

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0417-00

Planning Report Date: January 14, 2019

**PROPOSAL:**

- **Development Variance Permit**

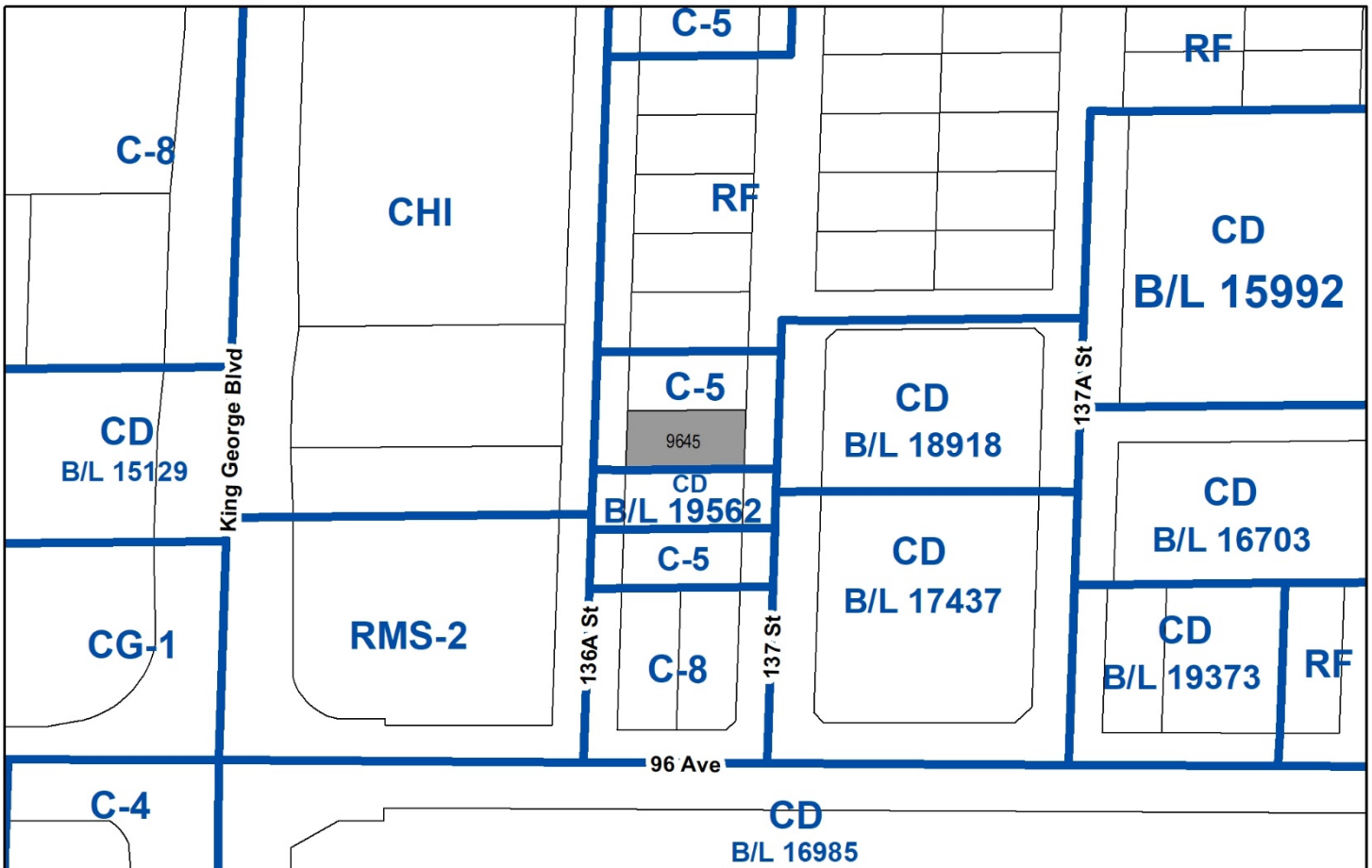
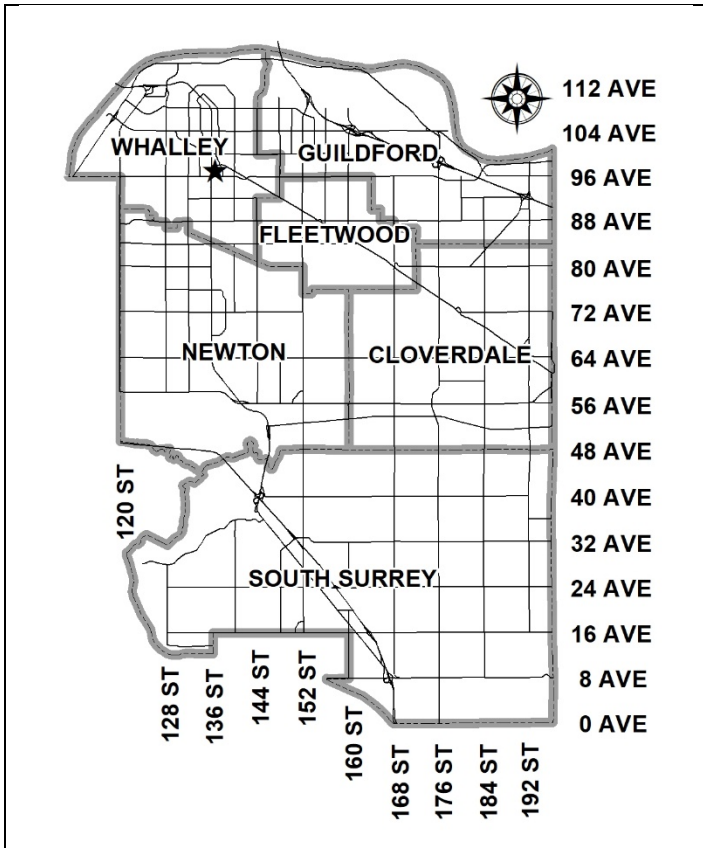
to vary the minimum 400-metre (1,300 ft.) separation requirement between a proposed relocated small-scale drug store and other existing small-scale drug stores.

