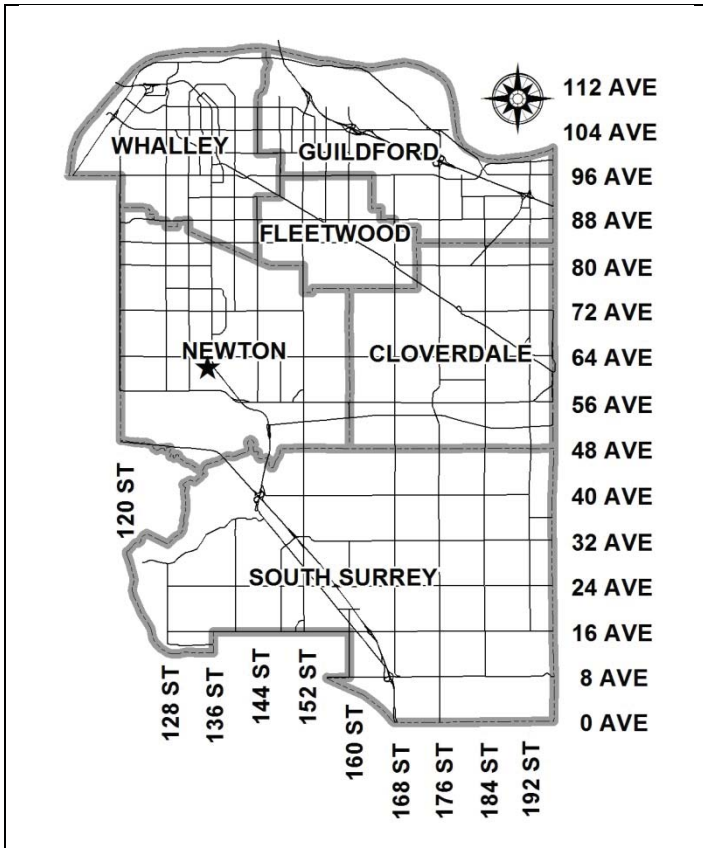


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0129-00

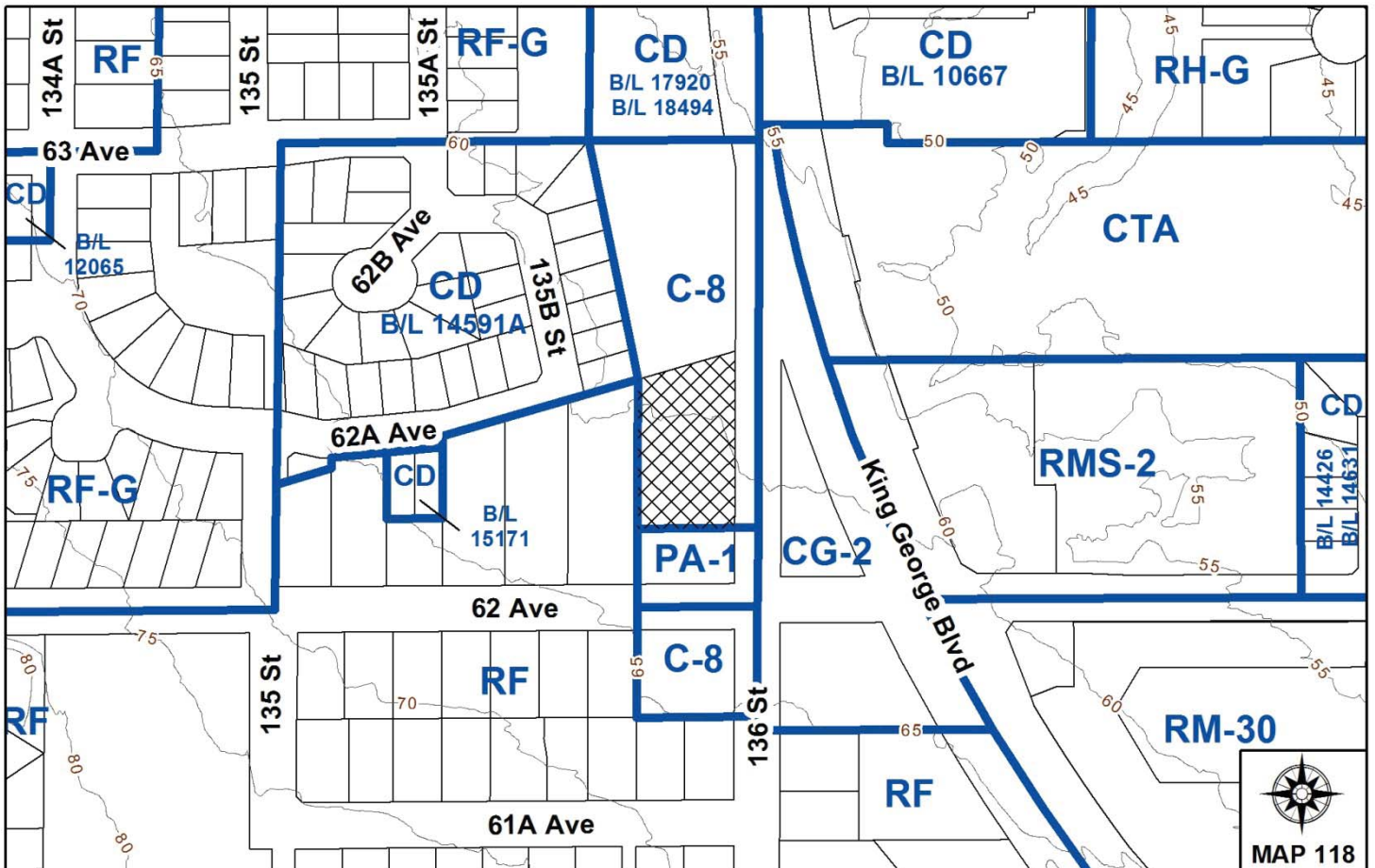
Planning Report Date: April 3, 2017



**PROPOSAL:**

- **Development Variance Permit**  
 to vary the minimum 400 metre (1,300 ft.) separation requirement between small-scale drug stores.

**LOCATION:** 6235 - 136 Street  
**OWNER:** Johal Properties Limited  
**ZONING:** C-8  
**OCP DESIGNATION:** Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the minimum 400 metre separation requirement between small-scale drug stores in order to open a small-scale drug store in an existing commercial building.

RATIONALE OF RECOMMENDATION

- The proposed small-scale drug store, being a retail store, is a permitted use under the existing "Community Commercial Zone (C-8)".
- The applicant submitted their business license application for the small-scale drug store in October 2014 and has since been working on tenant improvements.
- The tenant improvements for the subject site are now complete and the retail space is ready for occupancy.
- The applicant's business model is based on providing pharmacy and patient care services to residential care facilities and in-home pharmacy delivery needs, and the subject site was specifically chosen by the applicant based on their research to maximize exposure to their target market.
- The proposed small-scale drug store is an appropriate complementary use to other medical-related businesses in the building including a chiropractor and potential future medical offices.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0129-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary Section E.28 of Part 4, General Provisions, reducing the minimum separation distance from the lot line between drug stores, small-scale drug stores or methadone dispensaries from 400 metres (1,300 ft.) to 90 metres (295 ft.) to permit a small-scale drug store.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant commercial building

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Small-scale commercial building. Development Application No. 7915-0452-00 proposes a Development Permit to construct two one-storey commercial buildings.	Commercial	C-8
East (Across 136 Street)	Gas station	Commercial	CG-2
South:	Mosque	Commercial	PA-1
West:	Single Family Residence. Development Application No. 7917-0004 proposes a Temporary Use Permit for a parking lot.	Urban	RF

Background

- The applicant proposed to locate a small-scale drug store, operating under the name Upnorth Drugstore, in an existing commercial building at 6235 – 136 Street. The site is zoned "Community Commercial Zone (C-8)" and designated Commercial in the Official Community Plan (OCP).

