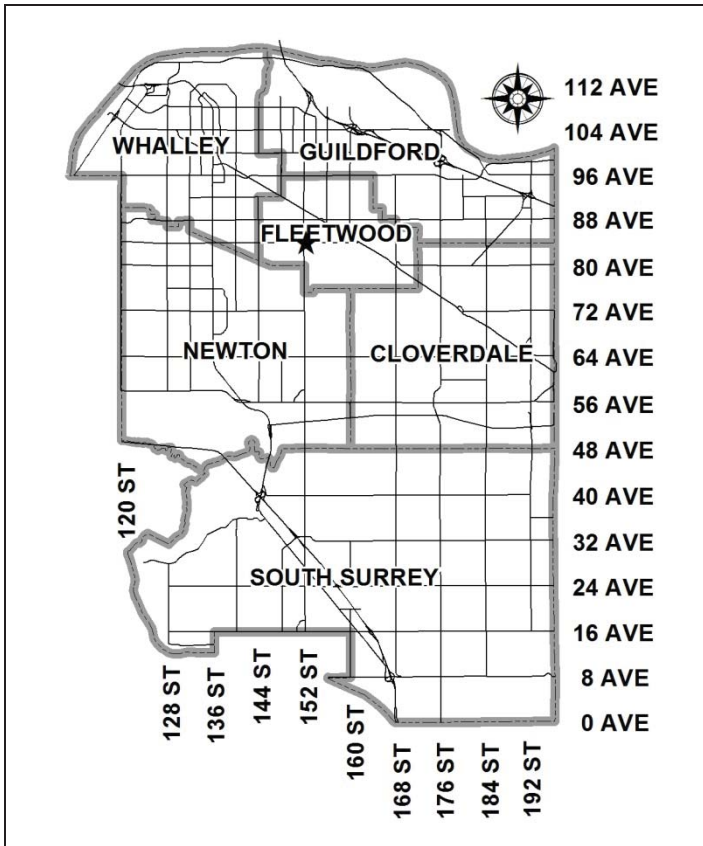


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0176-00

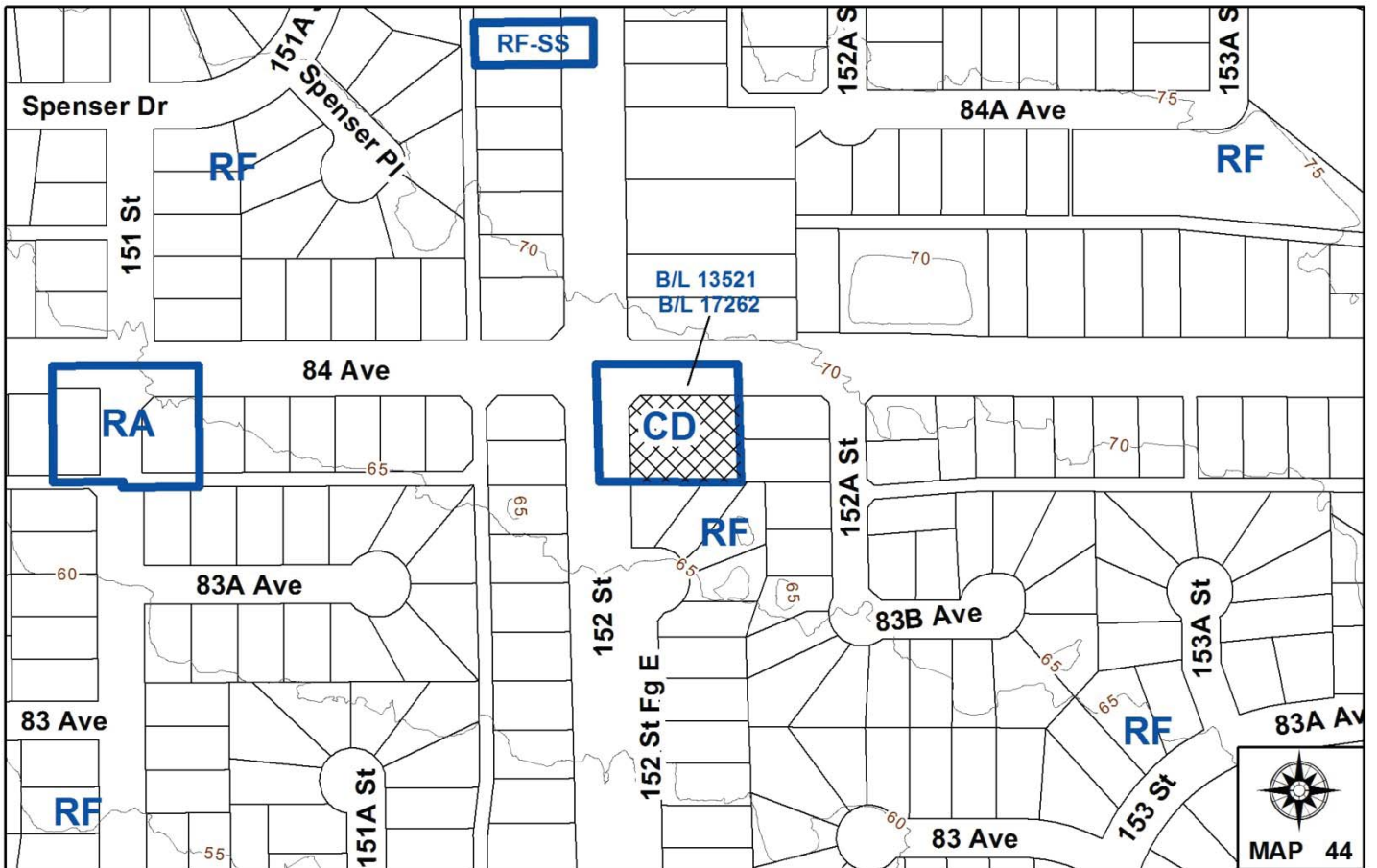
Planning Report Date: June 27, 2016



**PROPOSAL:**

- Amend CD By-law No. 13521, as amended in order to allow a small-scale drug store, associated with a doctor's office, as a permitted use within the existing neighbourhood commercial building.

**LOCATION:** 15230 - 84 Avenue  
**OWNER:** Gagan Investments Ltd.  
**ZONING:** CD By-law No. 13521, as amended by By-law No. 17262  
**OCP DESIGNATION:** Urban  
**LAP DESIGNATION:** Urban Residential



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending CD By-law No. 13521, as amended by By-law No. 17262.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with “Urban” Designation in the OCP.
- The proposed CD By-law amendment will only allow a small-scale drug store use if associated with a doctor’s office.
- There are currently eighteen (18) on-site parking spaces, which exceeds the minimum parking required for the existing and proposed uses.
- There are no existing drug stores or small-scale drug stores within 400 metres (1,300 ft.) of the subject site.

RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to amend Comprehensive Development By-law No. 13521, as amended by By-law No. 17262 and a date be set for Public Hearing.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Neighbourhood scale commercial building with existing meat shop and video rental store, laundromat and convenience store, with second floor dwelling unit.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 84 Avenue):	Single family dwelling.	Urban	RF
East:	Single family dwellings.	Urban	RF
South:	Single family dwellings.	Urban	RF
West (Across 152 Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The 1,711-square metre (0.42-acre) subject site is located at 15230 - 84 Avenue, on the southeast corner of 152 Street and 84 Avenue in Fleetwood.
- The subject site is designated “Urban” in the Official Community Plan (OCP) and is currently zoned “Comprehensive Development (CD)” (By-law No. 13521, as amended by By-law No. 17262).
- On April 17, 2000, Council approved Development Application No. 7996-0323-00 which involved rezoning the property from “One-Acre Residential Zone (RA)” to a “Comprehensive Development Zone (CD)”, based on the “Local Commercial Zone (C-4)”, to allow for the development of a two-storey commercial building with one (1) dwelling unit on the second floor.

- Subsequent to the original approval, on October 17, 2010, Council approved an amendment to CD By-law No. 13521 through By-law No. 17262 to allow for a meat shop as an additional retail use (File No. 7910-0206-00).
- Currently, there is a convenience store, a laundromat and a meat shop with video rentals on the ground floor of the building and a three-bedroom dwelling unit on the second floor.

