

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0183-00

Planning Report Date: September 23, 2024

PROPOSAL:

- **Development Variance Permit**

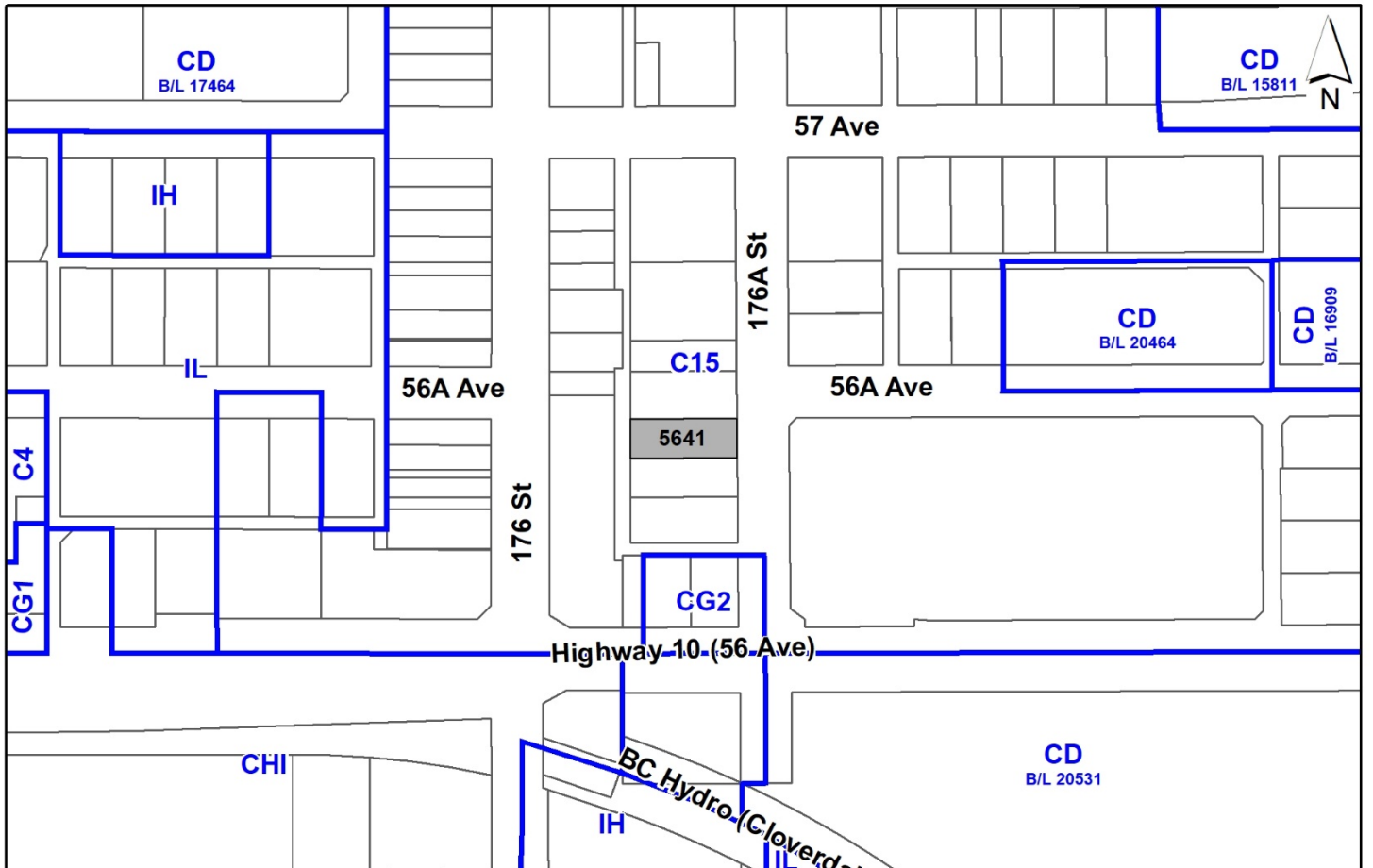
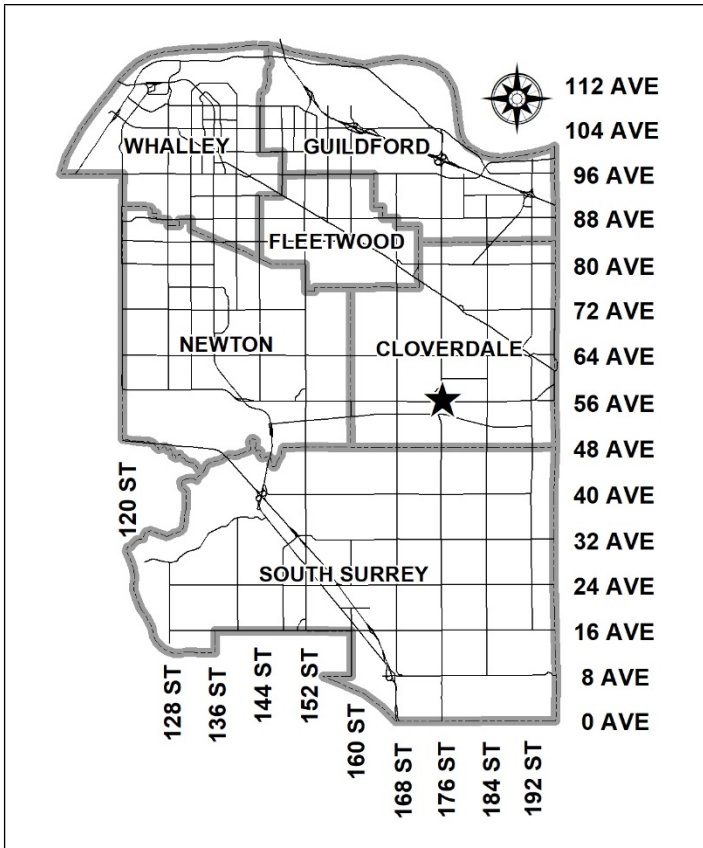
to reduce the minimum 400-metre separation requirement between a proposed small-scale drug store and existing small-scale drug store as well as to vary the minimum on-site parking requirement.

