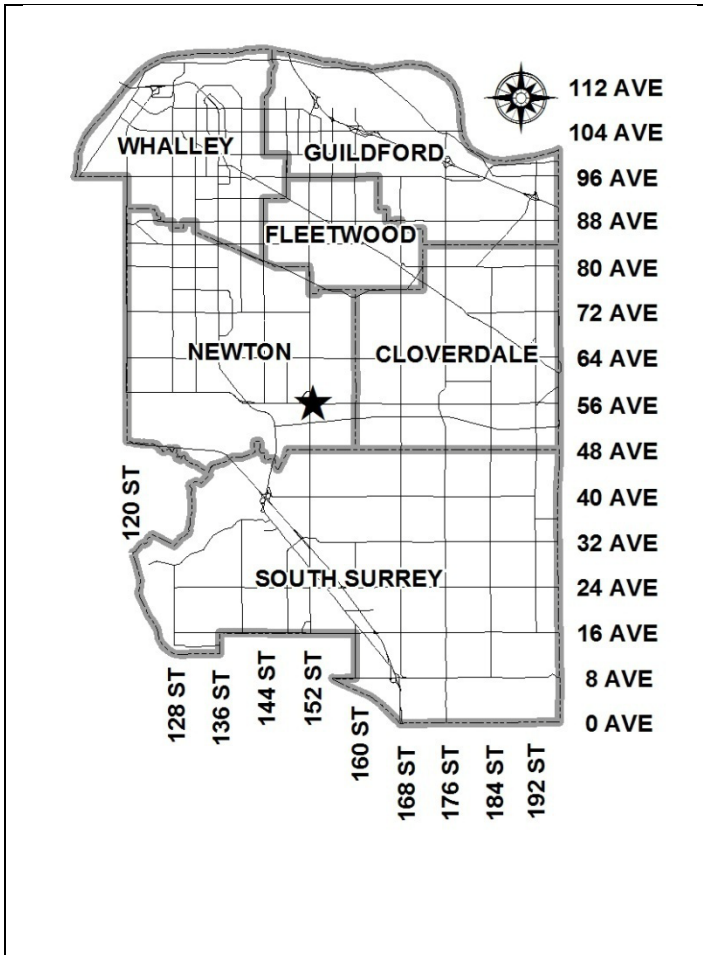


Planning Report Date: July 23, 2012



PROPOSAL:

- Amend CD By-law No. 14510
- **Development Variance Permit**

in order to allow indoor recreational facility as a permitted use and ensure a small-scale drug store is operated in conjunction with a medical office. A variance is required to reduce the minimum 400 metre separation requirement between a small-scale drug store and existing drug store/small-scale drug store.

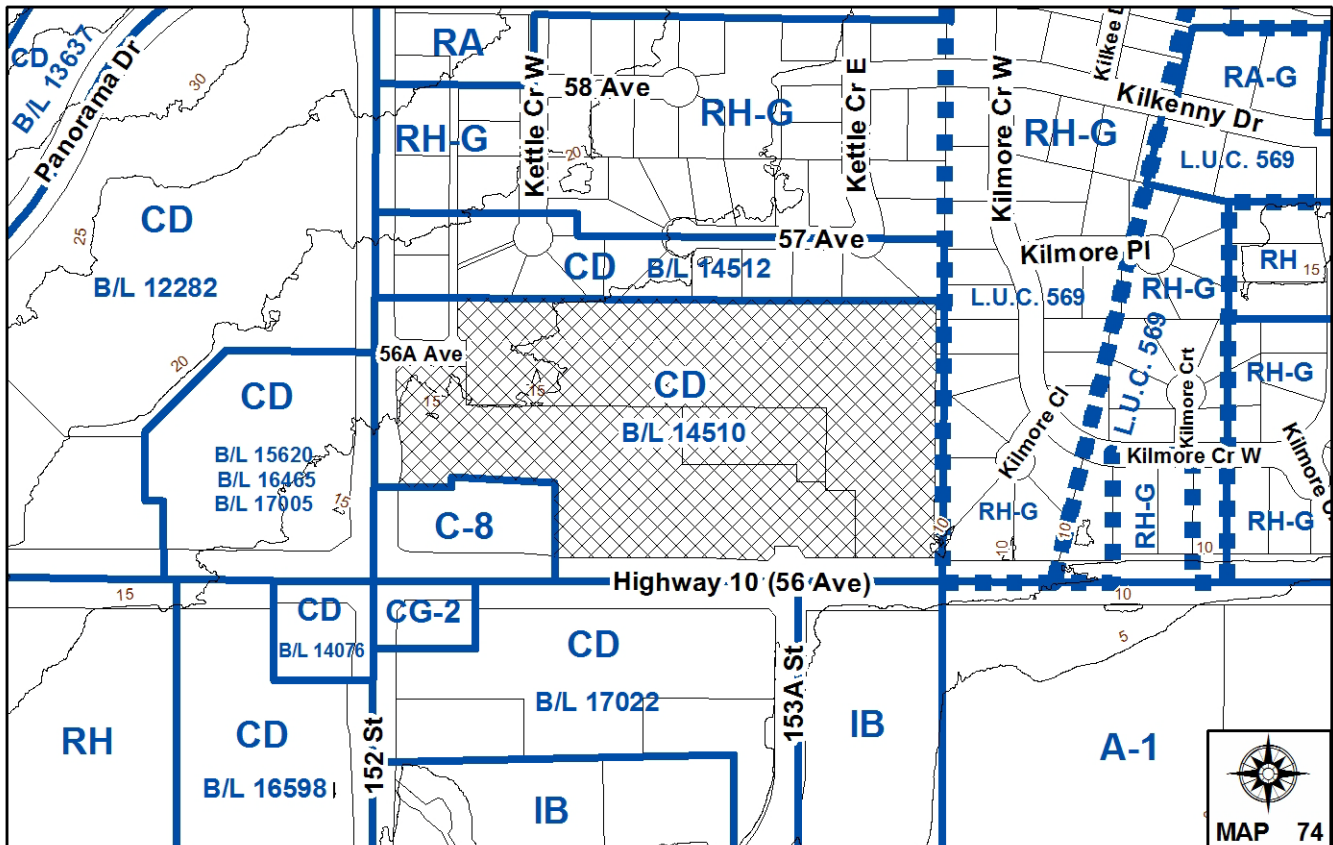
LOCATION: 15300 Block of 56 Avenue
 (Highway No. 10)

