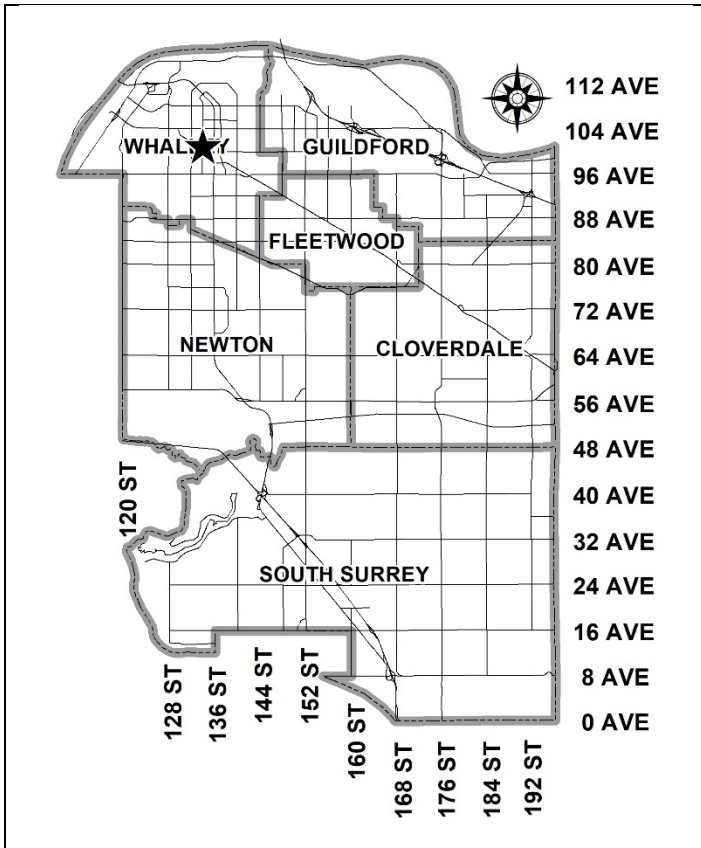


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0021-00

Planning Report Date: April 17, 2023



PROPOSAL:

- **Rezoning** from RM-70 to CD
- **Development Variance Permit**

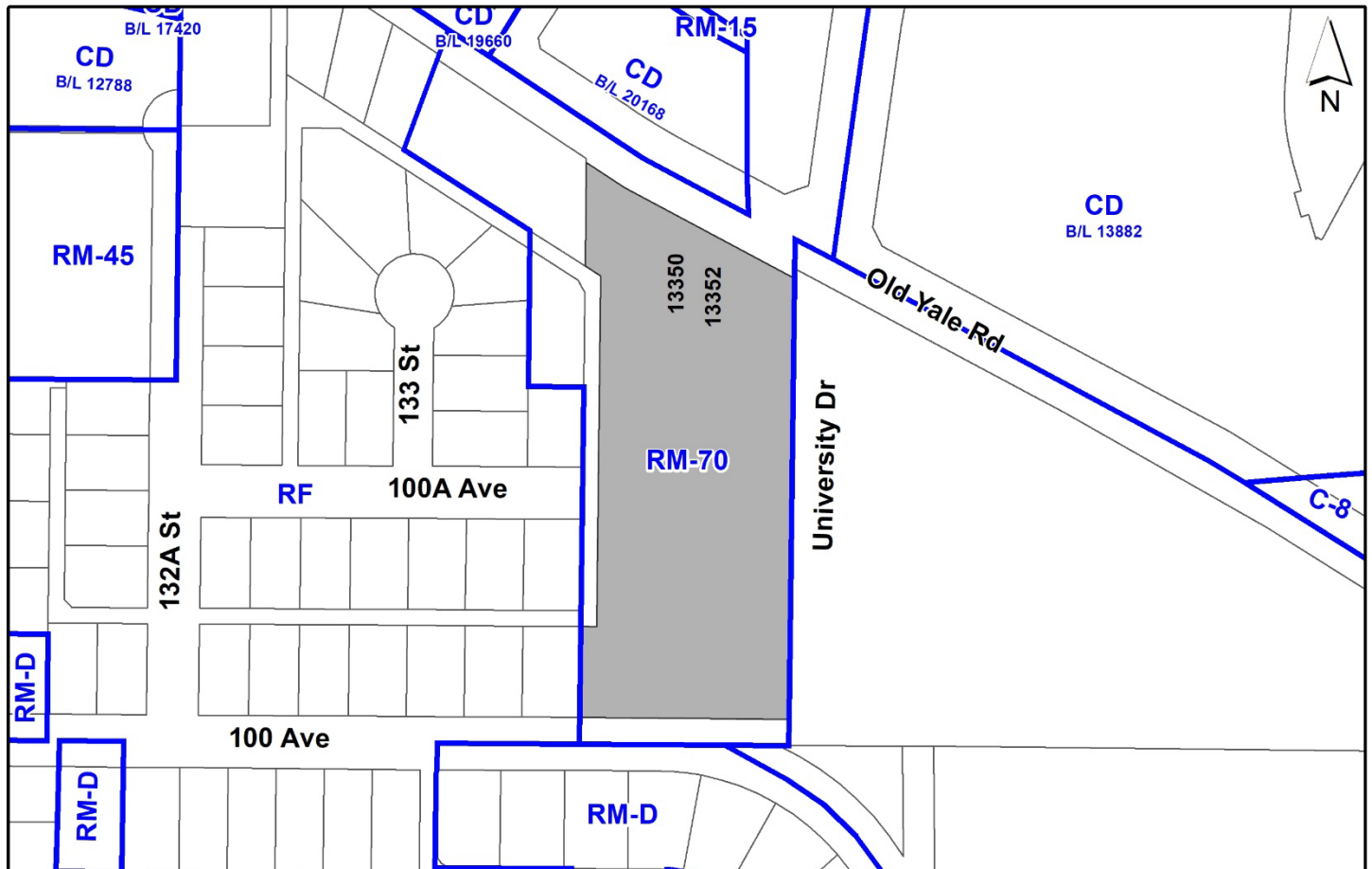
to allow for a small-scale drug store within an existing residential development and to vary the minimum 400 metre separation requirement between a small-scale drug store and an existing drug store.