**LOCATION:** 9645 - 137 Street

**ZONING:** C-5

**OCP DESIGNATION:** Central Business District

**CCP DESIGNATION:** Mixed-Use 3.5 FAR



### 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 relocate an existing small-scale drug store within 400 metres (1,300 ft.) of other existing small-scale drug stores.

### RATIONALE OF RECOMMENDATION

- The applicant is proposing to relocate an existing pharmacy (Kroll's Surrey Pharmacy) from its current location at 9656 King George Boulevard, where it has operated for many years, to the subject property (9645 - 137 Street), which is directly across the street (136A Street). As such, the subject proposal is not adding a new pharmacy to this area within the City Centre.
- Although the subject proposal is not for a new pharmacy, the proposed relocation still requires a variance, as the proposed new location is within 400 metres (1,300 ft.) of two existing operating pharmacies, and one recently approval pharmacy not yet in operation.
- The pharmacy proposed to be relocated holds a contract with the Provincial Renal Agency to supply medication and pharmacy support to the Renal Units in Surrey, whom address the challenges of kidney disease through diagnosis, treatment and care services. Close proximity to Surrey Memorial Hospital is imperative as the pharmacy operations require multiple daily visits to the Dialysis Unit. The subject pharmacy is also the contracted community pharmacy for the Surrey Memorial Hospital Pharmacy to supply support when needed.
- The pharmacy proposed to be relocated is also the associate pharmacy for the Cleator Medical Clinic, which is also relocating from 9656 King George Boulevard to the City Centre 2 building at 9639 - 137A Street, which will be across the street (137 Street) from the proposed pharmacy location and therefore still within convenient walking distance for patients.
- A small-scale drug store is a permitted uses in the C-5 Zone, which regulates the subject property.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7918-0417-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) In Section E.28 of Part 4 General Provisions of the Zoning By-law No. 12000, the minimum separation requirement between a proposed relocated small-scale drug store and other existing small-scale drugstores is reduced from 400 metres (1,300 ft.) to a minimum of 20 metres (66 ft.) to accommodate relocation of a small-scale drug store to the subject site.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant two-storey commercial building.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>City Centre Plan Designation</b>	<b>Existing Zone</b>
North:	Medical Clinic, Single Family Dwellings.	Mixed-Use 3.5 FAR, Future Lane	C-5, RF
East (Across 137 Street):	Office/Retail Tower	Mixed-Use 3.5 FAR	CD Bylaw No.18918
South:	Medical Office Space	Mixed-Use 3.5 FAR	CD Bylaw No.19562
West (Across 136A Street):	Medical Clinic	Mixed-Use 3.5 FAR	CHI

