



### 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 be located within a proposed new medical clinic on the main floor of an existing 1-storey commercial building, offering an integrated and comprehensive approach to health care.
- Although the area is currently served by six (6) small-scale drug stores within a 400-metre (1,300 ft.) radius of the subject property, the applicant wishes to provide convenience to patients of the proposed medical clinic.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0147-00 (Appendix III), varying Section E.29 of Part 4 General Provisions of Zoning By-law No. 12000, by reducing the minimum separation requirement between a small-scale drug store and an existing small-scale drug store from 400 metres (1,300 ft.) to 40 metres (131 ft.), to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Guildford Town Centre Mall.	Town Centre	C-8
East (Across 152 Street):	One-storey multi-tenant commercial buildings (including Coast Capital, Earls, T&T).	Town Centre	C-8
South (Across 101 Avenue):	One-storey single-tenant commercial buildings (including TD Canada Trust, restaurants).	Town Centre	C-8 and CHI
West:	4-storey commercial building (Coast Capital).	Town Centre	C-8

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 15135 – 101 Avenue, is located on the north side of 101 Avenue, west of 152 Street in Guildford Town Centre. The property is designated Town Centre in the Official Community Plan (OCP) and zoned Community Commercial Zone (C-8).
- The applicant is proposing to relocate an existing family medical practice from 16088 - 84 Avenue and an existing injury rehabilitation clinic from 13805 – 104 Avenue into a combined clinic, in a new, larger location in the existing one-storey commercial building on the western portion of the subject site.
- In addition to combining the existing practices, the applicant is proposing a new small-scale drug store at the new location in order to offer integrated medical services for their patients.

- The proposed pharmacy and medical clinics are permitted uses under the existing C-8 Zone.
- The proposed pharmacy will have a total floor area of approximately 51 square metres (550 sq.ft.), and is therefore 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 six (6) 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):
  - Pharmasave is located at 15280 – 101 Avenue in a one-storey multi-tenant commercial building approximately 41 metres (136 ft.) east of the subject property;
  - Walmart Pharmacy is located at 10355 – 152 Street in a multi-tenant commercial building approximately 75 metres (246 ft.) north of the subject property;
  - Coastal Care Pharmacy is located at 10183 – 152A Street in a three-storey multi-tenant commercial building approximately 96 metres (315 ft.) north of the subject property;
  - Peoples Drug Mart is located at 10212 – 152 Street in a two-storey multi-tenant commercial building approximately 124 metres (1,335 ft.) north of the subject property;
  - Medisave Pharmacy is located at 15129 – 100 Avenue in a one-storey multi-tenant commercial building approximately 134 metres (440 ft.) south of the subject property; and
  - London Drugs is located at 10355 – 152 Street in a multi-tenant commercial building approximately 143 metres (469 ft.) north of the subject property.
- Due to the proximity of the other 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 contained as a component of the clinic and will be tailored to meet the specific needs of the clinic’s unique medical services, including family-oriented dispensing, injury rehabilitation supplies and compounding. 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;
  - Compounding services;
  - Ostomy supplies;
  - Physiotherapy supplies; and

- Home health care supplies.

#### 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 40 metres (131 ft.).

Applicant's Reasons:

- The applicant is seeking to relocate an existing family medical clinic and an existing injury rehabilitation clinic to the subject site and would like to include a new small-scale drug store which would be contained within the clinic. This comprehensive health care approach would allow patients the opportunity for one-stop shopping convenience.
- The applicant understands that their patients could patron other existing pharmacies in the neighbourhood, however, it is not always practical for many of their patients who have children or who are inconvenienced by illness or the disability or injury.
- 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 (51 square metres / 550 sq.ft.), contained within a proposed integrated medical services clinic within a multi-tenant commercial building. The small-scale drug store will offer convenience to the patients attending the clinic.
- Six (6) existing drug stores are located within a 400-metre (1,300 ft.) radius of the proposed pharmacy.
- A minimum separation of 40 metres (131 ft.) will result between proposed pharmacy and the lot line of the closest existing pharmacy located to the south at 15280 - 101 Avenue (Pharmasave).
- 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. 7916-0147-00