LOCATION: 13352 Old Yale Road
(13350 Old Yale Road)

ZONING: RM-70

OCP DESIGNATION: Multiple Residential

CITY CENTRE DESIGNATION: Low to Mid Rise Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

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

RATIONALE OF RECOMMENDATION

- The subject site is Ted Kuhn towers, which is a supportive housing development for low-income individuals facing multiple barriers and at risk of being homeless.
- Ted Kuhn is managed by Options Community Services and consists of two existing residential buildings with full-time support services for residents.
- In collaboration with Options Community Services and BC Housing, Healthcare Pharmacy is proposing to operate a closed-door drug store for residents of Ted Kuhn towers.
- The proposed small-scale drug store would be located on the ground floor of the central building to the site and would be accessible to building residents only.
- Council has historically expressed concerns regarding the potential over-concentration of small stand-alone drug stores. However, Council has been supportive of variances in the past to permit small-scale drug stores that operate in conjunction with a medical office or clinic.
- The proposed small-scale drugs store is not proposed to be operated in association with a medical clinic, but its purpose is to provide direct medical support to residents and would function as part of the existing on-site home healthcare team and paramedics.
- The applicant and Options Community Services have provided a summary of the proposed drug-store services and how they will serve to complement and benefit the existing support services to residents of Ted Kuhn towers.
- A rezoning is required from "Multiple Residential 70 Zone (RM-70)" to "Comprehensive Development Zone (CD)" in order to allow for a small-scale drug store of not more than 100 square metres.
- The Multiple Residential designation in the Official Community Plan is intended to include community-servicing commercial and community uses. The proposed small-scale drug store is a community-servicing commercial use and, therefore, an OCP amendment is not required.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Multiple Residential 70 Zone (RM-70)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7923-0021-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) In Section B. 32 of Part 4 General Provisions of the Zoning Bylaw No. 12000, the minimum separation distance between the lot lines of drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 30 metres to permit a small-scale drug store at 13352 Old Yale Road.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Ted Kuhn supportive housing.	Low to Mid Rise Residential 2.5 FAR	RM-70
North (Across):	Existing low-rise apartment and 32-storey residential tower under construction.	Mid to High Rise Residential 3.5 FAR	RM-70 and CD (Bylaw No. 20168)
East:	Holland Park	Park	RF
South (Across 100 Avenue):	Duplex residences	Urban Residential 0.6 FAR	RM-D
West:	Existing single-family homes and low-rise apartment.	Low to Mid Rise Residential 2.5 FAR	RF and RM-70

Context & Background

- The subject site is located at 13352 Old Yale Road in City Centre. The property is approximately 14,500 square metres in area and is zoned "Multiple Residential (RM-70) Zone".
- A rezoning is required from "Multiple Residential 70 Zone (RM-70)" to "Comprehensive Development Zone (CD)" in order to allow for a small-scale drug store as an accessory use on the lot. The proposed small scale drug store will be limited to a floor area of not more than 100 square metres.