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 9645 – 137 Street in the Medical District of the City Centre. The site is designated "Central Business District" in the Official Community Plan (OCP) and "Mixed-Use 3.5 FAR" in the City Centre Plan. This area is envisioned in the City Centre Plan to be a dense medical and health technology office district, having the highest concentration of innovation and health related offices in the city.

- The applicant is proposing to relocate an existing pharmacy (Kroll's Surrey Pharmacy), from its current location at 9656 – King George Boulevard, where it has operated for many years, to the subject property, which is directly across the street (136A Street). The relocation is necessary, as the current location is proposed to be redeveloped for higher density development in accordance with the City Centre Plan (File No. 7918-0276-00).
- Along with the proposed pharmacy relocation, the existing associated medical clinic (The Cleator Clinic) is also to be relocated from its current location, on the same site as the subject pharmacy, to the City Centre 2 building, which is located at 9637 – 137A Street, across the street (137 Street) from the pharmacy's proposed new location.
- The applicant is proposing to operate Kroll's Surrey Pharmacy in the existing vacant two-storey commercial building on the subject property, zoned "Neighbourhood Commercial Zone (C-5), which permits a pharmacy.
- The proposed relocated Kroll's Surrey Pharmacy will have a total floor area of approximately 73 square metres (790 sq.ft.). Therefore, it is considered a "small-scale drug store", which is defined under the Zoning By-law No. 12000 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.
- Within a 400 metre (1,300 ft.) radius of the subject site, there are two existing pharmacies currently in operation (shown in Appendix II):
  - Naz Wellness Pharmacy located at 103 -13737 96 Avenue, approximately 43 metres (141 ft.) from the subject site; and
  - Lancaster Medical and Prescriptions at 13710 – 96 Avenue, approximately 366 metres (1,200 ft.) from the subject site.
- A third pharmacy, also within 400 metres (984 ft.) of the subject site, has been given conditional approval at 9639 - 137A Street, under Development Variance Permit No. 7917-0581-00. A business license has not yet been issued.
- Although the subject proposal is a relocation of an existing pharmacy, and therefore not adding a new pharmacy to the area, a variance is still necessary to facilitate the proposed relocation under the proximity requirements of the Zoning By-law No. 12000.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To vary Section E.28 of Part 4 General Provisions of Zoning By-law No. 12000, by reducing the minimum separation requirement between a proposed relocated small-scale drug store and other existing small-scale drugstores from 400 metres (1,300 ft.) to a minimum of 20 metres (66 ft.).

## Applicant's Reasons:

- The proposed relocated pharmacy will continue to provide medication and pharmacy support to Renal Units in Surrey. Close proximity to Surrey Memorial Hospital is imperative as pharmacy operations require multiple daily visits to the Dialysis Unit and the pharmacy is on call for STAT (immediate) orders for patients undergoing dialysis.
- Kroll's Surrey Pharmacy is the contracted pharmacy for the Surrey Memorial Hospital Pharmacy to supply support when needed.
- Kroll's Surrey Pharmacy is the associate pharmacy for the Cleator Medical Clinic, which is also relocating from 9656 King George Boulevard to the City Centre 2 building at 9639 – 137A Street, which will be across the street (137 Street) from the proposed pharmacy location and therefore still within convenient walking distance for patients.
- Kroll's Surrey Pharmacy is a multi-disciplinary medical facility offering a range of medical services. The pharmacy will not dispense methadone.

