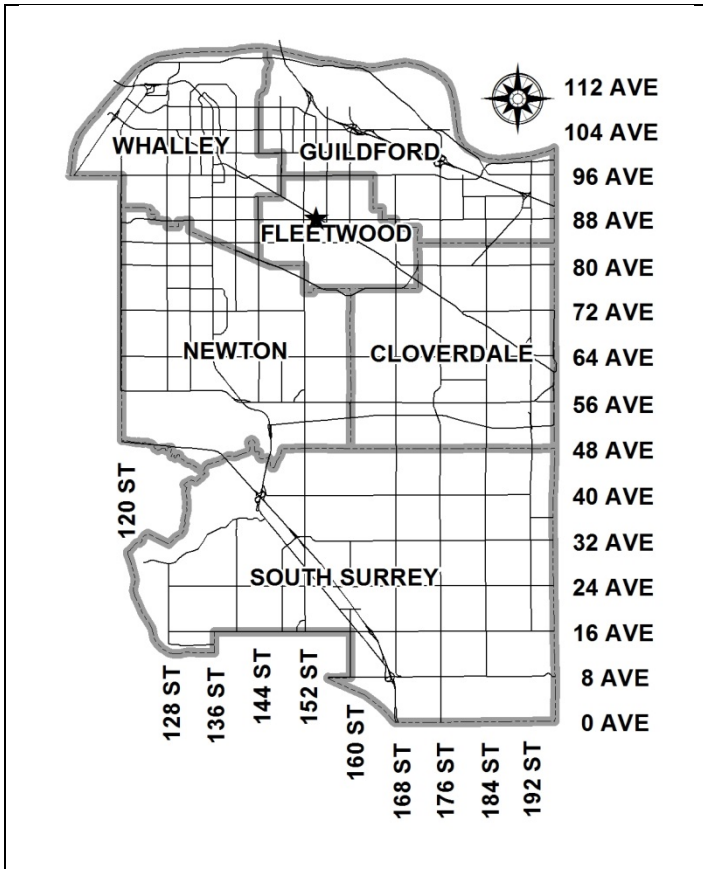


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0007-00

Planning Report Date: February 22, 2016

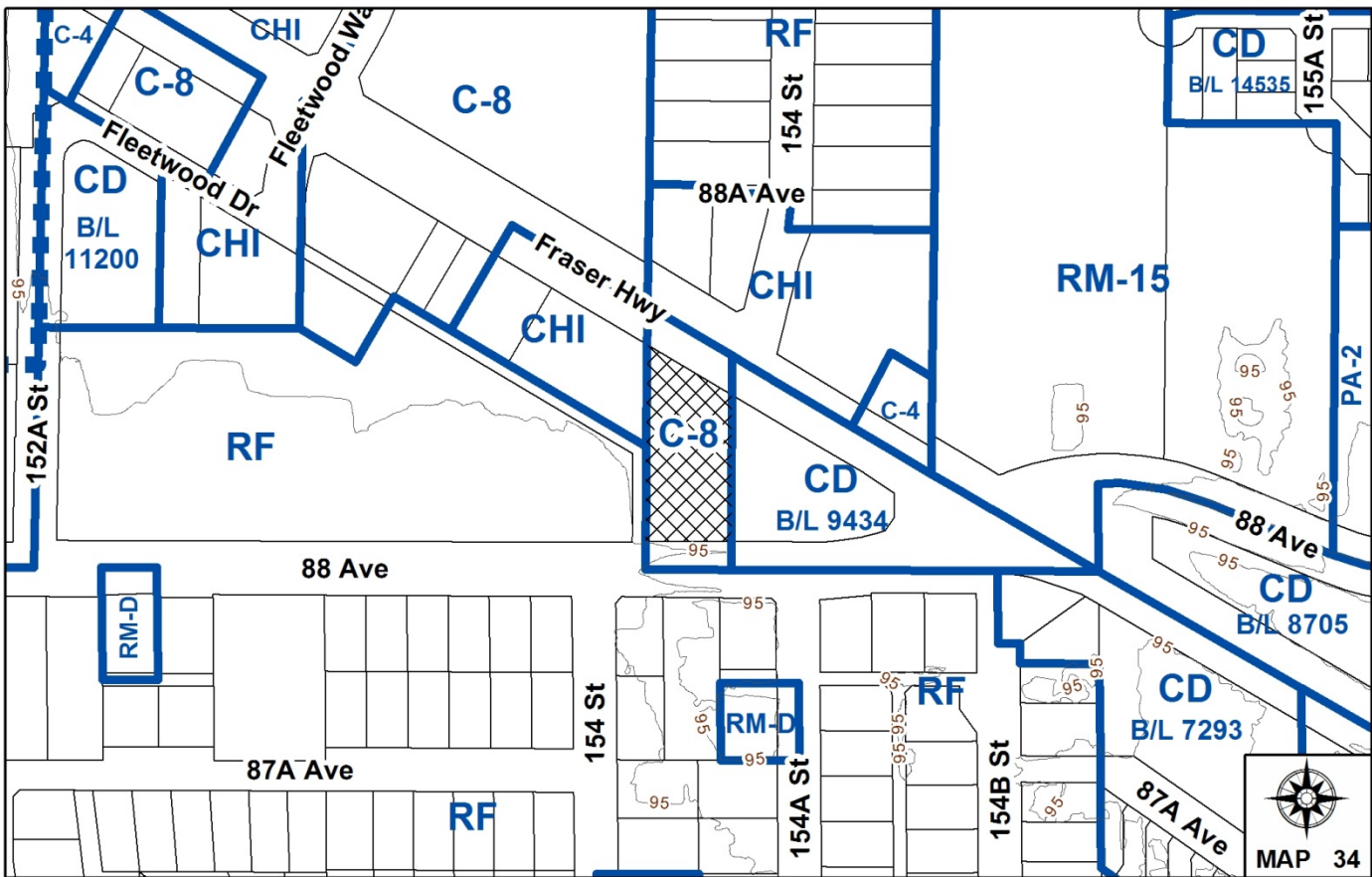


PROPOSAL:

- **Development Variance Permit**

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

LOCATION: 15420 Fraser Highway
OWNER: George Smith
 El Dorado Centre Ltd.
ZONING: C-8
OCP DESIGNATION: Commercial



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 1-storey commercial building, offering a comprehensive approach to health care.
- Although the area is currently served by five (5) 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. 7916-0007-00 (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 drugstore is reduced from 400 metres (1,300 ft.) to 248 metres (814 ft.).

REFERRALS

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

SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Fraser Highway):	Automotive service buildings (BC Tires and Automotive and carwash).	Commercial	CHI
East:	One-storey multi-tenant commercial building.	Commercial	CD (By-law No. 9434)
South (Across 88 Avenue):	Single family dwellings.	Urban	RF
West:	One-storey multi-tenant commercial building (Speedy Glass, Good Year and Fountain Tire).	Commercial	CHI
West (Across lane):	Vacant lot under Application No. 7914-0121-00 to permit a phased, mixed-use retail, office, and multiple unit residential development (Third Reading).	Urban (Commercial at Third Reading)	RF (CD based on RM-70 and C-8 at Third Reading)

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 15420 Fraser Highway, is located on the south side of Fraser Highway, north of 88 Avenue in Fleetwood. The property is designated Commercial in the Official Community Plan (OCP) and zoned "Community Commercial Zone (C-8)".