- The Multiple Residential designation in the Official Community Plan is intended to include community-servicing commercial and community uses. The proposed small-scale drug store is a community-servicing commercial use and, therefore, an OCP amendment is not required.
- The subject site is Ted Kuhn towers, which is a supportive housing development for low-income individuals facing multiple barriers and at risk of being homeless.
- Ted Kuhn is managed by Options Community Services and consists of two existing residential buildings with full-time support services for residents.

DEVELOPMENT PROPOSAL

- In collaboration with Options Community Services and BC Housing, Healthcare Pharmacy is proposing to operate a small-scale drug store for residents of Ted Kuhn towers.
- The proposed small-scale drug store would be located on the ground floor of the central building to the site and would only be accessible to building residents.
- The applicant has provided a summary of the proposed drug-store services and how they will serve to complement and benefit the existing support services to residents of Ted Kuhn towers. Options Community Services have expressed support for the proposed small scale drug-store at Ted Kuhn supportive housing.
- The small-scale drug store is proposed to be a private pharmacy which will not be open to the public. Access to the building is secured along with on-site security staff.
- There are approximately 500 long term residents, shared between both towers, many of whom are seniors that have difficulty accessing healthcare needs.
- There is a home healthcare and paramedics team on-site at Ted Kuhn towers. Both of these existing teams have found that their presence has a significant impact on the lives of residents and support a pharmacy on site to assist in managing medications and health conditions in a more organized way.
- The proposed drug store would provide prescription and non-prescription medications, home healthcare supplies, weight loss management services, and supplements customized for medical conditions.
- The pharmacist on site would provide room visits in cases of mobility issues, vaccinations and routine immunizations, compounding of medications, virtual nurse and doctors consult services, consultations and referrals, medication reviews, blood pressure checks, blood sugar testing, and other services.
- Council has historically expressed concerns regarding the potential over-concentration of small stand-alone drug stores. However, Council has been supportive of variances in the past to permit small-scale drug stores that operate in conjunction with a medical office or clinic.
- The proposed small-scale drugs store is not proposed to be operated in association with a medical clinic, its purpose is to provide direct medical support to residents of Ted Kuhn

towers and would function as part of the existing on-site home healthcare team and paramedics.

Planning Considerations

- A rezoning is required from "Multiple Residential 70 Zone (RM-70)" to "Comprehensive Development Zone (CD)" in order to allow for a small-scale drug store of not more than 100 square metres in size.
- The RM-70 Zone does not permit any non-residential uses. As such, a rezoning is required in order to allow for a small-scale drug store of not more than 100 square metres.
- To regulate the over-concentration of small-scale drug stores and methadone dispensaries, Section B.32 of Part 4, General Provisions of Zoning By-law No.12000 stipulates that a small-scale drug store shall not be located within 400 metres of an existing drug store, small-scale drug store, or methadone dispensary. The 400-metre separation distance is measured lot line to lot line.
- Within a 400-metre radius of the subject site, there are two existing pharmacies (shown in Schedule A of Appendix II):

Pharmacy	Address	Distance - Property Line to Property Line
Walmart, Central City Mall	10153 King George Boulevard	30 metres
Shoppers Drug Mart, Central City Mall	10153 King George Boulevard	30 metres

- The applicant has submitted a tenant improvement application to convert an unprogrammed amenity area on the ground floor into the small-scale drug store.
- The drug store is proposed to be a total of 95 square metres in floor area. The premises are proposed to consist of a private medical consultation room, an office, staff room, washroom and dispensary area (Appendix I).

Referrals

Engineering:

The Engineering Department has no objection to the project. The proposed Rezoning presents a very minor increase in commercial/retail space and is limited to one additional use. As such, Engineering will not have any comments or requirements for the subject application.