LOCATION: 5641 - 176A Street

ZONING: C-15

OCP DESIGNATION: Town Centre

TCP DESIGNATION: Heritage Downtown



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposal to vary the Zoning By-law to permit a new small-scale drug store within 400 metres of an existing small-scale drug store and reduce the minimum on-site parking requirement.

RATIONALE OF RECOMMENDATION

- The proposed small-scale drug store will operate in conjunction with a medical clinic as part of a joint, interrelated medical facility. The two businesses will occupy the same unit thereby offering accessible and convenient healthcare services to residents.
- Although the area is currently served by five (5) small-scale drug stores within a 400-metre radius of the subject site, the applicant wants to provide convenience to patients of the future medical clinic by providing a small-scale drug store on-site.
- Council has previously expressed concerns regarding the possible over-concentration of small-scale stand-alone drug stores. However, Council has been receptive to small-scale drug stores that operate in conjunction with a medical office or clinic located within the same building.
- A Section 219 Restrictive Covenant will be registered on title that requires the small-scale drug store to have the same hours of operation as the medical clinic.
- A small-scale drug store and medical clinic are permitted uses in the “Town Centre Commercial Zone” (C-15).
- The applicant will provide a total of eight (8) on-site parking spaces for use by patrons of the medical office and small-scale drug store. A total of nine (9) parking spaces are required, per the Zoning Bylaw. City staff are supportive of the proposed reduction in on-site parking given the small-scale drug store will operate in conjunction with a medical office and the pharmacy is not anticipated to generate additional vehicle trips but, rather, will be used primarily by the patients of the medical office.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7924-0183-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) In Section B.32. of Part 4, General Provisions, of Zoning Bylaw No. 12000, the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 90 metres to permit a small-scale drug store at 5641 – 176A Street; and
 - (b) In Table D.1. of Part 5, Off-Street Parking and Loading/Unloading, of Zoning Bylaw No. 12000, the minimum on-site parking requirement for a small-scale drug store is varied from 2.75 parking spaces to 1.3 parking spaces per 100 square metres of gross floor area.
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) A Section 219 Restrictive Covenant be registered on title to allow the small-scale drug store to operate in conjunction with a medical clinic and to require the small-scale drug store to have the same hours of operation as the medical clinic on the site.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Single storey commercial building	Heritage Downtown	C-15
North:	City owned parking facility	Parking	C-15
East (Across 176A Street):	Cloverdale Public Library	Institutional	C-15
South and West:	Multi-tenant commercial building	Heritage Downtown	C-15

