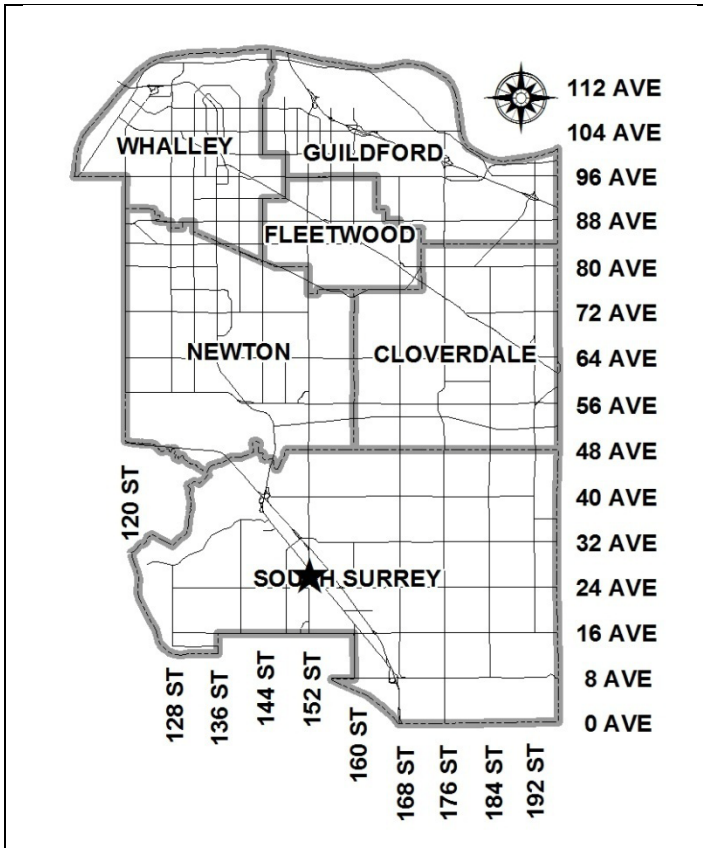


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0031-00

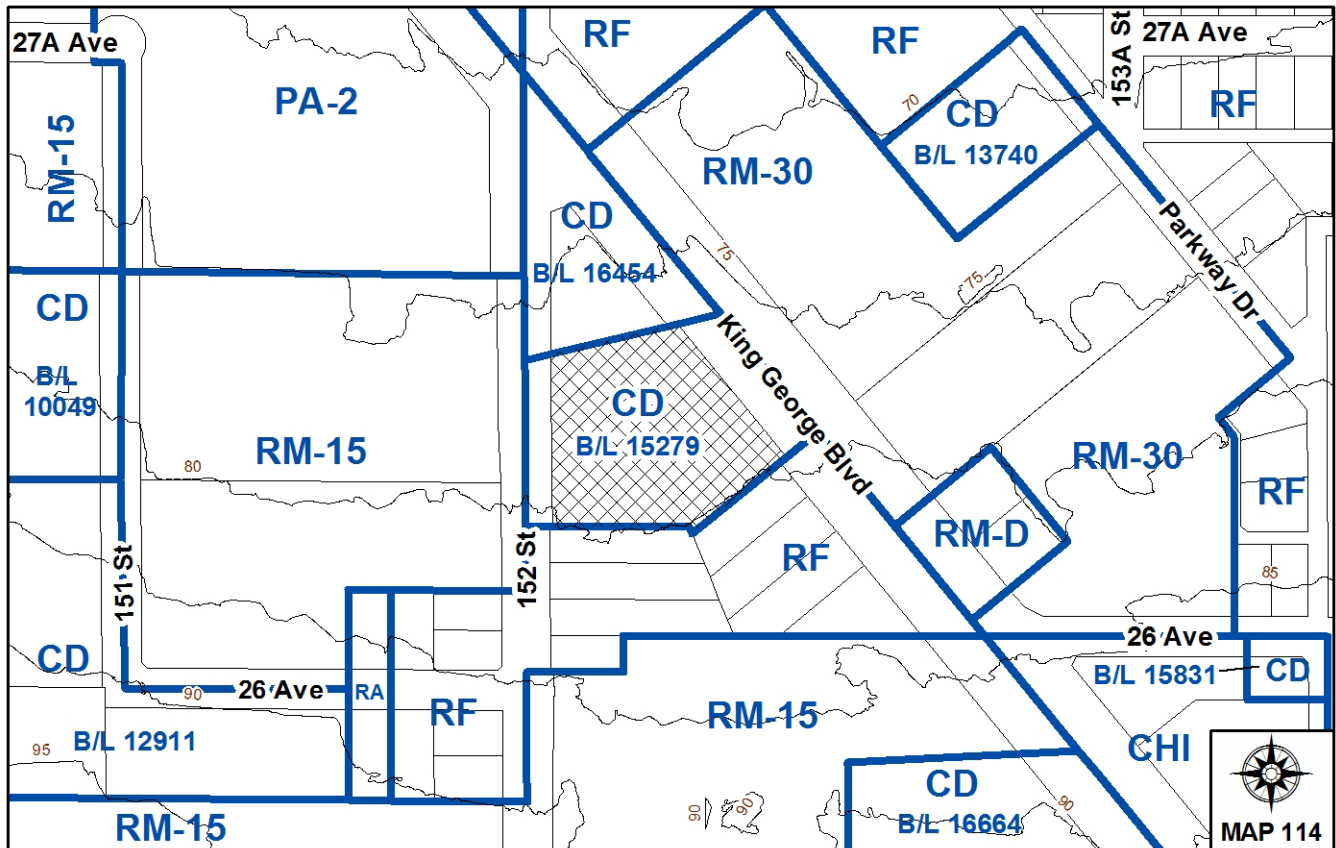
Planning Report Date: April 2, 2012



**PROPOSAL:**

- Amend CD By-law No. 15279 in order to ensure the proposed small-scale drug store is operated in conjunction with a medical office.

**LOCATION:** 2640 - 152 Street  
**OWNERS:** Benuzzo Santelli, Carmela Santelli and Rosanna Santelli  
**ZONING:** CD (By-law No. 15279)  
**OCP DESIGNATION:** Multiple Residential  
**LAP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending CD By-law No. 15279.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The applicant is proposing a small-scale drug store as part of a larger medical office complex. In order to accommodate the small-scale drug store, Council was asked to consider a Development Variance Permit (DVP) application at the February 20, 2012 Regular Council – Land Use Meeting (File No. 7912-0012-00) to vary the 400 metre separation requirement between the proposed small-scale drug store and existing drug stores located within Peninsula Village Shopping Centre at 15355 – 24 Avenue. The DVP application was approved to proceed to Public Notification at the March 12, 2012 Council meeting.
- Previously, Council expressed some concerns regarding the possible over-concentration of small stand-alone pharmacies but Council was receptive to small-scale pharmacies that operate in conjunction with a medical office.
- The current development application (File No. 7912-0031-00) addresses Council's concerns by proposing an amendment to the existing CD Zone (By-law No. 15279) that ensures the proposed small-scale drug store will operate in conjunction with a medical office (Appendix III).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 15279 and a date for Public Hearing be set.
2. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) Final approval of Development Variance Permit No. 7912-0012-00.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant commercial buildings

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Gas station.	Urban/Commercial	CD (B/L 16454)
East (Across King George Boulevard):	Multi-family residential.	Multi-family/Garden Apartments (30 u.p.a.) and Proposed Landscape Buffer (15 metres wide)	RM-30