### Current Proposal

- The applicant proposes to further amend CD Bylaw No. 13521, as amended by By-law 17262 (Appendix II) to allow a “small-scale drug store” and doctor’s office as additional permitted uses on the site.
- As proposed, the small scale drug store will only be permitted if associated with a doctor’s office on the subject site.
- The proposed amendment involves modifying the Permitted Uses section of the CD Zone (By-law No. 13521, as amended) and therefore requires a Public Hearing.
- In reviewing the proposed CD By-law amendment, it has come to staff’s attention that a minor housekeeping amendment is also required to revise the wording regarding the dwelling unit to be consistent with the wording in the C-4 Zone. All other aspects of CD By-law No. 13521, as amended will remain unchanged.
- The proposed “small-scale drug store” and doctor’s office use maintains the intent of the current CD By-law to accommodate and regulate the development of a small-scale commercial development and complements the other existing uses at this location.
- There are currently 18 parking spaces on the site, which is sufficient to accommodate the proposed office and small scale drug store uses in addition to the already permitted commercial and residential uses on the site.
- There are no existing drug stores or small scale drug stores within 400 metres (1,300 ft.) of the subject site meeting the minimum separation requirement of the Zoning By-law.

### PRE-NOTIFICATION

Pre-notification letters were sent out on June 7, 2016 to a total of 77 addresses and the development proposal sign was installed on June 9, 2016. Staff received one written response and one phone call.

- One resident expressed concern with allowing additional commercial uses on the second storey or further subdividing the ground floor.

*(Staff explained the proposed CD By-law amendment is to accommodate office uses and a small-scale drug store as permitted uses on the site. The applicant has indicated that these additional commercial uses will be located within the existing ground floor commercial portion of the building and that the second storey will remain a residential dwelling unit).*

- One resident expressed concern with allowing a small-scale drug store to locate in a residential neighbourhood due to the potential of daily dispensing of methadone attracting unwanted clientele into the neighbourhood.

*(The applicant has indicated that it is not their intention to dispense methadone and will not know if they will have any patients with daily dispensing needs until they are operational. Daily dispensing requires the patient to take the doctor prescribed prescription in front of the pharmacist on a daily basis.)*

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary  
Appendix II. Proposed CD By-law Amendment

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JLM/ar

c:\users\dk7\appdata\local\temp\oa\16898371063.doc  
KD 6/23/16 7:48 AM

Information for City Clerk

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

1. (a) Agent: Name: Pardeep Singh Sandhu

Address: 11875 - 74 Avenue  
Delta, BC  
V4C 1E9

Tel: 778-883-1712

2. Properties involved in the Application

(a) Civic Address: 15230 - 84 Avenue

(b) Civic Address: 15230 - 84 Avenue  
Owner: Gagan Investments Ltd.  
PID: 024-825-131  
Lot 1 Section 26 Township 2 New Westminster District Plan LMP46046

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to amend the existing CD By-law.

CITY OF SURREYBY-LAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 1998, No. 13521, Amendment By-law, 2010, No. 17262  
 .....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 1998, No. 13521, Amendment By-law, 2010, No. 17262" is hereby amended as follows:

(a) Part 2, Section B. Permitted Uses is amended by inserting the following new Sub-section 2.B.1.(a)v. as follows:

“v. *Small-scale drug store* provided that:

- a. The *small-scale drug store* is an *accessory use* only to offices of medical doctors who are licensed with the College of Physicians and Surgeons;
- b. There is not more than one *small-scale drug store* on the *Lands*; and
- c. The *small-scale drug store* is contained in the same *principal building* as the medical doctors' offices.”

(b) Part 2, Section B. Permitted Uses is amended by inserting a new Sub-section 2.B.1.(d). as follows:

“(d) Offices of medical doctors who are licensed with the College of Physicians and Surgeons.”

(c) Part 2, Section B.2. Permitted Uses is amended by deleting Section 2.B.2. and replacing with the following:

“2. One *dwelling unit* per *lot* provided that the *dwelling unit* is:

- (a) Contained within the *principal building*; and
- (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.”

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13521, Amendment By-law, 2010, No. 17262, Amendment By-law, 2016, No. \_\_\_\_\_."

PASSED FIRST AND SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED THIRD READING ON THE \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

\\file-server1\net-data\csdc\generate\areaproduct\save\17245627052.doc  
MJ 6/22/16 2:02 PM