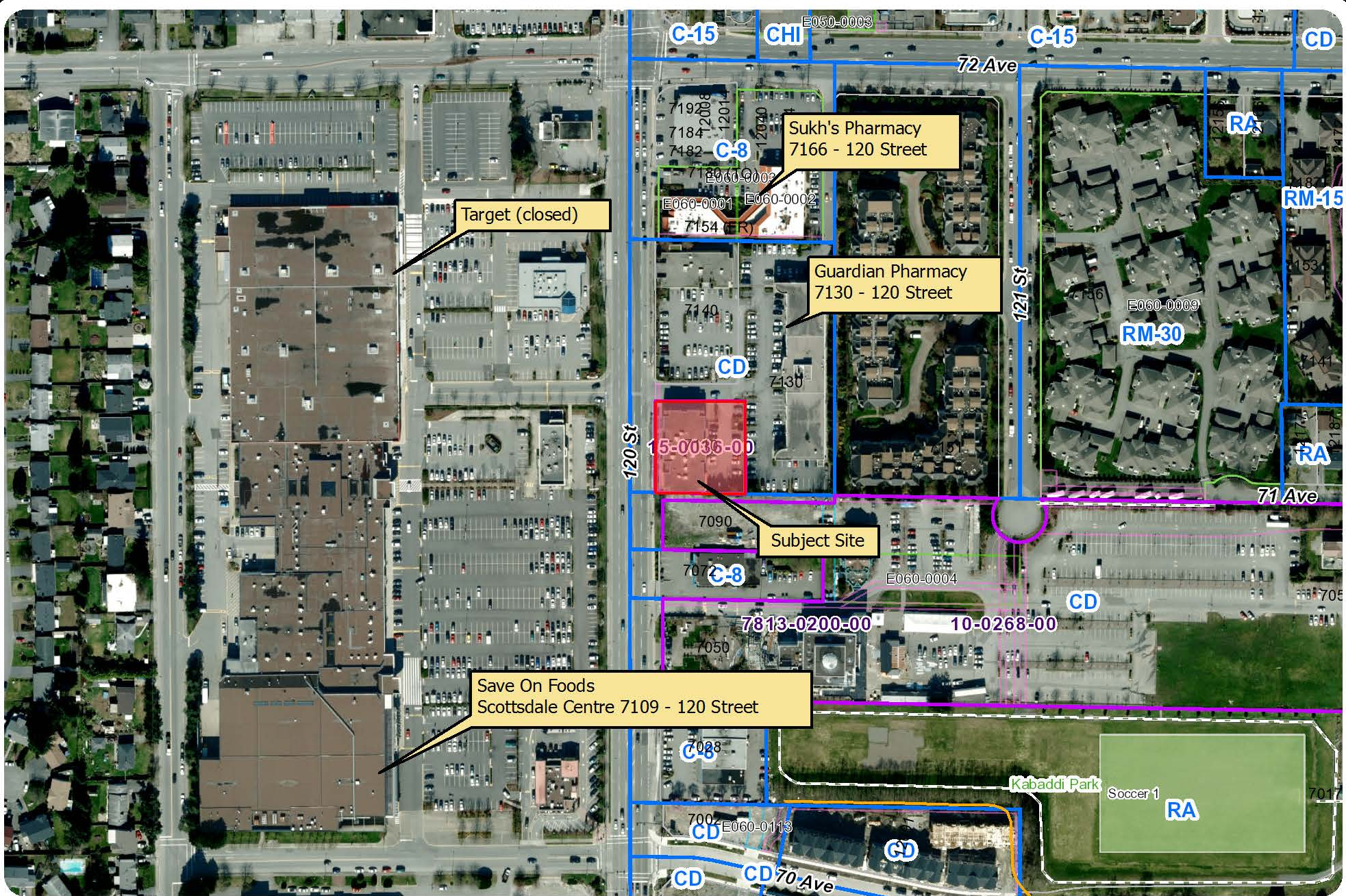
1103
SURREY, B.C.
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1103
1103