- The applicant is proposing to operate a joint family practice medical clinic and pharmacy in an existing one-storey commercial building. The proposed pharmacy and family practice medical clinic are permitted uses under the existing C-8 Zone.
- The proposed pharmacy and family practice medical clinic will have a total floor area of approximately 185 square metres (1,991 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 a 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 five (5) existing pharmacies within a 400-metre (1,300-ft.) radius of the subject property as measured to the nearest lot line (see Appendix II for map):
 1. Peoples Pharmacy is considered a small-scale drug store and is located at 15551 Fraser Highway in a one-storey multi-tenant commercial building approximately 248 metres (814 ft.) east of the subject property;
 2. Safeway pharmacy is located at 8870 - 152 Street in a stand-alone building approximately 296 metres (971 ft.) from the subject property and is also considered a small-scale drug store;
 3. Shoppers Drug Mart is located at 8962 - 152 Street in a multi-tenant commercial building approximately 316 metres (1,037 ft.) from the subject property;
 4. Save On Foods pharmacy is located at 9014 - 152 Street in a multi-tenant commercial development approximately 356 metres (1,168 ft.) from the subject property; and
 5. Remedy's RX is located at 9014 - 152 Street in a multi-tenant commercial development approximately 356 metres (1,168 ft.) from the subject property.
- Due to the proximity of the other drug stores/pharmacies, a Development Variance Permit (DVP) is required to permit a small-scale drug store on the subject site (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 dispense a broad range of pharmaceuticals with a special focus on vaccines. The proposed drug store will not be dispensing methadone.
- The applicant advises that the proposed pharmacy would provide the following services and products:
 - Dispense a broad range of pharmaceuticals;
 - Home health care, including mobility aids such as canes, walkers, and compression wear;
 - Ostomy and diabetic supplies;
 - Large compounding lab in the dispensary for compounding services;
 - Vaccination clinic: area of expertise for both the physician and the pharmacist;
 - Dispensary for Blister Pack medications; and

- Outreach and community seminars and clinics as the physician has a specialty in travel medicine and travel-related immunization.

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 248 metres (814 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 will occupy a relatively small floor area (56 square metres / 603 sq.ft.) within a multi-tenant commercial building. The small-scale drug store will offer convenience to the patients attending the adjoining medical clinic.
- Five existing drug stores are located within a 400-metre (1,300 ft.) radius of the proposed pharmacy.
- A minimum separation of 248 metres (814 ft.) will result between the proposed pharmacy and closest existing drug store located to the east at 15551 Fraser Highway (Peoples Pharmacy).
- The proposed pharmacy will focus on travel medicine and travel-related immunizations for patients' travel needs. These services will complement the services and products offered by the other medical establishments within the vicinity.
- 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. 7916-0007-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/ar