South:	Single family residential.	Multi-family/ Apartments (45 u.p.a.) and Proposed Landscape Buffer (15 metres wide)	RF
West (Across 152 Street):	Multi-family residential.	Urban/Townhouse (15 u.p.a.)	RM-15

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is 0.9 hectare (2.2 acres) in area and located between King George Boulevard and 152 Street.
- The property is designated "Multiple Residential" in the Official Community Plan (OCP) and "Commercial" in the King George Highway Corridor Development Concept Plan. The property is currently regulated under a Comprehensive Development (CD) Zone (By-law No. 15279).

- The subject property was previously rezoned from "Single Family Residential (RF)" Zone to "Comprehensive Development (CD)" Zone (based on C-5) in order to permit a broad range of retail uses, general service uses and office uses. A Development Permit (No. 7903-0099-00) was issued by Council on July 26, 2004 for three commercial buildings with a gross floor area of 1,732 square metres (18,644 sq. ft.).
- The proposed pharmacy will occupy roughly 93 square metres (1,000 sq. ft.) of retail floor space in Building 1 (Appendix II) and operate in conjunction with a larger medical office that occupies roughly 418 square metres (4,500 sq. ft.) of office space. The combined medical-related services provided on-site will benefit patients by offering the services of different healthcare professionals, located within a single medical complex, which significantly improves overall patient treatment.
- The Zoning By-law requires that no small-scale drug store shall be located within 400 metres (1,312 sq. ft.) of an existing drug store, small-scale drug store or methadone dispensary. The proposed pharmacy at 2640 – 152 Street is located within 265 metres (869 ft.) from existing drug stores located in Peninsula Village Shopping Centre at 15355 – 24 Avenue (Safeway and London Drugs). As a result, the applicant requested a Development Variance Permit (DVP) to reduce the 400 metre separation requirement to permit the proposed small-scale drug store (File No. 7912-0012-00). At the February 20, 2012 Regular Council – Land Use Meeting, Council approved the DVP to proceed to Public Notification.