## Staff Comments:

- The applicant is proposing to relocate an existing pharmacy (Kroll's Surrey Pharmacy) from its current location at 9656 King George Boulevard, where it has operated for many years, to the subject property (9645 - 137 Street), which is directly across the street (136A Street). As such, the subject proposal is not adding a new pharmacy to this area within the City Centre.
- The applicant is proposing to operate the 73 square metre (790 sq.ft.) pharmacy on the main floor of the existing commercial building. The remainder of the building is currently intended to be occupied a realty company and a laser hair and skin clinic. A pharmacy is a permitted use under the C-5 Zone, which regulates the subject site.
- The Medical District of the City Centre is envisioned in the City Centre Plan to be a dense medical and health technology office district, having the highest concentration of innovation and health related offices in the city. A pharmacy is a complimentary use within the medical district.

- The pharmacy operations require close proximity to Surrey Memorial Hospital.
- Staff supports the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Proposed Floor Plan
Appendix III.	Location map of small-scale drug stores within 400m of the subject site
Appendix IV.	Development Variance Permit No. 7918-0417-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

ELM/cm

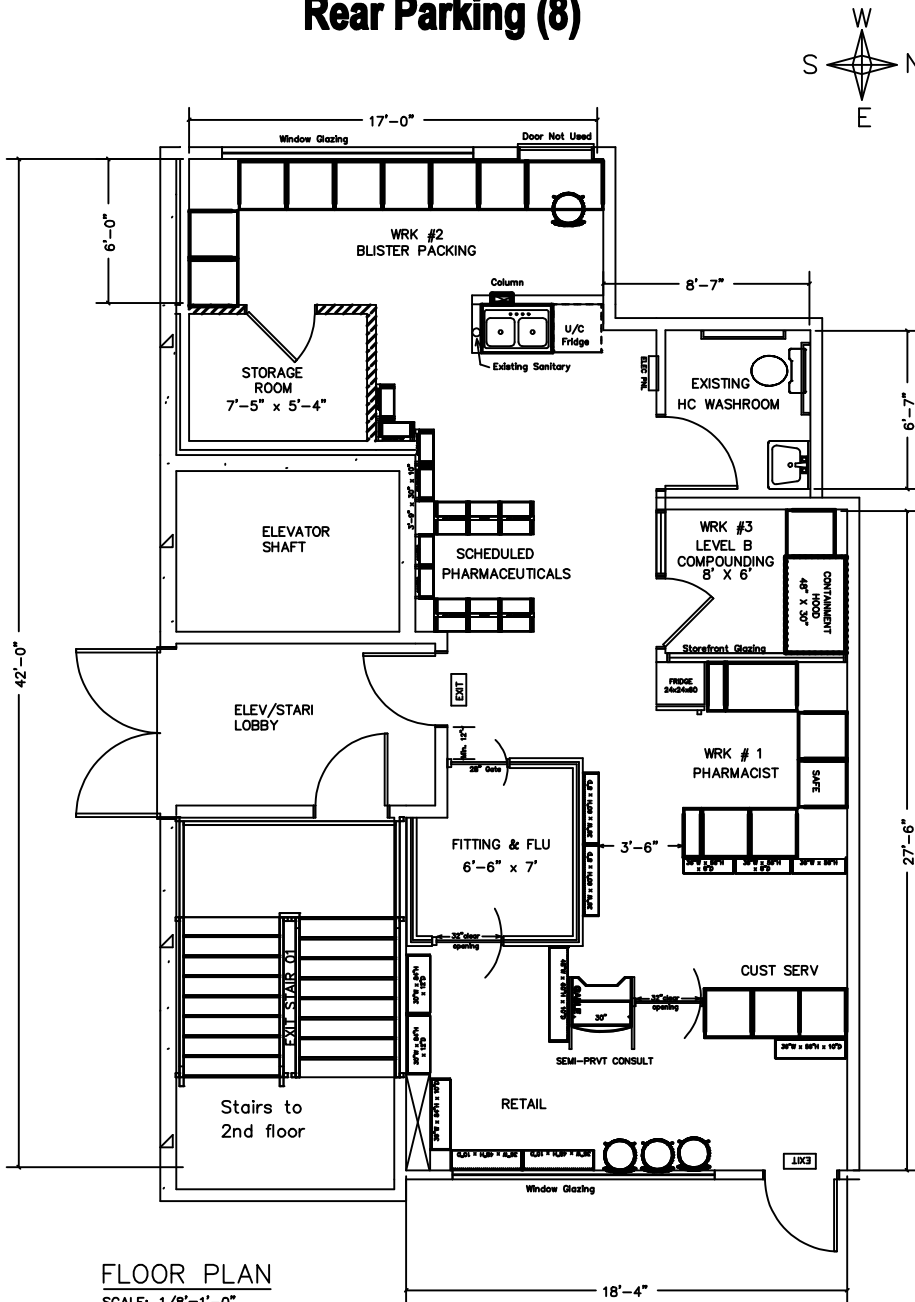
APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