- The proposed small-scale drug store, being a retail store, is a permitted use under the existing C-8 Zone.
- The Zoning By-law defines a "small-scale drug store" 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".
- However, 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 clinic.
- Currently there are two small-scale drug stores within 400 metres (1,300 ft.) of the subject property: 6329 - King George Boulevard and 6321 - King George Boulevard (Appendix II).
- The existing commercial tenants at the subject site include a learning centre, bookstore, and chiropractic office.

#### Proposal and Discussion

- The proposed small-scale drug store will have a floor area of approximately 258 square metres (2,772 sq. ft.).
- The applicant submitted their business license application for the small-scale drug store in October 2014 and has since been working on tenant improvements.
- While there are two other existing small-scale drug stores located within 400 metres (1,300 ft.) of the subject site, a business license application for the subject site was submitted within one month of the first small-scale drug store application in this area located at 6329 - King George Boulevard. Due to the timing of the application submissions, staff was not aware that a business license application had already been submitted for the property at 6329 - King George Boulevard, and the applicant was not advised that a variance would be required in order to operate a small-scale drug store at this location.
- Planning & Development staff became aware of the two business license applications for small-scale drug stores when a third business license application at 6321 - King George Boulevard was submitted in 2015. At that time, it was determined that 6329 - King George Boulevard was the first business license applicant (application was submitted in September, 2014) and was also the first to complete tenant improvements and be ready for occupancy (tenant improvement permit was issued in February, 2015). Being the first pharmacy to open in this area, no variance was required by the owner of 6329 King George Boulevard. The owner of 6321 - King George Boulevard on the other hand, was required to apply for a DVP to reduce the separation distance between small-scale drug stores. This DVP was issued by Council on July 27, 2015 under Development Application No. 7915-0200-00.
- While reviewing Development Application No. 7915-0200-00 located at 6321 - King George Boulevard, staff noted that the proposed small-scale drug store at the subject site would also require a Development Variance Permit (DVP) for separation distance between small-scale drug stores. However, because of the delays with the tenant improvements at the subject site, the Business License application was also on hold.

- The tenant improvement delays were the result of fire code deficiencies in the building; however, the landlord has since completed the required work and the building has passed all necessary inspections.
- The tenant improvements for the subject site are now complete and the retail space is ready for occupancy. Therefore, the applicant has submitted a DVP application to reduce the minimum 400-metre (1,300 ft.) separation requirement in order to permit the proposed small-scale drug store to locate on the subject site.

#### 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 an existing drug store, small-scale drug store or methadone dispensary from 400 metres (1,300 ft.) to 90 metres (295 ft.) to permit a small-scale drug store.

Applicant's Rationale:

- A business license application for the small-scale drug store was submitted in October, 2014, within one month of the first small-scale drug store business license application in this area located at 6329 King George Boulevard. The applicant has since been working on tenant improvements, which are now complete.
- The tenant improvements were delayed as a result of fire code deficiencies in the building. The landlord has since completed the required work and the building has passed all necessary inspections.
- However, because of the delays with the tenant improvements, the Business License application has been on hold.
- Upnorth Drugstore is a small-scale drug store that is owned by Quantus Healthcare Ltd. The team has over 30 years of collective experience in the pharmacy business. The applicant believes that there is a need for a pharmacy practice that is focused on out-patient and in-home care services and that their services will fill this void in the market.
- The small-scale drug store will focus on providing pharmacy and patient care services to residential care facilities and in-home pharmacy delivery needs. The small-scale drug store will be a central location to fill prescriptions and to deliver medications to patients, whether they are a part of care facility or live at home.

- The pharmacists will make house calls to conduct medication reviews and clinical services for patients that require service in Punjabi and English. The chief pharmacist has extensive experience in community pharmacy across British Columbia along with roles with the University of British Columbia as a Pharmacist Education Facilitator and College of Pharmacists of British Columbia appointed committee member. Upnorth will also work with a team of nurses who will be a part of the in-home service care including delivery and administrating of medications.
- The applicant advises that the proposed small-scale drug store will not dispense methadone.
- The applicant is considering opening a Women's Medical Clinic in the same building with a focus on providing Pre-Natal care, PAP tests, along with providing care for all other medical conditions. This plan will only be achieved after the small-scale drug store business is established at this location.

Staff Comments:

- The proposed small-scale drug store is a permitted use under the existing C-8 Zone.
- The proposed small-scale drug store will occupy a relatively small floor area of approximately 258 square metres (2,772 sq. ft.) within a multi-tenant commercial building.
- The proposed small-scale drug store is an appropriate complementary use to other medical-related businesses in the building including a chiropractor and potential future medical offices.
- Staff support the variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Map showing location of drug stores within 400 metre (1,300 ft.) radius
Appendix III.	Development Variance Permit No. 7915-0129-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

EM/da







CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0129-00

Issued To: JOHAL PROPERTIES LTD.

(the "Owner")

Address of Owner: C/O Taurus Commercial Real Estate  
5446 - 152 Street, Unit 200  
Surrey, BC V3S 5J9

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: 005-417-139  
Parcel A Section 8 Township 2 New Westminster District Reference Plan 55897

6235 - 136 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, the minimum separation distance from the lot line between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres (1,300 ft.) to 90 metres (295 ft.) to permit a small-scale drug store at 6235 - 136 Street.
4. This development variance permit applies to only 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.
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.

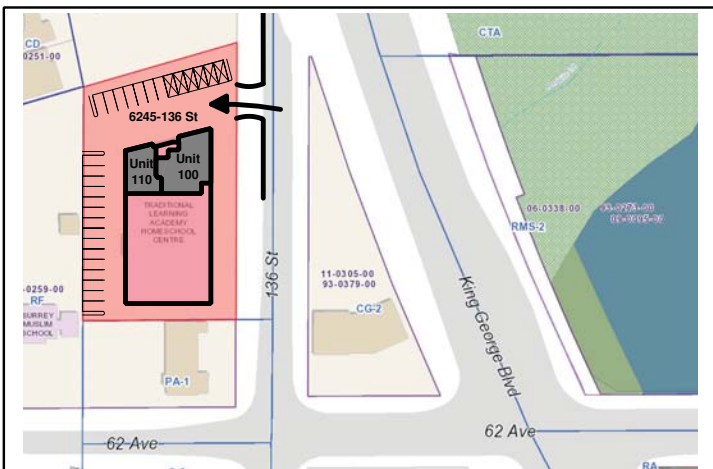
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan



**SITE PLAN**

Scale: NTS



**PARKING SPACE:  
MULTIPLE LOCATIONS  
IN PARKING LOT**

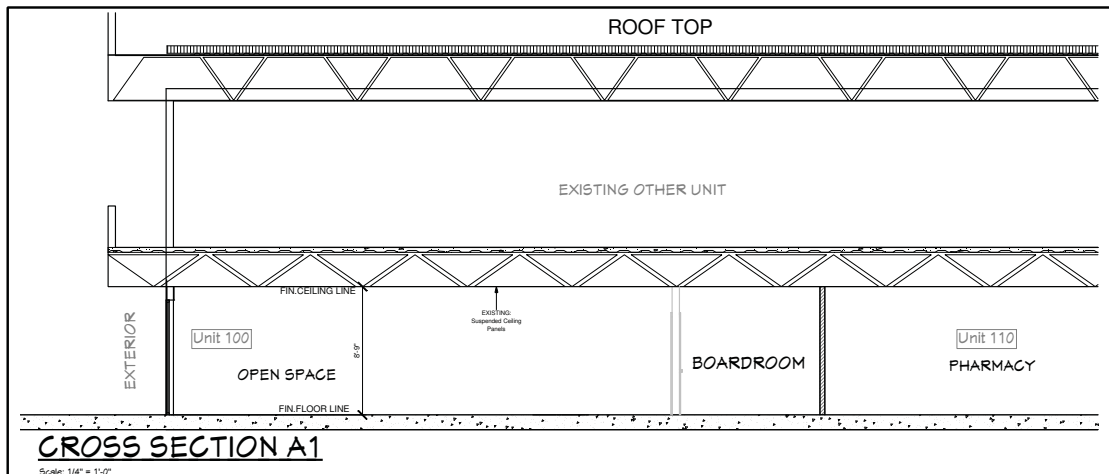
WALL INDEX	
	<b>NEW WALL</b> Steel or Wood Studs 1/2" GWB each side
	<b>EXISTING WALL</b> Steel Studs 1/2" GWB each side
	<b>EXISTING WALL TO BE REMOVED</b>
	<b>EXISTING EXTERIOR WALL</b> 2x8 Floor Construction + Insulation 1/2" GWB Inside
	<b>EXISTING DEMISING WALL</b> Steel Studs Type "X" GWB Each Side