#### Proposed Amendment to CD By-law (By-law No. 15279)

- Previously, Council expressed some concerns regarding the possible over-concentration of small stand-alone pharmacies but Council was receptive to small-scale pharmacies that operate in conjunction with a medical office.
- Under the existing CD Zone (By-law No. 15279) for the subject property, a broad range of retail store and office uses are currently permitted. In response to the concerns of Council, the applicant has agreed to amend the CD Zone to ensure the operation of a small-scale drug store is accessory to a medical office.
- The proposed CD By-law Amendment will permit a small-scale drug store but provides a limitation on the gross floor area, number of pharmacies allowed on-site and general location of the pharmacy. Specifically:
  - The pharmacy shall not exceed a total gross floor area of 93 square metres [1,000 sq. ft.];
  - The pharmacy must be an accessory use only to offices of medical doctors who are licensed with the College of Physicians and Surgeons, provided that the gross floor area of all medical doctors' offices located on-site is a minimum of 418 square metres [4,500 sq. ft.];
  - Only one pharmacy is permitted on a lot; and
  - The pharmacy must be contained in the same principal building as the medical office.
- The applicant had expressed concerns regarding the length of time required to formally rezone the subject property given the agent was unable to secure an extension of the Offer to Lease. Therefore, staff asked Council to consider the DVP application before introduction of the CD By-law Amendment at the February 20, 2012 Regular Council – Land Use Meeting. The proposed small-scale drug store will not receive a business license until the DVP and rezoning are approved by Council.

### PRE-NOTIFICATION

Pre-notification letters were sent on February 16, 2012 and staff received the following responses:

- An adjacent property owner expressed concerns the proposed small-scale drug store would primarily dispense medication for individuals addicted to controlled substances.

*(City staff confirmed the applicant is proposing a small-scale drug store as part of a larger medical complex in Building 1. The pharmacy is limited to 93 square metres (1,000 sq. ft.) and will operate in conjunction with a medical office staffed by qualified professionals licensed by the College of Physicians and Surgeons. In addition, the small-scale drug store will primarily fill prescriptions for medical office clientele and not dispense medication for individuals addicted to controlled substances. Following the conversation, the adjacent property owner no longer appeared concerned with the proposed rezoning or small-scale drug store at 2640 – 152 Street).*

- An adjacent property owner called asking for details about the rezoning application and expressed support for the small-scale drug store operating in conjunction with a medical office.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan
Appendix III.	Proposed CD By-law Amendment

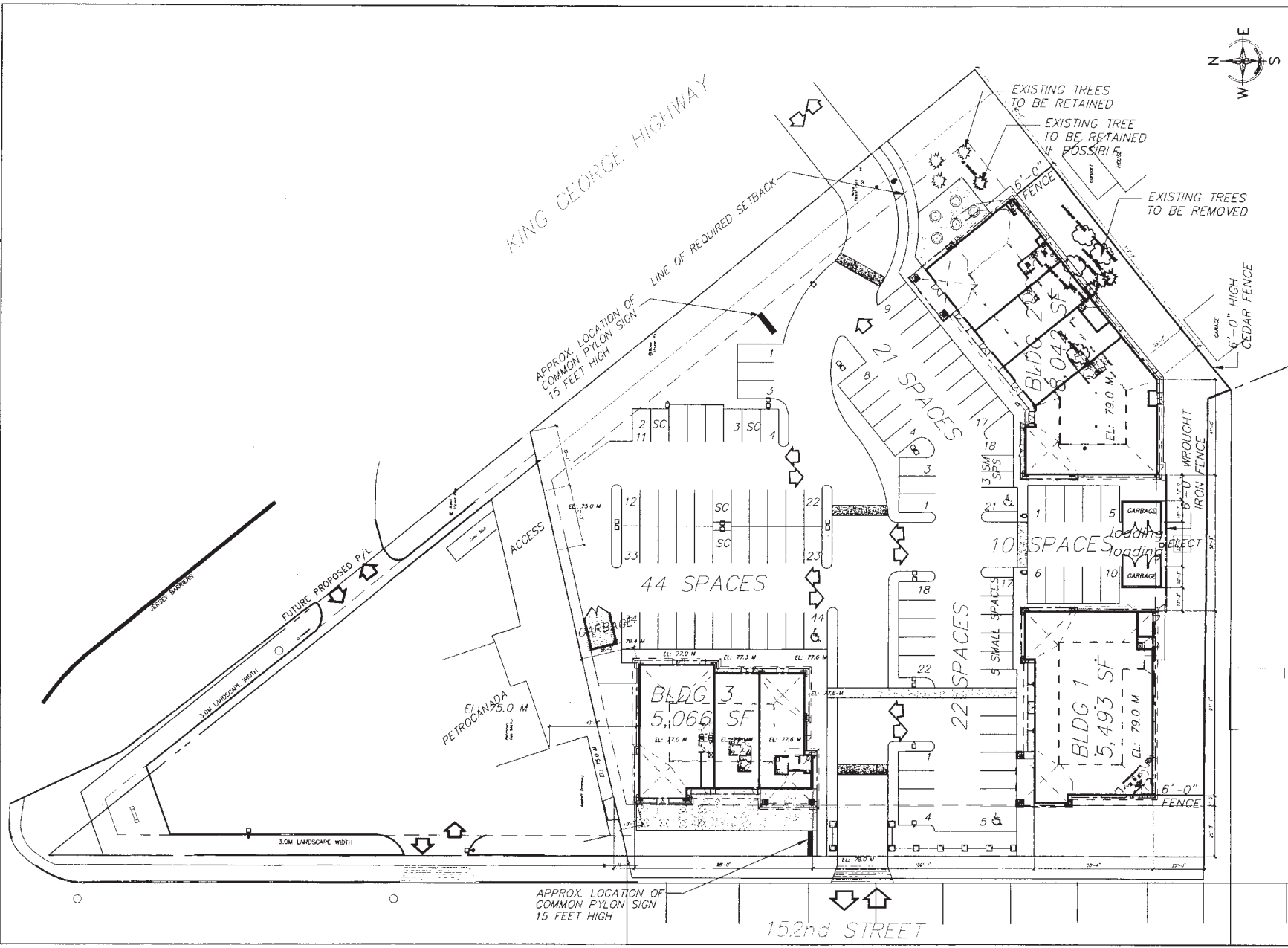
*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/kms