STATS	
Drug Bay Shelving 84" High	24 LF
Drug Bay Shelving 60" High	6 LF
	30 LF
SERVICE	
Cash, Cust Service	12 Sq. Ft.
Semi-Private Counselling	5 Sq. Ft.
Fitting & FLU	45 Sq. Ft.
DISPENSING CNTR SQ FT CALCULATIONS	
Wrk # 1 Pharmacist	35 Sq. Ft.
Wrk # 2 Blister Packing	43 Sq. Ft.
Wrk # 3 Compounding	4 Sq. Ft.
	82 Sq. Ft.
RETAIL MERCHANDISING FIXTURES	
30"W x 84"H x 12"D	5 L.F.
36"W x 84"H x 10"D	3 L.F.
36"W x 48"H x 10"D	6 L.F.
36"W x 56"H x 10"D	6 L.F.
AREA SQ FT CALCULATIONS	
Storage Staff/Storage	40 Sq. Ft.
*Retail	116 Sq. Ft.
Compounding	Approx 48 Sq Ft
Dispensary	Approx 425 Sq Ft
Store	Approx 790 Sq Ft
* Note that the requirement for 65% gross floor area to be used for retail was removed by Text Amendment June 27, 2011 File 7911-0114-00	

Bylaw Provision: BRL-Zoning Small Scale Drug Store Part 4 E-28 Small Scale Drug Stores  
 "No small scale drug store or methadone dispensary shall locate within 400 metres {1,300 feet} of the lot line of an existing drug store, small scale drug store or methadone pharmacy"

Requested Variance:  
 Note: Kroll's Pharmacy is not a methadone dispensary. Kroll's Pharmacy is already existing within the 400 meter requirement. The pharmacy is relocating 100 metres from it's present location. This is a specialty pharmacy providing services to the renal unit of Surrey Memorial. The pharmacy has been in existence for 50 years at it's present location

### Rear Parking (8)



FLOOR PLAN  
 SCALE: 1/8"=1'-0"