Context & Background

- The subject site is 628 square metres in total size and located at 5641 – 176A Street in Cloverdale Town Centre. The site is designated "Town Centre" in the Official Community Plan (OCP) and "Heritage Downtown" in the Cloverdale Town Centre Plan. The site is currently zoned "Town Centre Commercial Zone (C-15)".
- The applicant is proposing to operate a joint medical clinic and small-scale drug store in the existing single-storey commercial building. The proposed small-scale drug store will operate in conjunction with a medical clinic as a joint, interrelated facility. The proposed businesses will occupy one unit and provide accessible and convenient health-care services to residents.

Zoning Bylaw

Proposed Variances

- The applicant is requesting the following variances:
 - In Section B.32. of Part 4, General Provisions, of Zoning Bylaw No. 12000, to reduce the minimum separation requirement between a drug store, small-scale drug store and methadone dispensary from 400 metres to 90 metres; and
 - In Table D.1. of Part 5, Off-Site Parking and Loading/Unloading, of Zoning Bylaw No. 12000, to vary the minimum on-site parking requirement for a small-scale drug store from 2.75 parking space to 1.3 parking space per 100 square metres of gross floor area.
- Applicant's rationale:
 - The proposed small-scale drug store is intended to serve the needs of the patients and physicians of the medical clinic. It will not operate as a stand-alone pharmacy.
 - A small-scale drug store, located on-site, would be more convenient for patients and offers a more holistic approach to healthcare by allowing for pharmacists to counsel and support patients directly.
 - The applicant is proposing a medical clinic and allied health clinic that includes services offered by registered physiotherapists, chiropractors as well as massage therapists. The business is intended to operate as a long-term family practice and will serve the broader needs of the Cloverdale community.
- The proposed pharmacy is permitted under the C-15 Zone and meets the definition of "small-scale drug store" in the Zoning Bylaw.
- The small-scale drug store will operate in conjunction with the medical office as a joint, inter-related facility. The two businesses will occupy the same unit thereby offering convenient and accessible health-care services to patients of the medical clinic.
- A Section 219 Covenant will be registered on title to allow the small-scale drug store to operate only in conjunction with a medical clinic and have the same hours of operation as the medical clinic.
- The proposed on-site parking is sufficient to accommodate the small-scale drug store and medical clinic. It is not anticipated that the small-scale drug store will generate additional vehicle trips as it is intended primarily for patients of the medical office and is located in a walkable neighbourhood.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

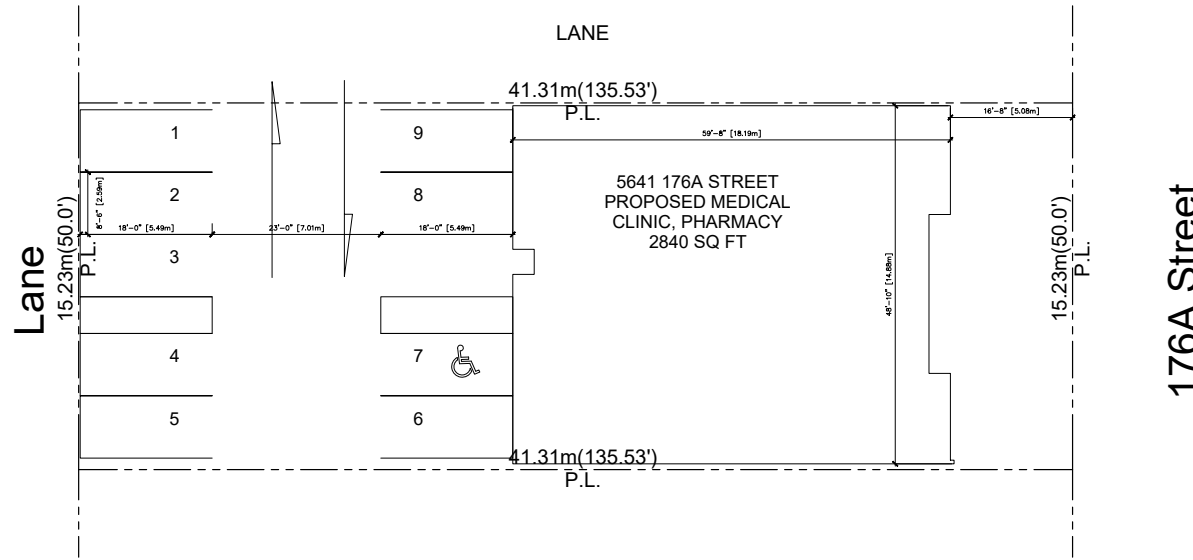
- Appendix I. Site Plan
- Appendix II. Map of Existing Small-Scale Drug Stores within 400 Metres of the Subject Site
- Appendix III. Development Variance Permit No. 7924-0183-00