DOOR & WINDOW INDEX	
	DOOR - EXISTING
	WINDOW - EXISTING

**TENANT IMPROVEMENT**

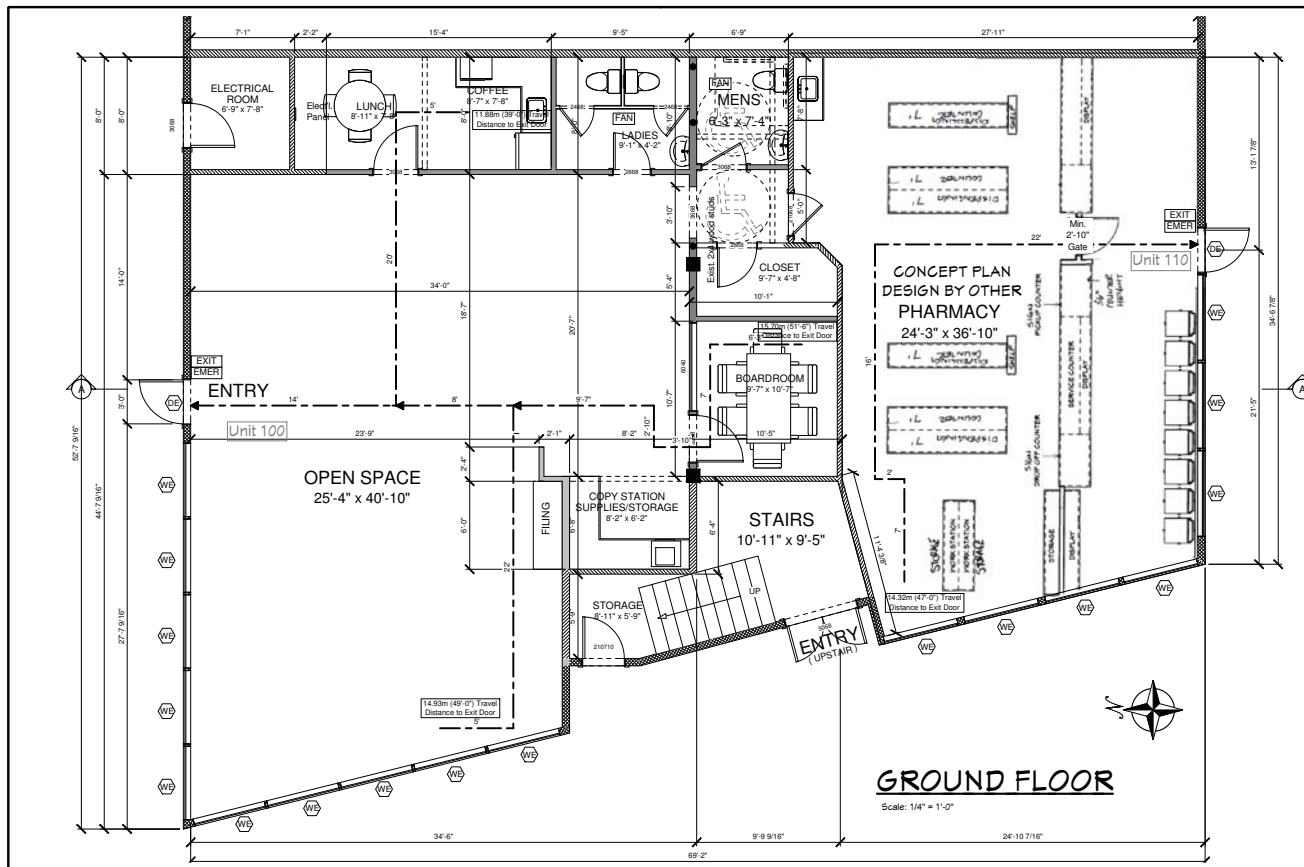
<b>PID:</b>	005-417-139
<b>PROPERTY NUMBER:</b>	55897
<b>FOLIO:</b>	6084-90008-2
<b>LOT:</b>	
<b>LEGAL:</b>	SEC 8 TWP 2 NWD PARCEL A REF PL 55897
<b>PLAN NUMBER:</b>	
<b>CIVIC ADDRESS:</b>	100 & 110, 6245-136 Street, Surrey
<b>BUILDING CODE:</b>	2012 BCBC
<b>BUILDING AREA:</b>	
<b>BUILDING HEIGHT:</b>	2 Storey
<b>SPRINKLERED:</b>	NO
<b>OCCUPANCY (BLDG):</b>	D
<b>INTENDED USE:</b>	OFFICE
<b>BUILDING TO COMPLY:</b>	3.2.2.60 (Bldg reclassified as part of L.I.P)
<b>OCCUPANT LOAD:</b>	6 Staff 6 Clients Total: 12 Persons
<b>TOTAL UNIT AREA:</b>	257.53 m 2772.03 sf
<b>No. of EXISTING WASHROOMS:</b>	1 EXISTING ACCESSIBLE WASHROOM
<b>NEW WASHROOMS:</b>	1 NEW LADIES WASHROOM
<b>PARKING: Staff</b>	6 x 0.5 = 3
<b>PARKING: Based on area</b>	257.53 / 100 x 2.7 = 6.9
<b>PARKING: Total Required</b>	9.9