← 137 th Street →



Adjacent tenant Laser Skin Care

# KROLL'S PHARMACY RELOCATION

9645 137 St. Surrey, BC

GUY SHADDOCK DESIGN LTD.  
 Commercial Space Planning and Construction Drawings

#50 2345 Cranley Dr.  
 Tel: 604.837.4646

Email: guy@guyshaddock.com  
 Website: guyshaddock.com

Specializing in Community Pharmacy Design



PROJECT  
 RELOCATION OF KROLL'S PHARMACY

TITLE  
 FLOOR PLAN

NOTE THAT THIS DRAWING MAY HAVE BEEN REPRODUCED  
 AND NOT SCALE DRAWING

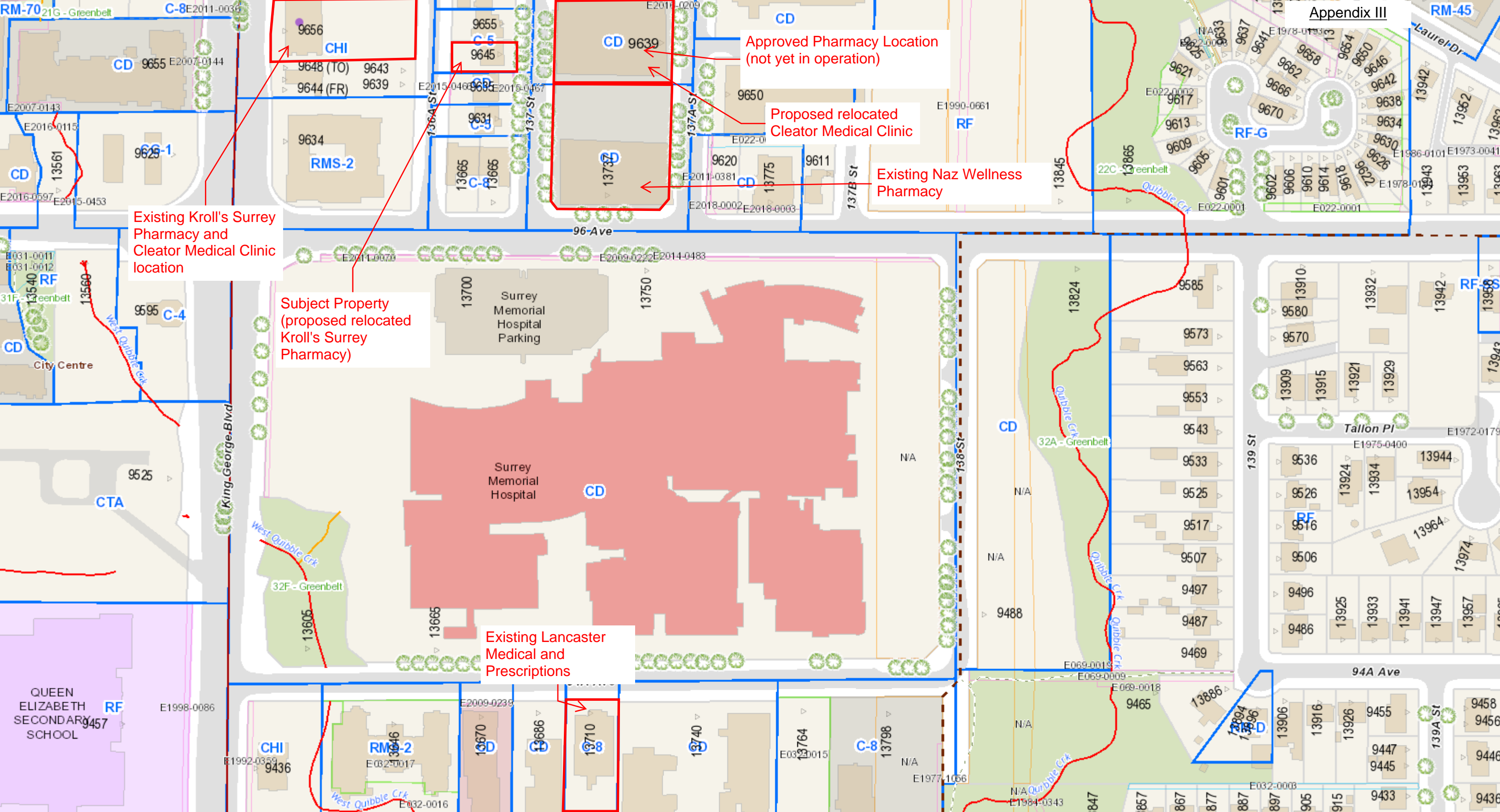
DRAWN BY: DS DATE: 19-Jan-04

CHECKED BY: HSH

FILE NO. SCALE

JOB NO. DWG NO. 1





Approved Pharmacy Location  
(not yet in operation)

Proposed relocated  
Cleator Medical Clinic

Existing Naz Wellness  
Pharmacy

Existing Kroll's Surrey  
Pharmacy and  
Cleator Medical Clinic  
location

Subject Property  
(proposed relocated  
Kroll's Surrey  
Pharmacy)

Existing Lancaster  
Medical and  
Prescriptions

9656  
CHI

9645  
CD

9639  
CD

13737  
CD

13710  
CD

13718  
CD

9655

9643

9639

9631

13665

13666

13700

13750

13665

13670

13686

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

13740

13764

13798

13788

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0417-00

Issued To:

(the "Owner")

Address of Owner:

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: 010-038-906

Lot 11 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

9645 - 137 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 of Zoning By-law No. 12000, the minimum separation requirement between a proposed small-scale drug store and existing small-scale drugstores is reduced from 400 metres (1,300 ft.) to a minimum of 20 metres (66 ft.) to allow a small-scale drug store on the Land.
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 – Doug McCallum

---

City Clerk