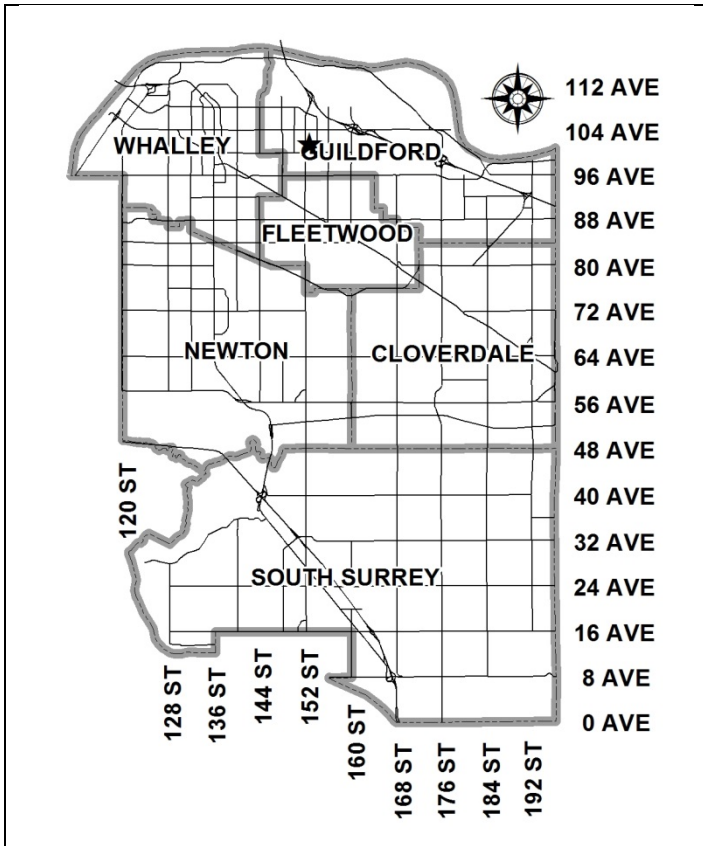


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0295-00

Planning Report Date: September 28, 2015

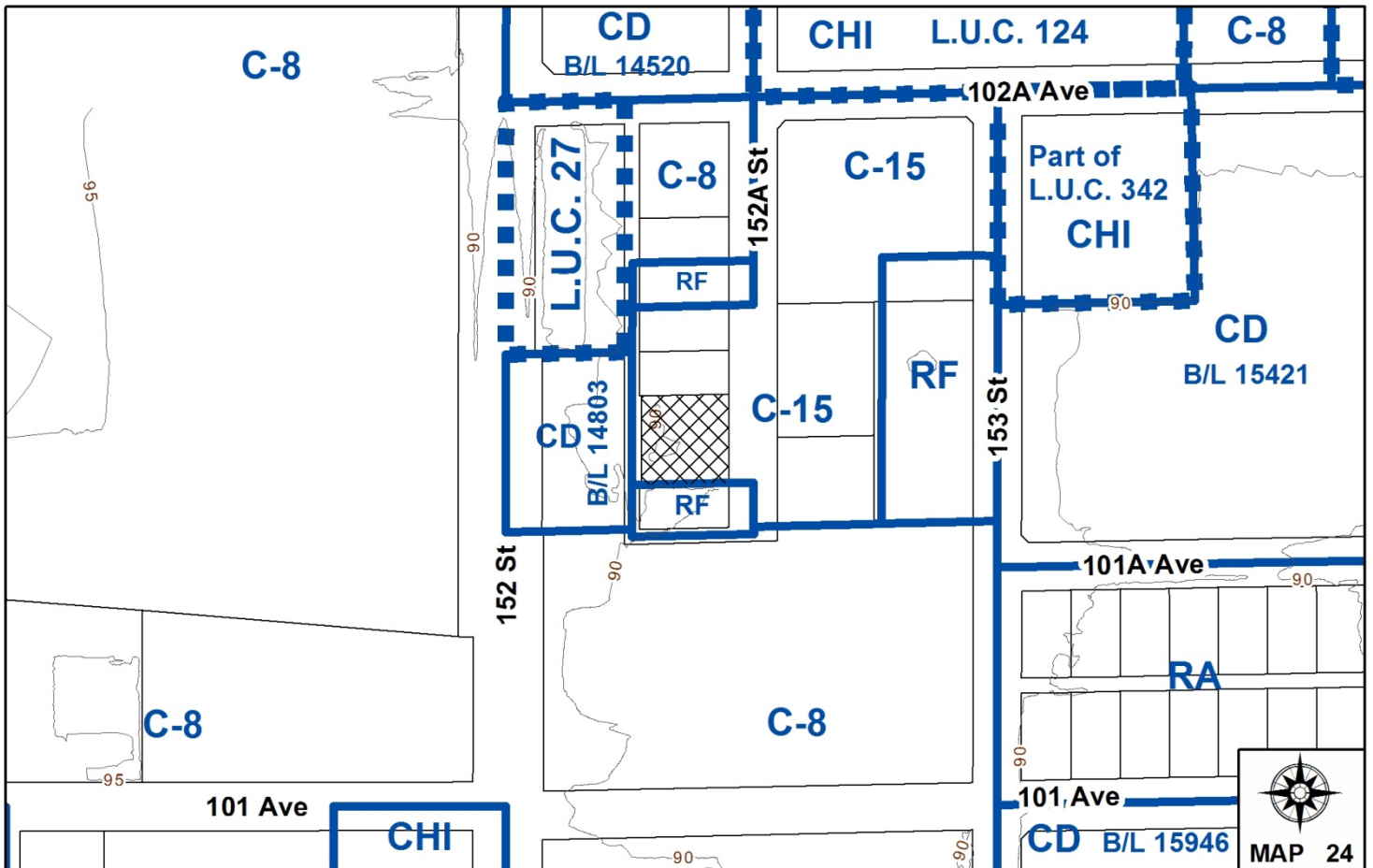


**PROPOSAL:**

- **Development Variance Permit**

to vary the the minimum 400-metre (1,300 ft.) separation requirement between a proposed small-scale drug store and an existing small-scale drug store.

**LOCATION:** 10183 - 152A Street  
**OWNER:** West Coast Hay Management Ltd.  
**ZONING:** C-15  
**OCP DESIGNATION:** Town Centre



### 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 an existing small-scale drug store.

### RATIONALE OF RECOMMENDATION

- The proposed small-scale drug store will serve a proposed adjoining medical clinic to be located on the main floor of an existing 3-storey commercial building, offering a comprehensive approach to health care.
- Although the area is currently served by two (2) small-scale drug stores within a 400-metre (1,300 ft.) radius of the subject property, the applicant is wanting to provide convenience to patients of the medical clinic proposed in the subject building.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0295-00 (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 an existing small-scale drug store is reduced from 400 metres (1,300 ft.) to 20 metres (66 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Three-storey multi-tenant commercial building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Two-storey multi-tenant Commercial building	Town Centre	C-15
East (Across 152A Street):	Three-storey multi-tenant Commercial Buildings	Town Centre	C-15
South:	Surface parking lot.	Town Centre	RF
West (Across lane):	Two building Commercial development.	Town Centre	CD By-law (No. 14803)

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 10183 - 152A Street, is located on the west side of 152A Street south of 102A Avenue in Guildford. The property is designated Town Centre in the Official Community Plan (OCP) and zoned "Town Centre Commercial Zone (C-15)".
- The applicant is proposing to operate a joint family practice medical clinic and pharmacy on the main floor of an existing newly constructed three-storey commercial building, in commercial retail units (CRUs) #101 and #102. The proposed pharmacy and family practice medical clinic are permitted uses under the existing C-15 Zone.