Surrey Fire Department: No concerns.

CD By-law

- The applicant proposes to rezone the subject site from "Multiple Residential 70 Zone (RM-70)" to "Comprehensive Development Zone (CD)" to accommodate the proposed small-scale drug store.
- The proposed CD By-law is based on the underlying RM-70 Zone and will contain all of the same provisions, but will also allow for a small-scale drug store.
- Specifically, Section B.2 of the RM-70 is proposed to be amended to include retail store as a permitted accessory use, limited to a small-scale drug store of not more than 100 square metres, as part of the CD Bylaw.

General Provisions Variance

- The applicant is requesting the following variance:
 - In Section B.32 of Part 4 General Provisions of the Zoning Bylaw No. 12000, the minimum separation distance between the lot lines of drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 30 metres to permit a small-scale drug store at 13352 Old Yale Road.
- In collaboration with Options Community Services and BC Housing, Healthcare Pharmacy is proposing to operate a private drug store for residents of Ted Kuhn towers. See the Development Proposal Section above for additional details.
- Options Community Services have expressed support for the proposed small scale drug-store at Ted Kuhn supported housing.
- Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 14, 2023, and the Development Proposal Signs were installed on March 25, 2023. Staff received no responses from neighbouring residents.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

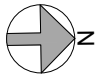
- Appendix I. Proposed Floor Plans
- Appendix II. Development Variance Permit No. 7923-0021-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

IM/ar

Appendix I



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

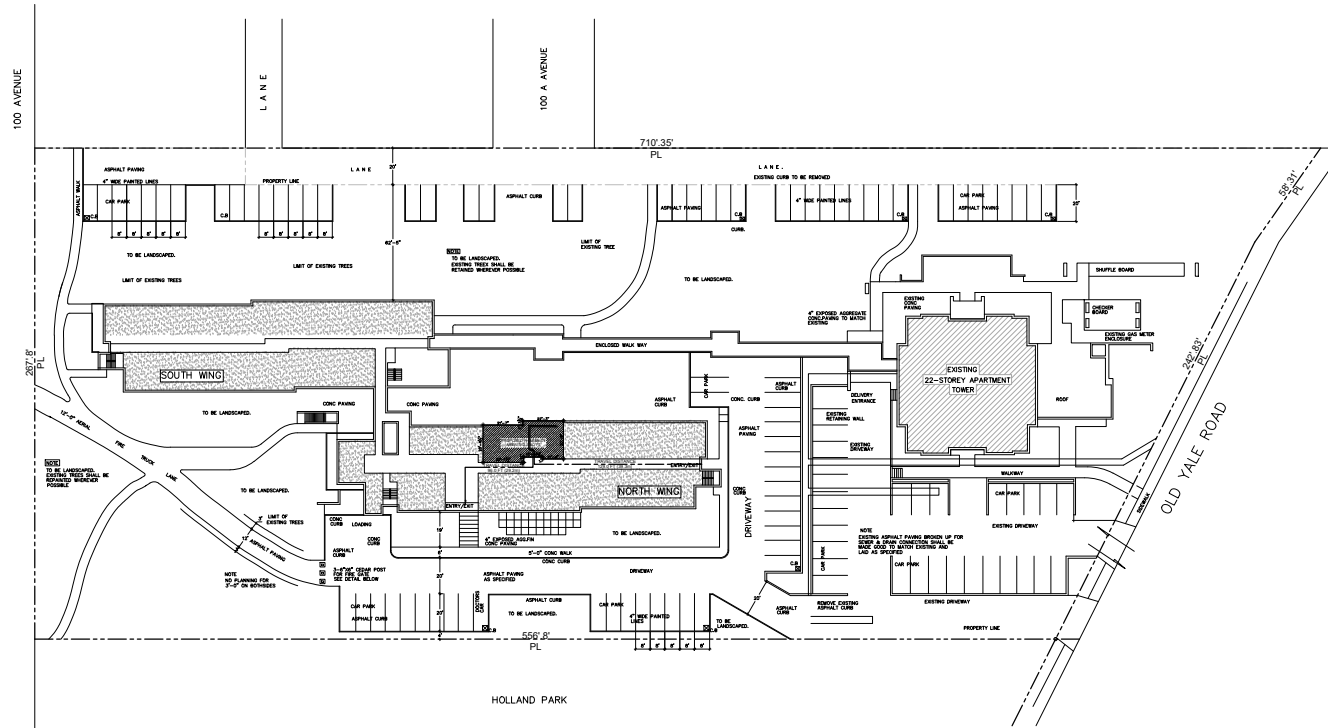
Constance Nikiforova
 ph: 604-600-5325
 ni.constance@hotmail.com