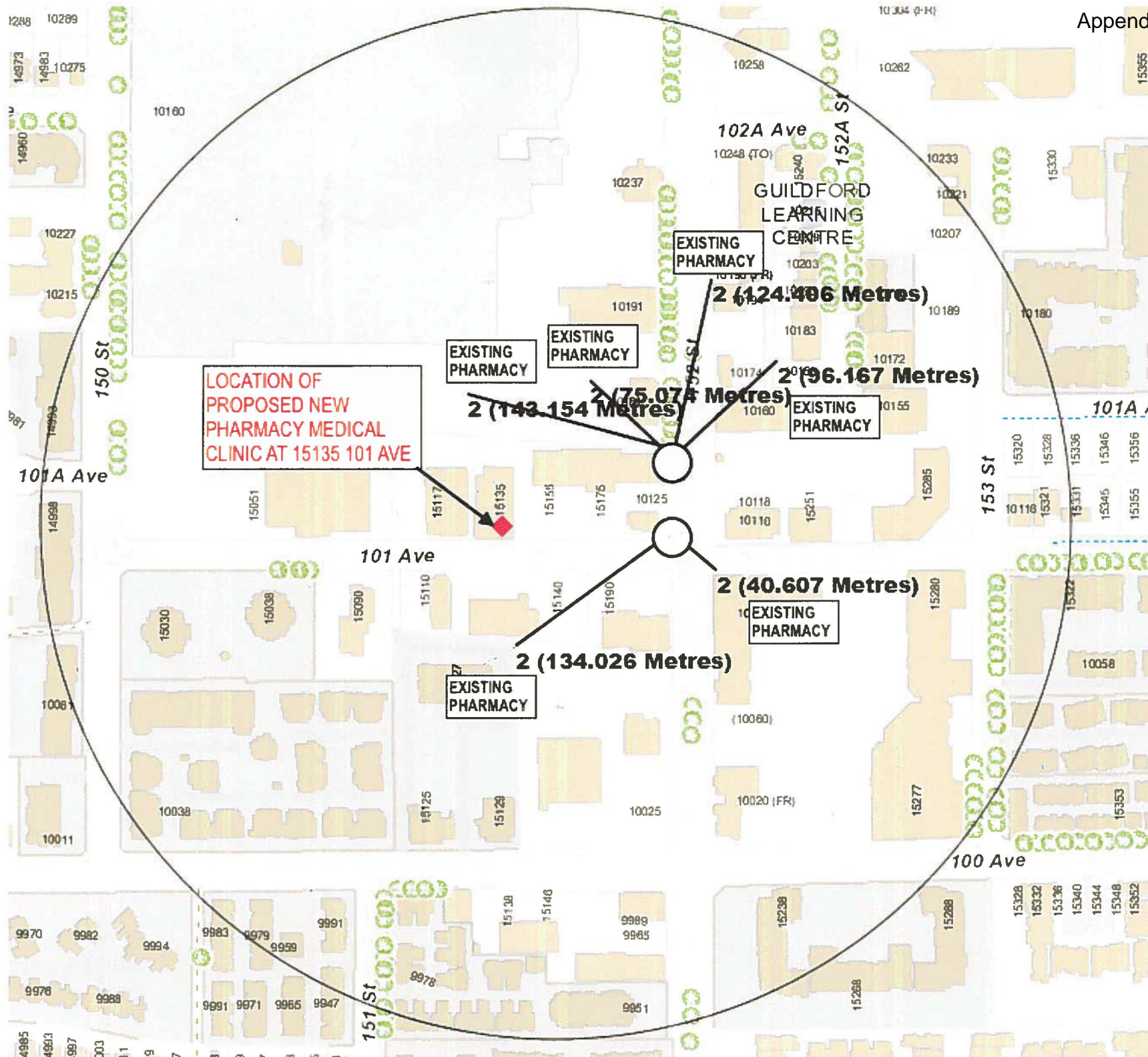
*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0147-00

Issued To: 3556 INVESTMENTS LTD

("the Owner")

Address of Owner: C/O Canreal Management Corp  
409-808 Nelson Street  
Vancouver, BC V6Z 2H1

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: 005-722-063  
Lot 115 Section 29 Range 1 Plan 59070 New Westminster District Except Plan 59233.

15135 - 101 Avenue

(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 drug store is reduced from 400 metres (1,300 ft.) to 40 metres (131 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