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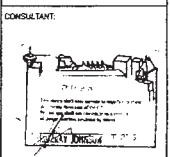
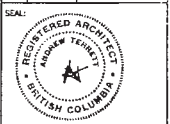
**ATA**  
ANDREW TERRIT ARCHITECT

200-1687 WEST BROADWAY  
VANCOUVER, B.C. V6J 1D2  
TEL. 756-3730 FAX. 756-3771

THE ARCHITECT ASSURES THAT ALL PARTS OF THIS DRAWING ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

REVISIONS:

REV.	DATE	DESCRIPTION
1	FEB 10/03	ISSUED FOR REVIEW
2	MAR 11/03	ISSUED FOR REVIEW
3	MAR 19/03	ISSUED FOR OP
4	SEP 05/03	RE-ISSUED FOR OP
5	OCT 22/03	ISSUED FOR ADP
6	NOV 16/03	RE-ISSUED FOR ADP
7	APR 14/04	ISSUED FOR CP REVIEW
8	APR 28/04	ISSUED FOR BP APPLICATION
9	MAY 13/04	CONST. REVISIONS
10	JUL 27/04	EXTERIOR CONCRETE WALLS
11	OCT 19/04	EXTERIOR STEEL BRIMS
12	NOV 5/04	FINAL BUILDING PERMIT DWGS
13	DEC 29/04	ROOF TAKEOFF CHANGES



PROJECT:  
**TRIBECA  
RETAIL MALL  
152nd & KING GEORGE**

SHEET TITLE:  
**SITE PLAN**

CHECKED BY:	ANDREW
DRAWN BY:	ERIC V.
DATE:	10/02/03
SCALE:	1" = 20'-0"
FILE NAME:	A.1.0.DWG
PLOTTED:	06/02/04
PROJECT NO.	DRAWING NO.
<b>SAN</b>	<b>A.1.0</b>

CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15279

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15279 is hereby amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended as follows:

(a) Part 2 Section B (Permitted Uses), Sub-section B1.(a) is deleted and replaced with the following:

"1. (a) *Retail stores*:

i. Including a pharmacy provided:

- a. The pharmacy not exceed a total *gross floor area* of 93 square metres [1,000 sq.ft.];
- b. The pharmacy is an *accessory use* only to offices of medical doctors who are licensed with the College of Physicians and Surgeons, and the *gross floor area* of the medical doctors' offices is a minimum of 418 square metres [4,500 sq.ft.];
- c. There is not more than one pharmacy on a *lot*; and
- d. The pharmacy is contained in the same *principal building* as the medical doctors' offices.

ii. Excluding the following:

- a. *Adult entertainment stores*;
- b. Auction houses; and
- c. *Secondhand stores and pawnshops*;"



2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15279, Amendment By-law, 2012, No. \_\_\_\_\_."

READ A FIRST AND SECOND TIME on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

READ A THIRD TIME ON THE \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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