CLIENT:
 13352 Old Yale Road,
 Surrey, BC

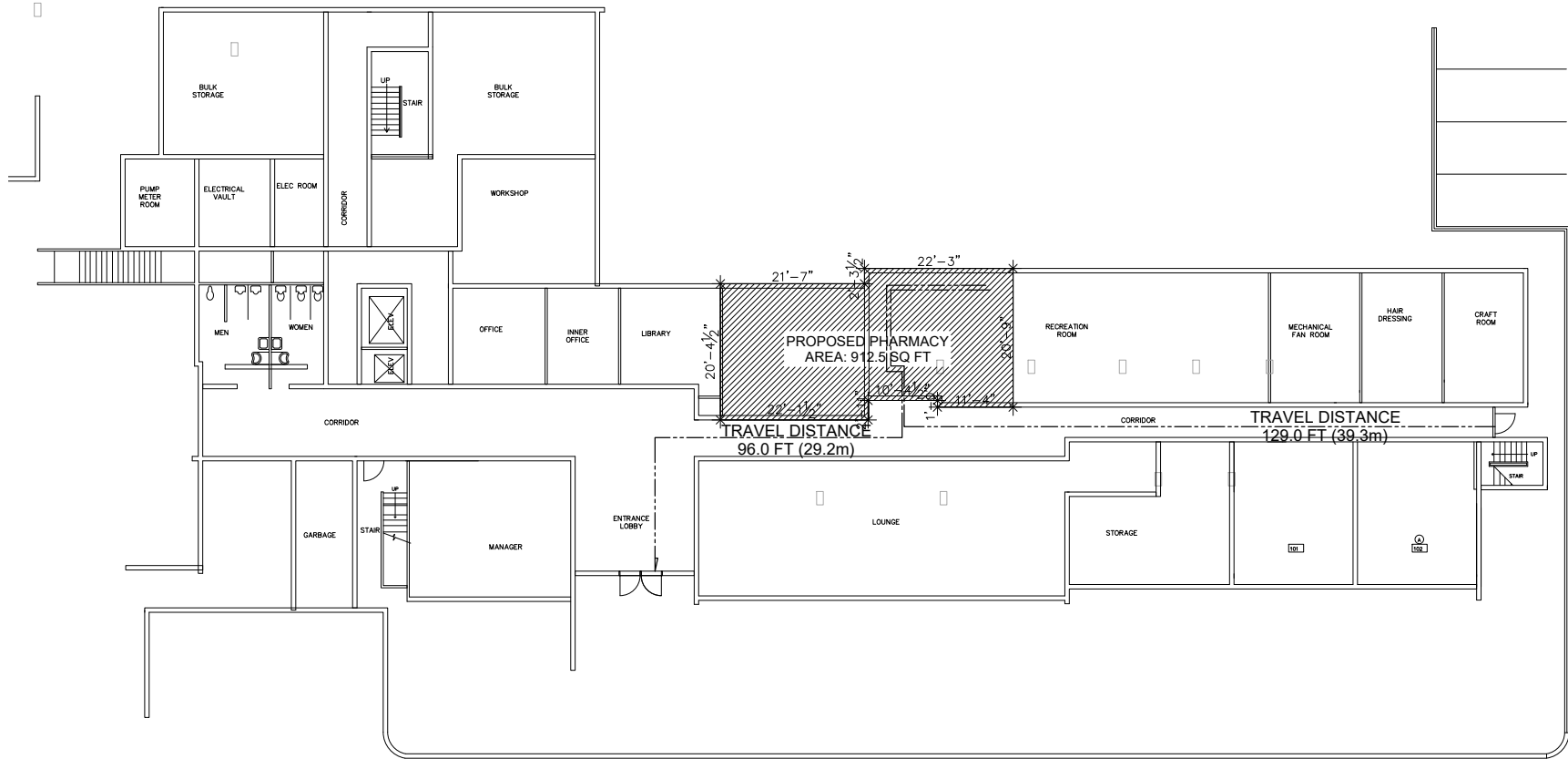
DRAWING TITLE:
SITE PLAN

DRAWN BY: CN
 SCALE: 1/32"=1'-0"
 DATE: March 22, 2022
 DRAWING NUMBER:
A 1

ADDRESS: 13352 Old Yale Road,
 Surrey, BC
LEGAL DESCRIPTION: LOT 150 SECTION 27 RANGE 2
 PLAN NWP45770 NWD
LOT AREA: 14,568 sq. meters (156,808 sq. feet)
UNIT AREA: 912.5 SQ FT (84.77m²)
ZONING: RM-70
MAJOR OCCUPANCY: BUSINESS & PERSONAL SERVICE (GROUP D)
OCCUPANT LOAD: 4.6m²/PERSON (84.77/4.6=18.42 PERSONS)
BASIS FOR DESIGN: 2018 BRITISH COLUMBIA BUILDING CODE, PART 3
 CSA B551-12 (2017) (4.3, 5.1)
 EXISTING BUILDING IS SPRINKLERED
 COMMON WASHROOM ON MAIN LEVEL TO USED BY STAFF



SITE PLAN
 SCALE: 1/32"=1'-0"



KEY 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 Oves 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

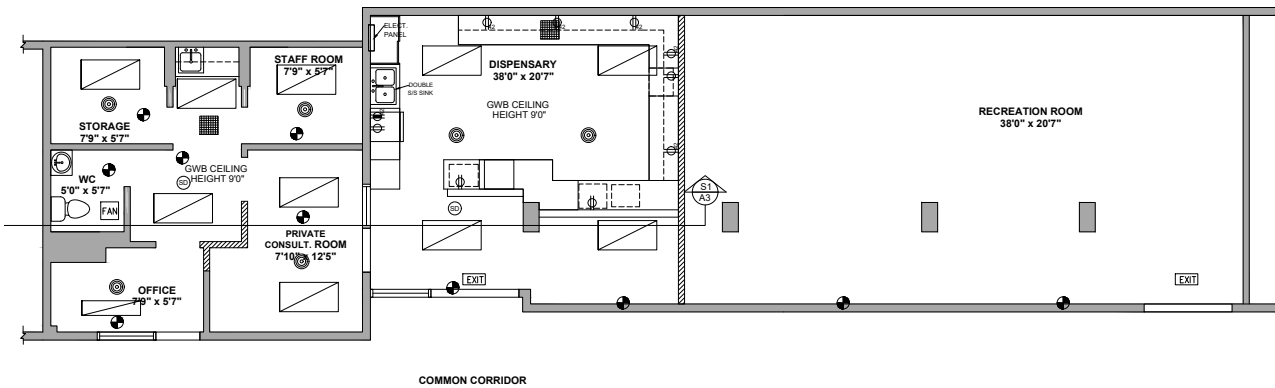
NO.	ISSUED / REVISED	DATE

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

CLIENT:
13352 Old Yale Road,
Surrey, BC

DRAWING TITLE:
KEY PLAN

DRAWN BY: CN
SCALE: 1/32"=1'-0"
DATE: March 22, 2022
DRAWING NUMBER:
A 2



EXISTING LIGHTING PLAN
SCALE: 1/4"=1'-0"

COMMON CORRIDOR

***ELECTRICAL OUTLETS DESIGN SUGGESTIONS ONLY

LEGEND

	2x4 LED LIGHT
	LEED EXIT SIGN
	WALL MOUNTED EMERGENCY LIGHTS
	SMOKE DETECTOR
	BATHROOM FAN
	AIR INTAKE
	AIR SUPPLY
	SPRINKLER HEAD

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

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

CLIENT:

13352 Old Yale Road,
Surrey, BC

DRAWING TITLE:
EXISTING LIGHTING PLAN
DRAWN BY: CN
SCALE: 1/4"=1'-0"
DATE: March 22, 2022
DRAWING NUMBER:
A 4

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0021-00

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: 005-958-881

Lot 150 Section 27 Block 5 North Range 2 West New Westminster District Plan 45770

13352 - Old Yale Road

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section B. 32 of Part 4 General Provisions of the Zoning Bylaw No. 12000, the minimum separation distance between the lot lines of drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 30 metres to permit a small-scale drug store at 13352 Old Yale Road.

4. This development variance permit applies to only the portion of the Land shown on 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, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