OWNERS: 606200 B.C. Ltd.
 559006 B.C. Ltd.
 Sullivan Station Annex Ltd.

ZONING: CD (By-law No. 14510)

OCP DESIGNATION: Commercial

LAP DESIGNATION: Retail Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending CD By-law No. 14510.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a small-scale drug store which operates in conjunction with a medical office. In order to accommodate the small-scale drug store, the applicant requests a Development Variance Permit (DVP) to reduce the minimum separation requirement between the proposed small-scale drug store and an existing drug store/small-scale drug store in Panorama Village at 15157 – 56 Avenue (Shoppers Drug Mart) and Panorama Place at 15240 – 56 Avenue (Pharmacy).

RATIONALE OF RECOMMENDATION

- Under the existing CD By-law (By-law No. 14510), retail stores and office uses are permitted on-site.
- The proposed variance would expand the range of medical-related services on-site by permitting a small-scale drug store that operates in conjunction with a medical office. The small-scale drug store would enable a registered pharmacist to dispense prescribed medication which is more convenient for clients of the adjacent medical office as well as various other medical-related businesses on-site.
- Council previously expressed concerns regarding the possible over-concentration of small stand-alone pharmacies but Council was receptive to small-scale drug stores that operate in conjunction with a medical office. To address this concern, the applicant has agreed to amend the CD Zone (By-law No. 14510) thereby ensuring the proposed small-scale drug store operates in conjunction with a medical office located within the same strata building.
- The applicant further proposes to amend the CD By-law (By-law No. 14510) in order to add indoor recreational facility as a permitted use thereby allowing for a small yoga studio at 15375 – 56 Avenue. This use is consistent with the C-8 Zone which is appropriate for this location.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 14510 and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7912-0133-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) in Section 28 of Part 4, General Provisions, the minimum separation requirement between a small-scale drug store and existing drug store or small-scale drug store is varied from 400 metres (1,312 ft.) to 28 metres (92 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) final approval from the Ministry of Transportation & Infrastructure.

REFERRALS

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

Ministry of Transportation & Infrastructure (MOTI): No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Commercial business complex.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family dwellings and duplexes.	Urban/Urban Residential	CD (By-law No. 14510)
East:	Single family dwellings and duplexes.	Urban/Urban Residential	CD (By-law No. 14510)
South (Across 56 Avenue):	Multi-tenant industrial and business park.	Industrial/Business Park and Commercial	IB and CD (By-law No. 17022)
West (Across 152 Street):	Multi-tenant commercial buildings.	Commercial/Retail Commercial and Shopping Centre	C-8 and CD (By-law No. 15620, 16465 & 17005)