PARTIAL FLOOR PLAN
DATE: OCT 2011
DRAWN: CRYSTAL/ML
JOB NO.: 1103
SHEET NO.: A2



ASSEMBLY SCHEDULE	
NEW PARTITION TYPES	
(A) 1/2" Gypsum Board on Steel Studs	1/2" Gypsum Board on Steel Studs
(B) 5/8" Gypsum Board on Steel Studs	5/8" Gypsum Board on Steel Studs
(C) 1" Gypsum Board on Steel Studs	1" Gypsum Board on Steel Studs
(D) 1 1/2" Gypsum Board on Steel Studs	1 1/2" Gypsum Board on Steel Studs
(E) 2" Gypsum Board on Steel Studs	2" Gypsum Board on Steel Studs
(F) 2 1/2" Gypsum Board on Steel Studs	2 1/2" Gypsum Board on Steel Studs
(G) 3" Gypsum Board on Steel Studs	3" Gypsum Board on Steel Studs
(H) 3 1/2" Gypsum Board on Steel Studs	3 1/2" Gypsum Board on Steel Studs
(I) 4" Gypsum Board on Steel Studs	4" Gypsum Board on Steel Studs
(J) 4 1/2" Gypsum Board on Steel Studs	4 1/2" Gypsum Board on Steel Studs
(K) 5" Gypsum Board on Steel Studs	5" Gypsum Board on Steel Studs
(L) 5 1/2" Gypsum Board on Steel Studs	5 1/2" Gypsum Board on Steel Studs
(M) 6" Gypsum Board on Steel Studs	6" Gypsum Board on Steel Studs
(N) 6 1/2" Gypsum Board on Steel Studs	6 1/2" Gypsum Board on Steel Studs
(O) 7" Gypsum Board on Steel Studs	7" Gypsum Board on Steel Studs
(P) 7 1/2" Gypsum Board on Steel Studs	7 1/2" Gypsum Board on Steel Studs
(Q) 8" Gypsum Board on Steel Studs	8" Gypsum Board on Steel Studs
(R) 8 1/2" Gypsum Board on Steel Studs	8 1/2" Gypsum Board on Steel Studs
(S) 9" Gypsum Board on Steel Studs	9" Gypsum Board on Steel Studs
(T) 9 1/2" Gypsum Board on Steel Studs	9 1/2" Gypsum Board on Steel Studs
(U) 10" Gypsum Board on Steel Studs	10" Gypsum Board on Steel Studs
(V) 10 1/2" Gypsum Board on Steel Studs	10 1/2" Gypsum Board on Steel Studs
(W) 11" Gypsum Board on Steel Studs	11" Gypsum Board on Steel Studs
(X) 11 1/2" Gypsum Board on Steel Studs	11 1/2" Gypsum Board on Steel Studs
(Y) 12" Gypsum Board on Steel Studs	12" Gypsum Board on Steel Studs
(Z) 12 1/2" Gypsum Board on Steel Studs	12 1/2" Gypsum Board on Steel Studs

PARTIAL FLOOR PLAN	
SCALE: 1/4" = 1'-0"	
NO.	DESCRIPTION
1	1/2" Gypsum Board on Steel Studs
2	5/8" Gypsum Board on Steel Studs
3	1" Gypsum Board on Steel Studs
4	1 1/2" Gypsum Board on Steel Studs
5	2" Gypsum Board on Steel Studs
6	2 1/2" Gypsum Board on Steel Studs
7	3" Gypsum Board on Steel Studs
8	3 1/2" Gypsum Board on Steel Studs
9	4" Gypsum Board on Steel Studs
10	4 1/2" Gypsum Board on Steel Studs
11	5" Gypsum Board on Steel Studs
12	5 1/2" Gypsum Board on Steel Studs
13	6" Gypsum Board on Steel Studs
14	6 1/2" Gypsum Board on Steel Studs
15	7" Gypsum Board on Steel Studs
16	7 1/2" Gypsum Board on Steel Studs
17	8" Gypsum Board on Steel Studs
18	8 1/2" Gypsum Board on Steel Studs
19	9" Gypsum Board on Steel Studs
20	9 1/2" Gypsum Board on Steel Studs
21	10" Gypsum Board on Steel Studs
22	10 1/2" Gypsum Board on Steel Studs
23	11" Gypsum Board on Steel Studs
24	11 1/2" Gypsum Board on Steel Studs
25	12" Gypsum Board on Steel Studs
26	12 1/2" Gypsum Board on Steel Studs



Development Application No. 7915-0036-00

Scale: 1:2,693

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



Map created on: 19/05/2015