- The proposed pharmacy and family practice medical clinic will have a total floor area of approximately 245 square metres (2,367 sq.ft.). Therefore, the proposed pharmacy is considered a "small-scale drug store", which is defined under the Zoning By-law as "a commercial establishment with a gross floor area of less than 600 square metres (6,450 sq.ft.) which fills broad range of pharmaceutical prescriptions and excludes methadone dispensary".
- 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 (2) existing pharmacies within a 400-metre (1,300-ft.) radius of the subject property. Peoples Drug Mart is located at 10212 - 152 Street (see Appendix II for map) in a two-storey multi-tenant commercial building approximately 20 metres (66 ft.) from the subject property and is considered a small-scale drug store. Pharmasave is located at 15280 - 101 Avenue in the Impact Plaza approximately 145 metres (476 ft.) from the subject property and is also considered a small-scale drug store. Therefore, a Development Variance Permit (DVP) is required (see By-law Variance section).
- 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 family practice medical clinic. The full service dispensary will offer compounding services, Ostomy supplies as well as home health care products. The proposed drug store will not be dispensing methadone.

#### 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 a new small-scale drug store and an existing small-scale drug store, from 400 metres (1,300 ft.) to 20 metres (66 ft.).

Applicant's Reasons:

- The applicant would like to offer a comprehensive health care approach by serving the patients of a proposed adjoining family practice medical clinic. Patients attending the proposed clinic will be able to take advantage of the convenient location of the adjoining pharmacy.
- The doctors understand that their patients could patron the other existing pharmacies in the neighbourhood, however this is not always a practical option for patients with disabilities or illness. Allowing the adjoining pharmacy will provide a convenient, one-stop health care service.
- The applicant has advised that the proposed small-scale drug store will not include methadone dispensing.