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Information for City Clerk

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

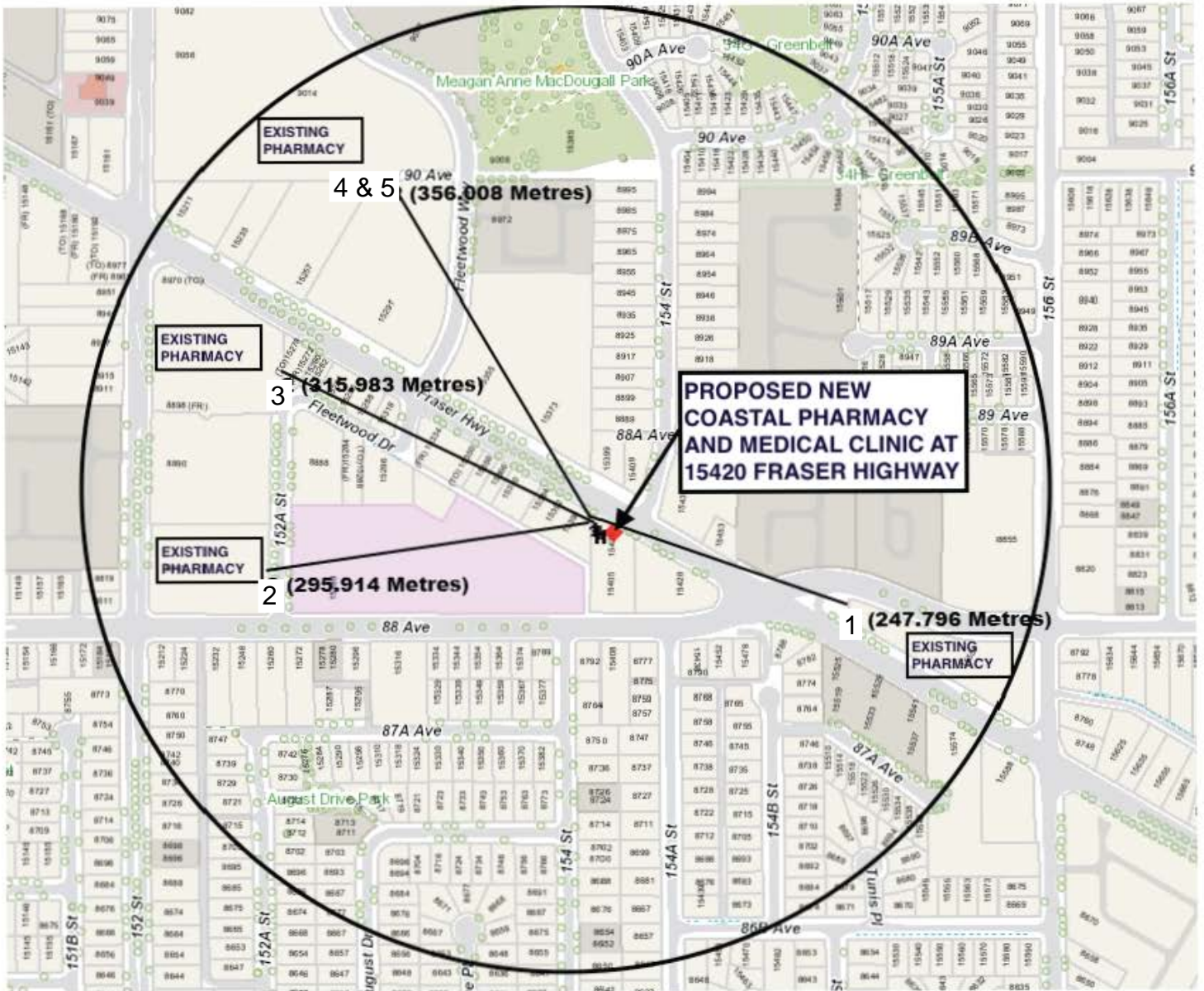
1. (a) Agent: Name: Irene Horvath
 D.A. Horvath Consultants Inc.
 Address: Unit 46, 2738 - 158 Street
 Surrey, BC V3Z 3K3

 Tel: 604-538-2496

2. Properties involved in the Application
 - (a) Civic Address: 15420 Fraser Highway

 - (b) Civic Address: 15420 Fraser Highway
 Owner: George Smith
 El Dorado Centre Ltd., Inc. No. 533000
 PID: 001-382-608
 Lot 2 Except: Firstly: Parcel A (Bylaw Plan 68898), Secondly: Parcel C (Reference Plan 72075); Section 35 Township 2 New Westminster District Plan 9079

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7916-0007-00 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.: 7916-0007-00

Issued To: EL DORADO CENTRE LTD., INC. NO. 533000
 GEORGE SMITH
 ("the Owner")

Address of Owner: 13847 - 33 Avenue
 Surrey, BC V4P 2B4

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: 001-382-608

Lot 2 Except: Firstly: Parcel A (By-law Plan 68898), Secondly: Parcel C (Reference Plan 72075);
 Section 35 Township 2 New Westminster District Plan 9079

15420 – Fraser Highway

(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 Zoning By-law No. 12000, the minimum separation requirement between a small-scale drug store and an existing small-scale drugstore is reduced from 400 metres (1,300 ft.) to 248 metres (814 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