**BUILDING CODE ANALYSIS**



**CROSS SECTION A1**

Scale: 1/4" = 1'-0"



**GROUND FLOOR**

Scale: 1/4" = 1'-0"

THESE PLANS CONFORM TO THE 2012 B.C. BUILDING CODE.



Unit 8197 - 8120 - 129 Street  
Surrey, BC V3R 1K1  
OR: (604) 543-8261 Fax: (604) 543-8246  
e-mail: khang@apexdesigngroup.com  
website: ApexDesignGroup.com

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The Designer assumes no responsibility for structural or dimensional errors or omissions. The Contractor and/or Owner must verify all drawings and notify the Designer of any errors or omissions for possible corrections prior to start of construction. Visual contract with these drawings shall constitute conclusive evidence of acceptance of these restrictions. Further dimensions shall have precedence over scaled dimensions.

ARCHITECT'S/DESIGNER'S STAMP:

STRUCTURAL ENGINEER'S STAMP:

**Client:** INGREEN INVESTMENTS LTD.  
604-307-5003 (Sukhi Grewal)  
**City Project No:**  
**Site Location:** #100 & 110, 6245-136 Street, Surrey, BC

**Drawn:** RC  
**Checked:** RC  
**Date:** June 30, 2016  
**Scale:** 1/4" = 1' (or as noted)  
**Version:** 2016.06.30 L4 Final v3a  
**Sheet Title:**

**Plan Number:** Ingreen Invest 105-8245-136-56-2016-06-30 L4 Final v3a  
**Sheet Number:** A-1.0  
**Revision:** 3a  
**Plot Date:** June 30, 2016