**Staff Comments:**

- The proposed small-scale drug-store and family practice medical clinic will occupy a relatively small floor area (245 square metres / 2,367 sq.ft.) within a larger commercial building. The small-scale drug store will offer convenience to the patients attending the adjoining medical clinic.
- Although the distance between the subject site and the property with the closest existing drug store as measured from property line “as the crow flies” is only 20 metres (66 ft.), the actual walking/driving distance from door to door is over 250 metres (820 ft.).
- Only two existing drug stores are located within the 400 metre (1,300-ft.) radius of the proposed small-scale pharmacy.
- 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.	Map of other small-scale drug stores within 400 metres of the subject property
Appendix III.	Development Variance Permit No. 7915-0295-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

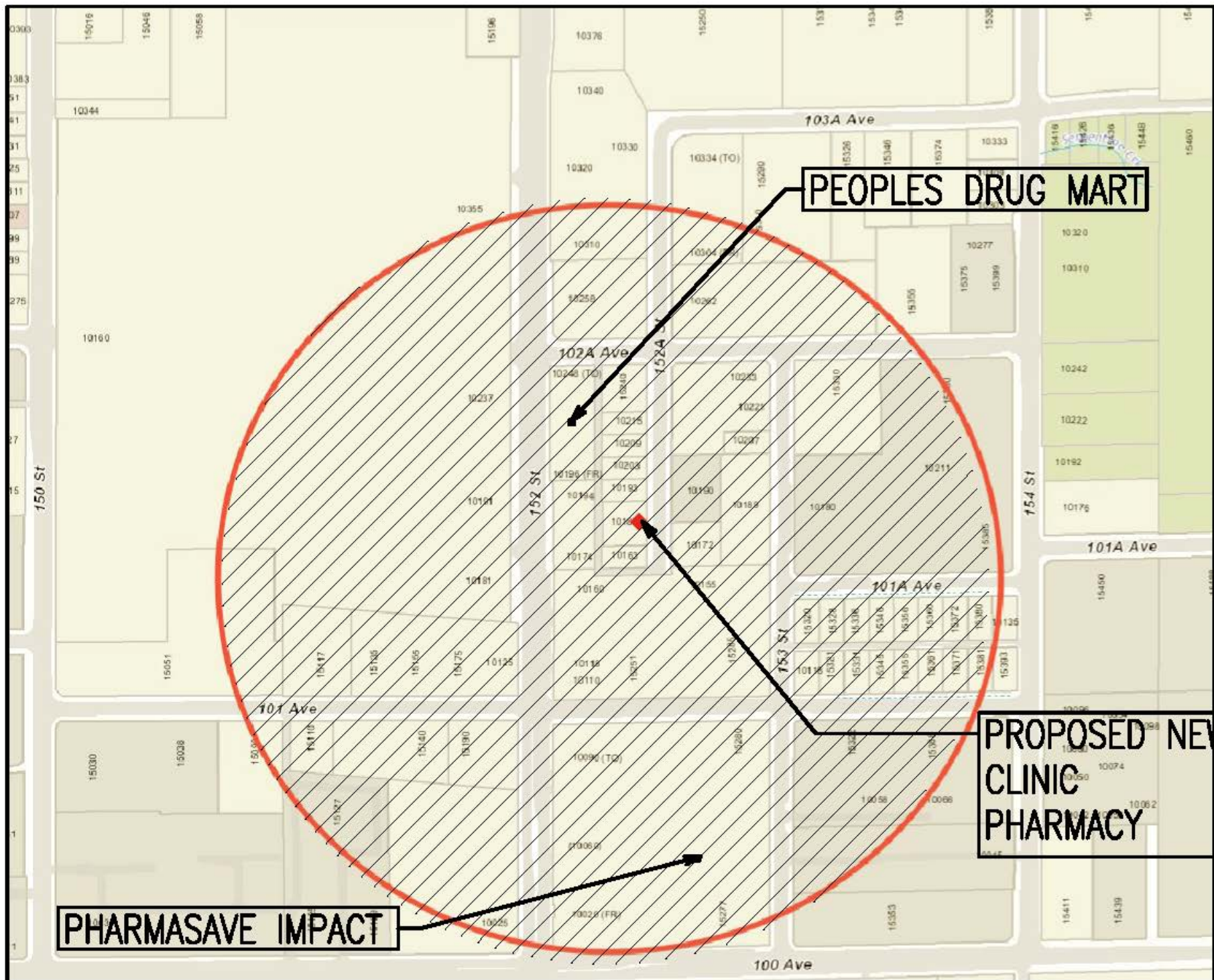
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Information for City Clerk

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

1. (a) Agent:      Name:               Irene Horvath  
                      Address:           2738 - 156 Street, Unit 46  
  Surrey, BC V3Z 3K3  
                      Tel:                 604-538-2496
  
2.    Properties involved in the Application
  - (a)   Civic Address:       10183 - 152A Street
  
  - (b)   Civic Address:       10183 - 152A Street  
      Owner:               West Coast Hay Management Ltd.  
      PID:                 029-125-839  
      Lot A Section 28 Block 5 North Range 1 West New Westminster District Plan EPP26727
  
3.    Summary of Actions for City Clerk's Office
  - (a)   Proceed with Public Notification for Development Variance Permit No. 7915-0295-00 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.: 7915-0295-00

Issued To: West Coast Hay Management Ltd.

("the Owner")

Address of Owner: #206, 9547 - 152 Street  
Surrey, BC V3R 5Y5

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: 029-125-839  
Lot A Section 28 Block 5 North Range 1 West New Westminster District Plan EPP26727  
  
10183 - 152A 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 between a small-scale drug store and an existing small-scale drug store is reduced from 400 metres (1,300 ft.) to 20 metres (66 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 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan