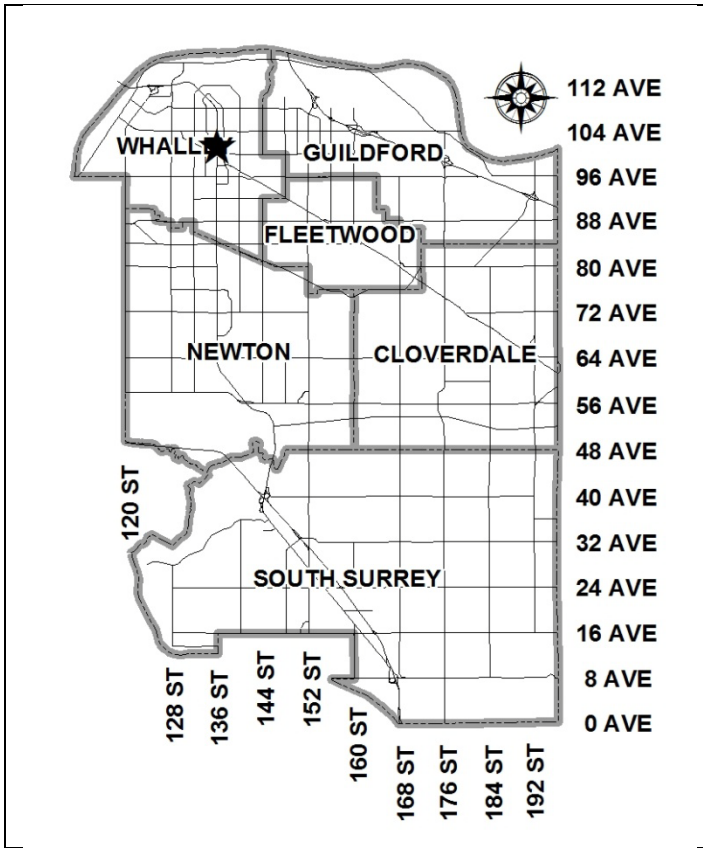


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0314-00

Planning Report Date: January 23, 2012



PROPOSAL:

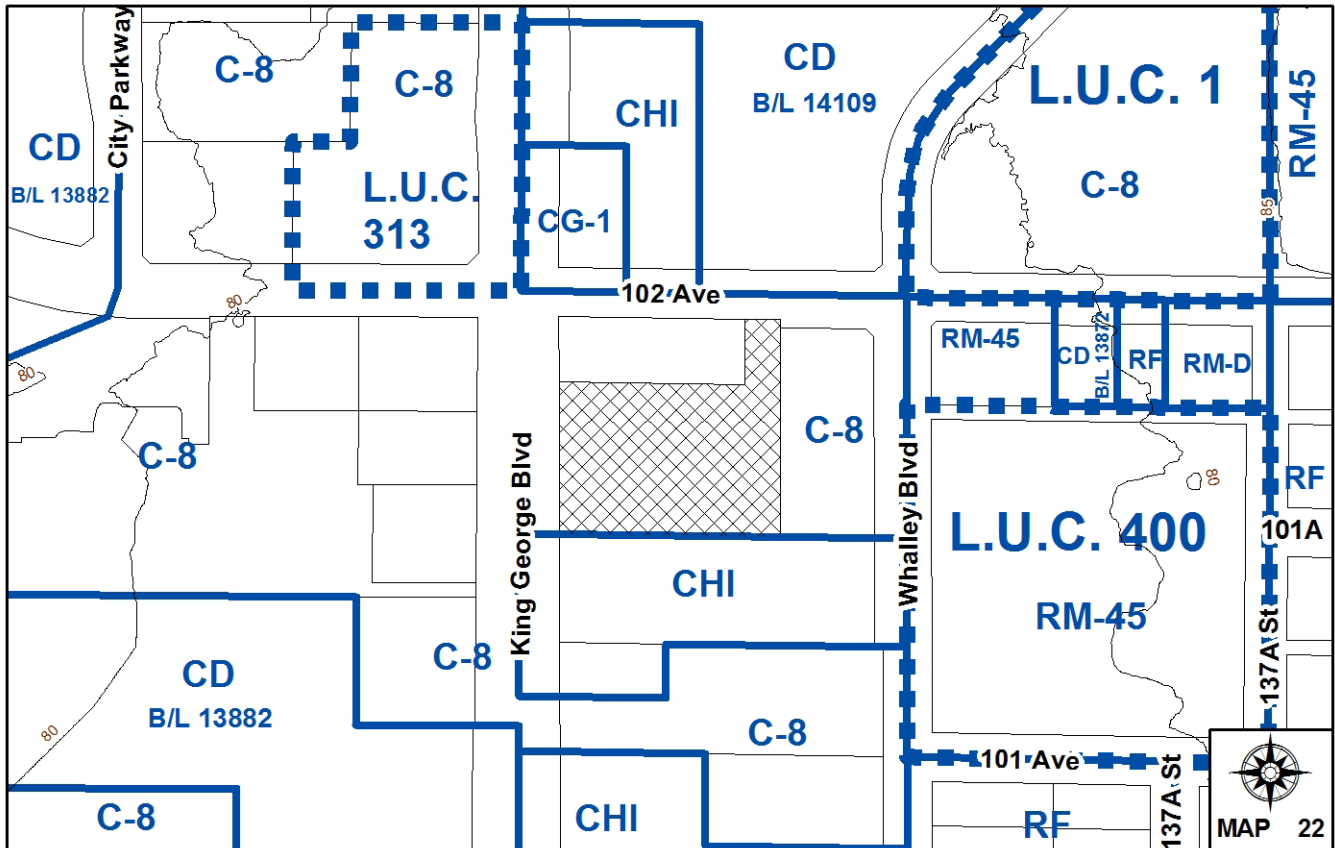
- **Development Variance Permit**
 in order to vary the minimum 400-metre separation requirement between a small-scale drug store and a drug store.

LOCATION: 10166 King George Boulevard

OWNER: 10166 KG Holdings Ltd.

ZONING: C-8

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposes to locate a small-scale drug store within 400 metres (1,300 ft.) of an existing small-scale drug store.

RATIONALE OF RECOMMENDATION

- The applicant is proposing to construct a pharmacy as part of a medical complex which offers medical services including doctors' office and medical lab. To accommodate the pharmacy, the applicant is proposing to vary the minimum separation requirement in Zoning By-law No. 12000, which requires a 400-metre (1,300-ft.) separation between the proposed small-scale drug store and any existing drug store.
- The proposed variance would allow a range of medical-related services provided on one site by permitting a pharmacy within the medical complex.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0314-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) To reduce the minimum separation requirement in the Zoning By-law, between a proposed small-scale drug store and an existing drug store from 400 metres (1,300 ft.) to ~~160~~ **100** metres (~~525~~ **328** ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant unit in a multi-tenant commercial building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Recently vacated convenience store (7-Eleven).	Commercial	C-8
East:	Single-storey commercial building (Development Application No. 7908-0078-00).	Commercial	C-8
South:	Large-scale business supply store (Staples).	Commercial	CHI
West (across King George Boulevard):	Central City Shopping Centre and other commercial buildings.	City Centre	C-8 and CD (By-law 13882)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is 0.6 hectare (1.5 acres) in area and located on the east side of King George Boulevard, just south of 102 Avenue.
- The property is located within City Centre, is designated "Commercial" in the Official Community Plan (OCP), and is zoned Community Commercial (C-8) Zone.

- The subject site is occupied by a single-storey multi-unit commercial building. The subject unit is currently vacant and was previously occupied by a Rogers Video. There is one other commercial unit located within the same building which is currently occupied by a financial institution (CIBC).
- The applicant is proposing to operate a pharmacy, called The Medicine Shoppe, on the subject site. The applicant is requesting a Development Variance Permit to vary the Zoning By-law in order to allow a small-scale drug store to be located within 400 metres (1,300 ft.) of another drug store.

Proposal

- The applicant is proposing to operate a pharmacy as part of a medical complex which offers medical services including doctors' office and a medical lab. To accommodate the pharmacy, the applicant is proposing to vary the minimum separation requirement in Part 4 General Provisions of Surrey Zoning By-law No. 12000, which requires a 400-metre (1,300 ft.) separation between the proposed pharmacy and existing drug stores.
- The proposed pharmacy will have a total floor area of 69.7 square metres (750 sq. ft.). The proposed doctors' office will occupy 90.3 square metres (972 sq.ft.), and the medical lab will occupy 228.3 square metres (2,457 sq.ft.) (Appendix II).
- The Zoning By-law defines a drug store as "a commercial establishment with a *gross floor area* of 600 square metres [6,450 sq.ft.] or greater which fills a broad range of pharmaceutical prescriptions, and which includes the display for sale of health and beauty products and general merchandise on at least 65% of its *gross floor area*".
- The Zoning By-law further 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*". The proposed pharmacy is considered a small-scale drug store according to the Zoning By-law.
- The Zoning By-law requires that no small-scale drug store shall locate within 400 metres (1,300 feet) of an existing drug store, small-scale drug store or methadone dispensary. However, the Zoning By-law does not have similar restrictions for drug stores.
- There are five drug stores located within a 400-metre (1,300 ft.) radius of the subject site: Shoppers Drug Mart, Zellers and Safeway to the west, and PriceSmart Foods and London Drugs to the north. There ~~is one~~ **are two** small-scale drug store, Kingston's Pharmacy, **and Medical Centre Prescriptions** located ~~to the south~~ within a 400-metre (1,300 ft.) radius of the subject site (Appendix III).
- The applicant is requesting a Development Variance Permit (DVP) in order to permit a small-scale drug store within 400 metres (1,300 ft.) of existing drug stores. The nearest small-scale drug store (~~Kingston's Pharmacy~~ **Medical Centre Prescriptions**) is ~~160~~ **100** metres (~~525~~ **328** ft.) to the ~~south~~ **west** of the subject site.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The applicant is proposing to reduce the minimum separation requirement of 400 metres (1,312 ft.) between a small-scale drug store and existing drug store as outlined in Part 4 General Provisions of Surrey Zoning By-law No. 12000 to a separation of ~~160~~ 100 metres (~~525~~ 328 ft.).

Applicant's Reasons:

- The proposed small-scale drug store, Medicine Shoppe Pharmacy, together with BC Bio Laboratories and physicians will cater to the community and supply a much needed demand for health care in the area.
- The site will provide one convenient location for the three services and will offer extended hours (6:00 am to 7:00 pm, up to 7 days per week). The design will allow for open areas between the laboratory, doctors' office and pharmacy.
- The drug store concept is not a methadone dispensary, but rather a community, full-service pharmacy servicing all types of health care patients, and which focuses on a patient-centred health care model. The Medicine Shoppe philosophy is to help customers in every capacity, including making referrals to other community resources when required.
- The pharmacy will offer clinics on chronic conditions and preventative care, as well as a unique program to provide optimum medication compliance, which has proven to reduce hospital readmissions.

Staff Comments:

- The proposed pharmacy will occupy a relatively small floor area (69.7 square metres / 750 sq. ft.) within the larger medical complex and will dispense a broad range of pharmaceuticals.
- The proposed pharmacy and medical office will share an exterior entrance and small lobby area, which will be separate from the entrance to the medical lab. The interior layout, however, is proposed to have open areas between the laboratory, doctor's office and pharmacy.
- If the applicant proposes any exterior changes to the building that are minor in nature, the changes can be processed by staff administratively without requiring a major Development Permit process.
- There will be a minimum separation of ~~160~~ 100 metres (~~525~~ 328 ft.) between the proposed small-scale drug store and an existing small-scale drug store located at ~~10051 Whalley Boulevard (Kingston's Pharmacy)~~ 10225 King George Boulevard (Medical Centre Prescriptions).
- The proposed pharmacy is not to be a methadone dispensary, as defined in the Zoning By-law, but rather a community, full-service pharmacy.

- The proposed business model, which comprises of pharmacy, doctors' office, and medical lab within one central location, provides a "one-stop" clustering of services for clients.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

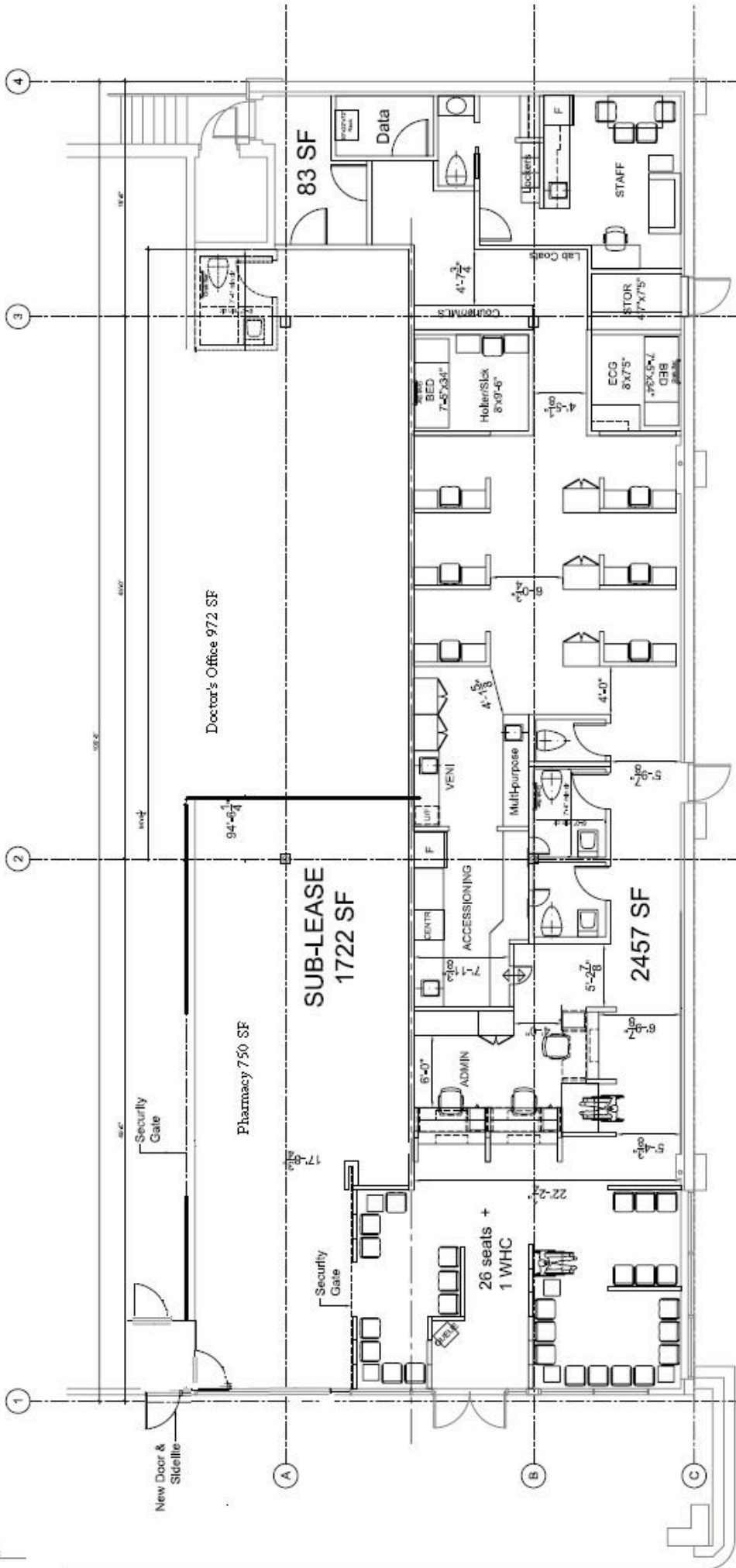
Appendix I.	Lot Owners, and Action Summary
Appendix II.	Proposed Site Plan
Appendix III.	Map of Drug Stores within 400 metres of Subject Site
Appendix IV.	Development Variance Permit No. 7911-0314-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/kms

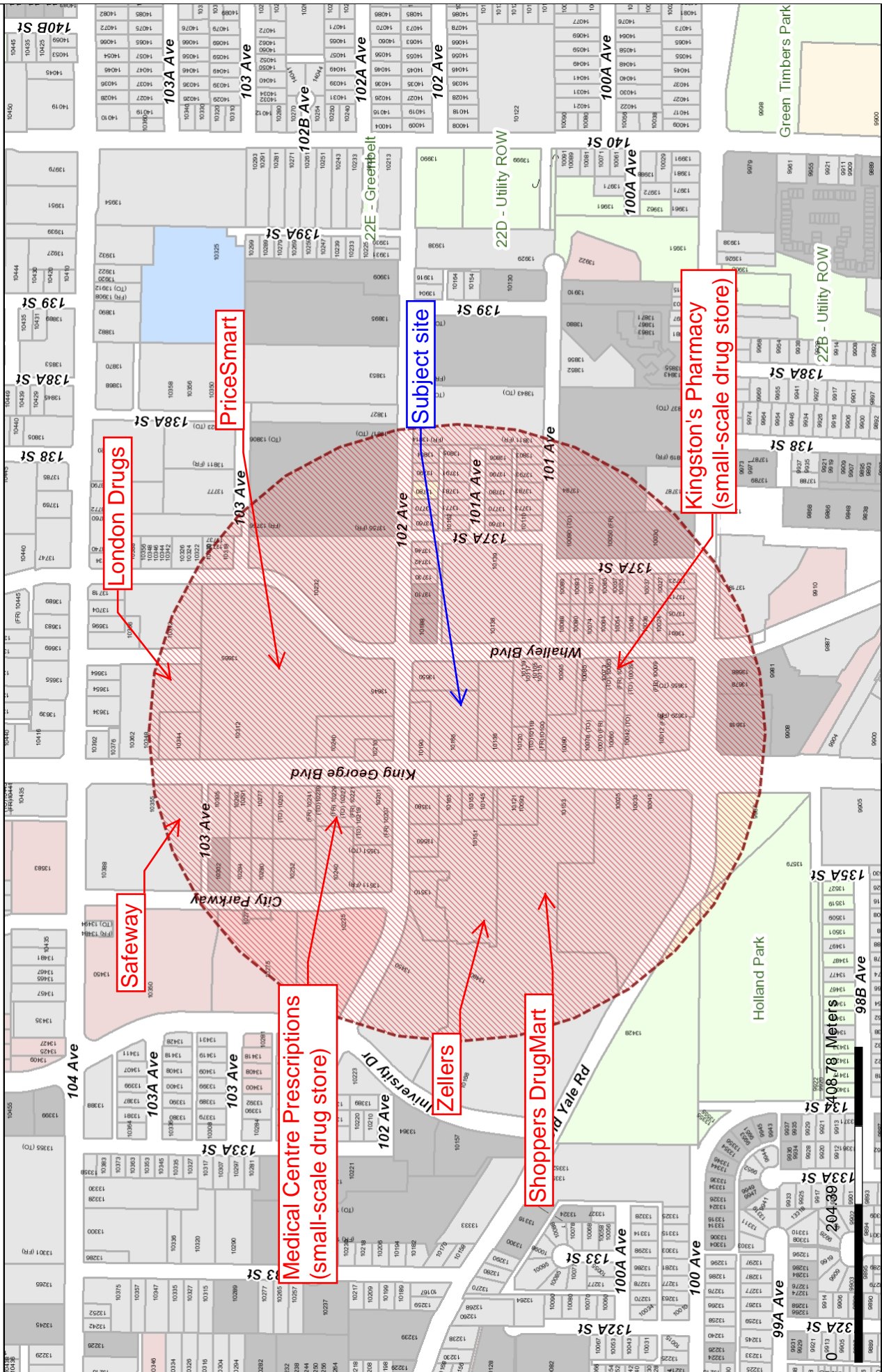
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Drawing Title	Schematic Floor Plan: Scheme 1	Scale	1/8" = 1'-0"	Date	2Dec11
Project Title	PSC #26 Tenant Improvements Suite 101 • 10166 King George Blvd, Surrey, BC BC Biomedical Laboratories	Project No.	11-089	Drawing No.	SK1
mnemosyne architecture		7880 Oakridge Street Vancouver, BC V6N 1K5 T: 604.327.2838 E: mnemosyne@shaw.ca			



Locations of drug stores and small-scale drug stores within 400m of the subject site



Enter Map Description

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.