approved by Shawn Low

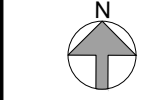
Ron Gill
Acting General Manager
Planning and Development

MRJ/cm

5641 176A STREET, SURREY, BC



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



The contractor shall check and verify all dimensions and data noted on site and is responsible for reporting any discrepancies to Owner prior to commencement of work. All drawings are the property of Designer and shall not be reproduced without written consent of the Designer. Drawings shall not be scaled.

NO ISSUED/REVISED DATE

NO	ISSUED/REVISED	DATE
1	ISSUED FOR DP VARIANCE	MAR 19, 2024

Client:
Constance Nikiforova
ph: 604-600-5325
ni.constance@hotmail.com

CLIENT:
5641 176A Street.,
Surrey, BC

DRAWING TITLE:
SITE PLAN

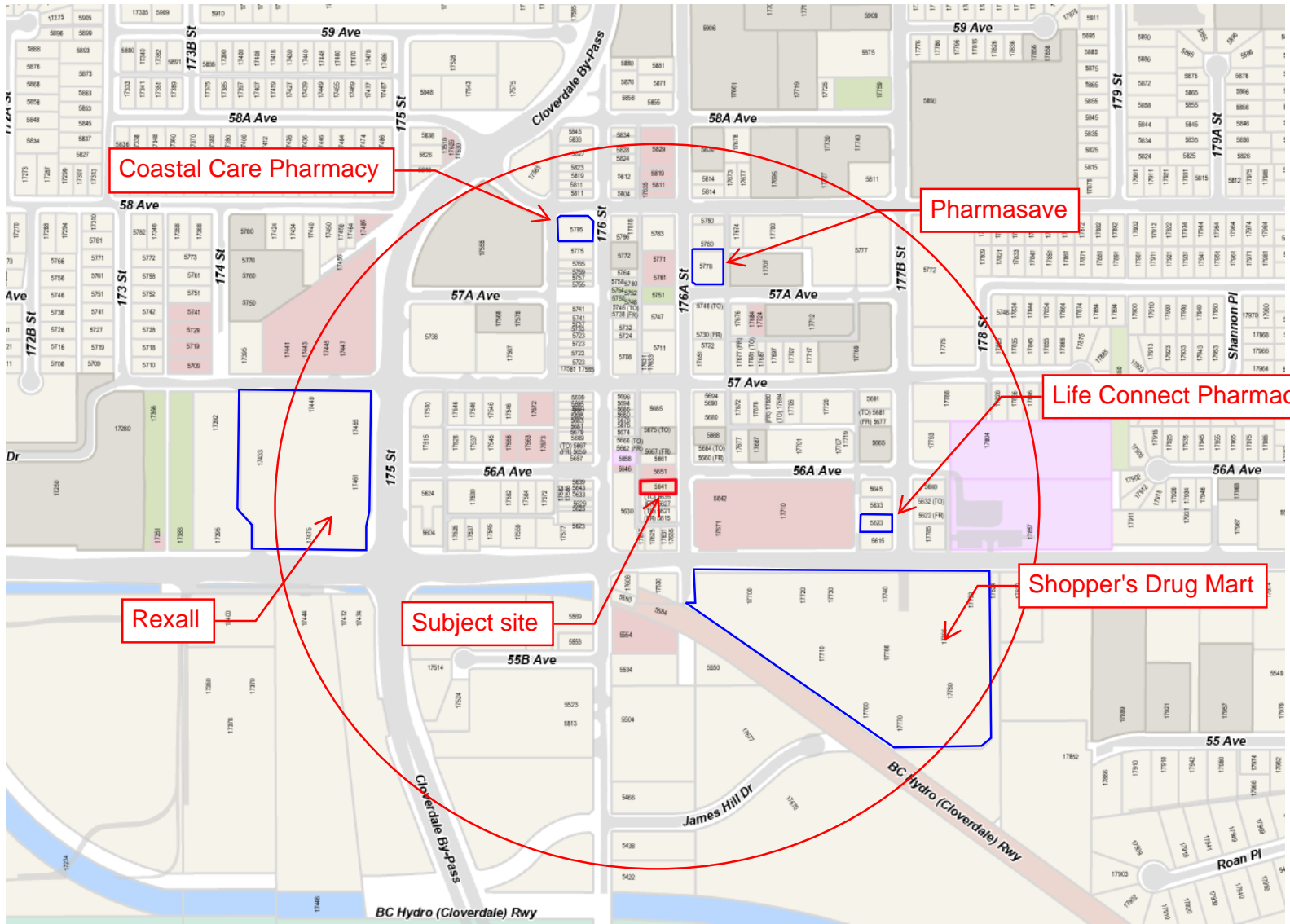
DRAWN BY: CN

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

DATE: Mar 19, 2024

DRAWING NUMBER:
A 1

SHEET INDEX	CODE REVIEW	CODE REVIEW																				
<p>A1.0 SITE BUILDING PLAN A2.0 EXISTING FLOOR PLAN A3.0 PROPOSED FLOOR PLAN</p>	<p>BASIS FOR DESIGN: 2018 BRITISH COLUMBIA BUILDING CODE, PART 3 CSA B961-12 (2017)</p> <p>MAJOR OCCUPANCIES: D (OFFICES) SUITE OCCUPANCY: D (OFFICES) PROP SUITE OCCUPANCY: 30 PPL</p> <p>3.1.4. CONSTRUCTION TYPE - COMBUSTIBLE/ NON-COMBUSTIBLE CONSTRUCTION 3.1.5. FIRE SEPARATIONS - TO HAVE RATED CLOSURES & CLOSERS 3.1.11. FIRE SEPARATIONS - TO HAVE FIRE STOPPING &/OR FIRE DAMPERS - ALL PENETRATIONS 3.1.13. FLAME SPREAD RATING - MAX. 150 TYP. EXCEPT 25 FOR EXITS 3.1.15. ROOF COVERINGS - CAN/ULC-S107-M CLASS A,B OR C REQ'D</p> <p>3.2.2. BASE BUILDING CLASSIFICATION</p> <p>CRITERIA TO DETERMINE CLASSIFICATION: - BUILDING AREA: 2,840 SQ. FT. [263.8 M²] TOTAL - SUITE AREA: 2,840 SQ. FT. [263.8M²] TOTAL - NUMBER OF STOREYS: 1 - SPRINKLERED - NON-COMBUSTIBLE CONSTRUCTION</p> <p>CLASSIFICATION - 3.2.2.62 - GROUP D, UP TO 2 STOREYS - COMBUSTIBLE/ NON-COMBUSTIBLE CONSTRUCTION - FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS, AND IF OF COMBUSTIBLE CONSTRUCTION, SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN 45 MIN. - MEZZANINE SHALL HAVE A FIRE RATING OF 45 MIN. AND - LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE SUPPORTED ASSEMBLY</p> <p>PROJECT OVERVIEW</p> <p>FIRE ALARM SYSTEM PROVIDED (FOR SPRINKLERED BUILDING). SEE BASE BUILDING ELECTRICAL ENGINEERS DWGS</p> <p>3.2.1. PROVISIONS FOR FIRE FIGHTING - ACCESS ROUTE PER PROVIDED</p> <p>BASE BUILDING SITE PLAN</p> <p>3.2.8. MEZZANINES IF VISUALLY OPEN: 40% OF FLOOR AREA 3.3.1.1. SEPARATION OF SUITES - 1 HOURS RATED SEPARATIONS (MIN) 3.3.1.3. EGRESS - MAX FLOOR AREA FOR 1 EGRESS DOOR = 200M² (F2) 3.4.1.2. EXITS - MAX TRAVEL DISTANCE FOR 1 EGRESS DOOR = 25 M - MAX TRAVEL DISTANCE (SPRINKLERED) = 45 M 10M MAX TRAVEL DISTANCE ON MEZZANINE</p>	<p>PARKING REQUIREMENT:</p> <table border="1"> <thead> <tr> <th>NAME</th> <th>AREA</th> <th>RATIO</th> <th>REQ. PARKING</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>PROP. MEDICAL CLINIC</td> <td>2472 SQ FT (229 m²)</td> <td>3.5/(100m²)</td> <td>8</td> <td>8</td> </tr> <tr> <td>PROP. PHARMACY</td> <td>368 SQ FT (34 m²)</td> <td>2.75/(100m²)</td> <td>1</td> <td>1</td> </tr> <tr> <td>TOTAL PARKING</td> <td></td> <td></td> <td>9</td> <td>9</td> </tr> </tbody> </table>	NAME	AREA	RATIO	REQ. PARKING	PROVIDED	PROP. MEDICAL CLINIC	2472 SQ FT (229 m ²)	3.5/(100m ²)	8	8	PROP. PHARMACY	368 SQ FT (34 m ²)	2.75/(100m ²)	1	1	TOTAL PARKING			9	9
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<p>PROJECT INFORMATION</p> <p>CIVIC ADDRESS: 5641 176A Street, SURREY, BC V3S 4G8</p> <p>LEGAL DESCRIPTION: LOT 64 SECTION 8 TOWNSHIP 8 PLAN WNP31269 NWD PART SW 1/4.</p>																						



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0183-00

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: 006-593-259

Lot 64 Section 8 Township 8 New Westminster District Plan 31269

5641 – 176A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section B.32. of Part 4, General Provisions, the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 90 metres to permit a small-scale drug store at 5641 – 176A Street; and
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4. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

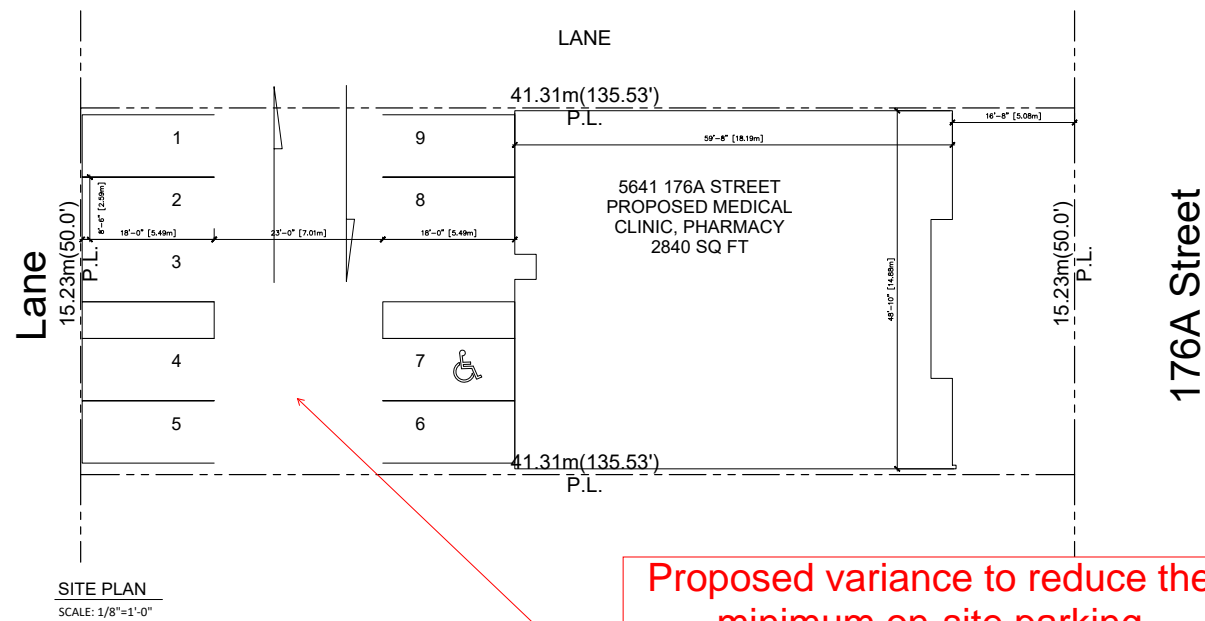
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

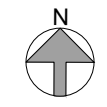
Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

5641 176A STREET, SURREY, BC



Proposed variance to reduce the minimum on-site parking requirement for a small-scale drug store from 2.75 parking spaces to 1.3 parking space per 100 square metres of gross floor area.



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