Scale: 1:6,813

Map created on: Tuesday, 10 January 2012

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0314-00

Issued To: 10166 KG HOLDINGS LTD. SILBER ARNOLD
("the Owner")

Address of Owner: 400-1245 Broadway W
Vancouver BC V6H 1G7

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: 003-710-386
Parcel "A" (Reference Plan 15485) Lot 33 Except: Parcel One (Explanatory Plan 38010)
Section 26 Block 5 North Range 2 West New Westminster District Plan 15321

10166 King George Boulevard
(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section D.28 of Part 4 General Provisions, the minimum separation requirement between a small-scale drug store and a drug store is varied from 400 metres (1,300 ft.) to ~~160~~ 100 metres (~~525~~ 328 ft.).
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. 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, including a Tenant Improvement Building Permit, with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

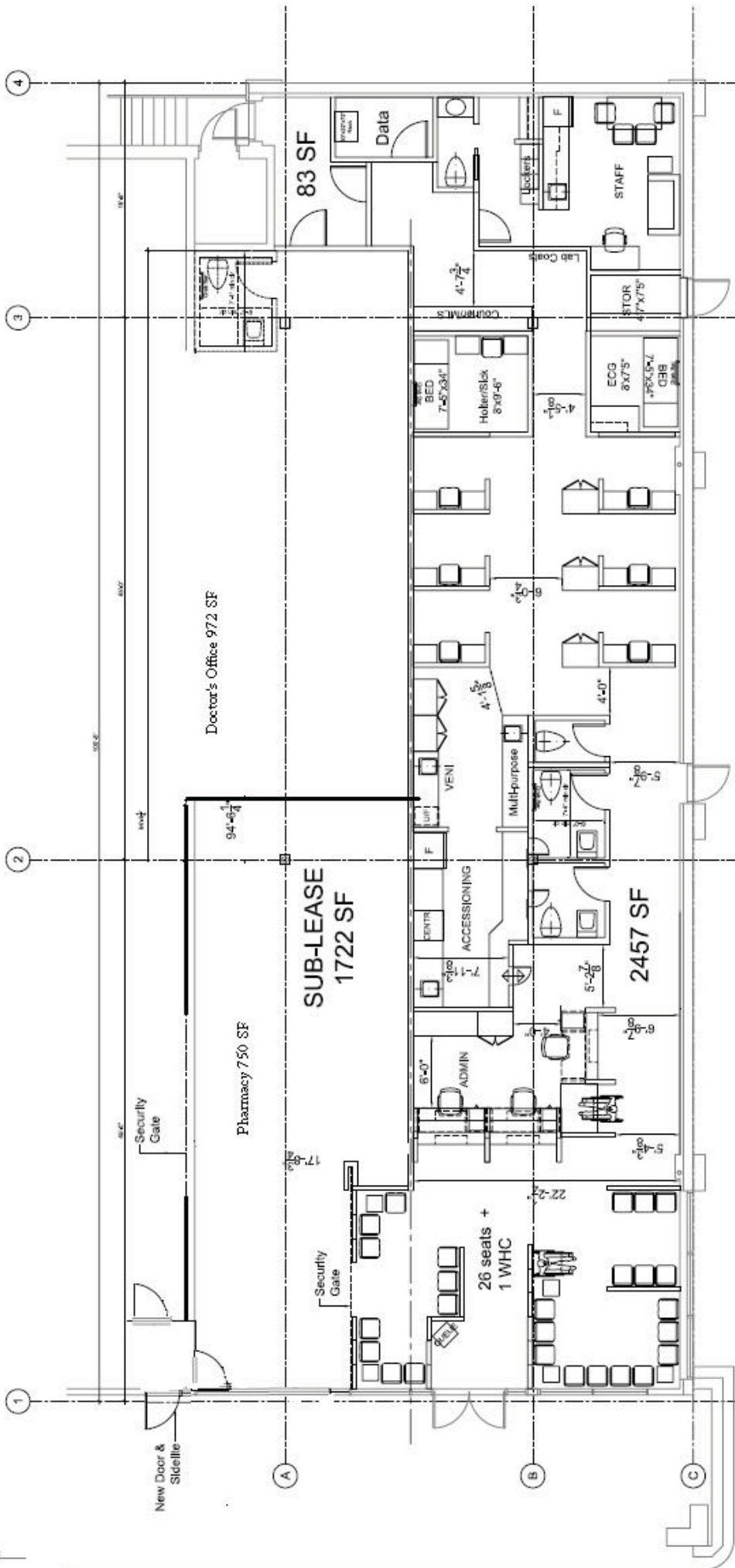
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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 – Dianne L. Watts

City Clerk – Jane Sullivan



Drawing Title	Schematic Floor Plan: Scheme 1	Scale	1/8" = 1'-0"	Date	2Dec11
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