DEVELOPMENT CONSIDERATIONS

- The subject property is 2.9 hectares (7.25 acres) in area and located on the north side of 56 Avenue (No. 10 Highway), east of 152 Street.
- The property is designated "Commercial" in the Official Community Plan (OCP) as well as "Retail Commercial" in the Newton Local Area Plan (LAP). The subject property is currently regulated by a "Comprehensive Development (CD)" Zone (By-law No. 14510) which permits a broad range of retail, personal service, general service and office uses.
- A Development Permit (No. 7999-0102-00) was issued by Council in June, 2003 for a retail shopping centre with a gross floor area of 7,618 square metres (82,000 sq. ft.). The DP was further amended to permit a Tim Hortons drive-thru restaurant and additional commercial building on Pad #2 (File No. 7903-0365-00 and 7904-0171-00).
- The proposed small-scale drug store will occupy roughly 279 square metres (3,000 sq. ft.) of retail floor space in Strata Lot 8 at 15325 – 56 Avenue. In addition, the applicant proposes a medical office in the adjacent strata unit which occupies roughly 140 square metres (1,500 sq. ft.) of floor space.
- The Zoning By-law requires that no small-scale drug store shall be located within 400 metres (1,312 ft.) of an existing drug store, small-scale drug store or methadone dispensary. The proposed small-scale drug store at 15325 – 56 Avenue is located on a property which is within 28 metres (92 ft.) of a property occupied by an existing drug store in Panorama Village at 15157 – 56 Avenue (Shoppers Drug Mart) and another property occupied by a small-scale drug store located in Panorama Place at 15240 – 56 Avenue (Pharmacy). The actual door-to-door separation of the proposed small-scale drug store to Shoppers Drug Mart is about 300 metres (984 ft.) and roughly 200 metres (656 ft.) to Pharmacy. As a result, the applicant requests a DVP to reduce the 400 metre (1,312 ft.) separation requirement to permit the proposed small-scale drug store (File No. 7912-0133-00).
- In addition, the applicant further proposes to amend the existing CD By-law (By-law No. 14510) to permit an indoor recreational facility thereby allowing a small yoga studio which occupies roughly 316 square metres (3,400 sq. ft.) of floor space at 15375 – 56 Avenue.

Definition of Small-Scale Drug Store and Drug Store in Zoning By-law No. 12000

- Under the Zoning By-law, a drug store is defined 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 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 small-scale drug store at 15325 – 56 Avenue has a gross floor area of 279 square metres (3,000 sq. ft.) and therefore is considered a small-scale drug store under Zoning By-law, No. 12000.
- The Zoning By-law requires that no small-scale drug store shall be located within 400 metres (1,312 ft.) of an existing drug store, small-scale drug store or methadone dispensary. In contrast, drug stores are exempt from the 400 metre separation requirement under Zoning By-law No. 12000.

- The proposed small-scale drug store at 15325 – 56 Avenue is situated within 400 metres (1,312 ft.) of an existing drug store located in Panorama Village at 15157 – 56 Avenue (Shoppers Drug Mart) as well as a small-scale drug store in Panorama Place at 15240 – 56 Avenue (Pharmacy).

Proposed Amendment to CD By-law (By-law No. 14510)

- Although Council previously expressed concerns regarding the possible over-concentration of small stand-alone pharmacies, Council was receptive to small-scale drug stores that operate in conjunction with a medical office. In response, the applicant has agreed to amend the CD Zone to ensure the small-scale drug store operates in conjunction with a medical office located within the same strata building (15325 – 56 Avenue).
- The applicant is proposing a 279 square metre (3,000 sq. ft.) small-scale drug store which operates in conjunction with a 140 square metre (1,500 sq. ft.) medical office located in the adjacent strata unit. The small-scale drug store will provide counseling services, a dispensary, pick-up/drop-off counter for pharmaceutical prescriptions as well as compounding room. In addition, the small-scale drug store will provide a broader range of non-pharmaceutical items which include retail sales of magazines, pocket books, greeting cards, cosmetics, skin care products as well as over-the-counter medication.
- The medical office component will include several exam rooms and doctor's offices with a shared/common entrance provided between the medical office and small-scale drug store.
- The proposed CD By-law Amendment will permit a small-scale drug store but provides a limitation on the gross floor area, number of small-scale drug stores allowed on-site and general location of the small-scale drug store. Specifically:
 - There is not more than one small-scale drug store on the Lands;
 - The small-scale drug store not exceed a total gross floor area of 279 square metres [3,000 sq. ft.];
 - The small-scale drug store is operated in conjunction with offices of medical doctors who are licensed with the College of Physicians and Surgeons, and the gross floor area of the medical doctor's office is a minimum of 140 square metres [1,500 sq. ft.]; and
 - The small-scale drug store is contained within the same principal building as the medical doctor's office.
- In addition, the applicant further proposes to amend the existing CD By-law (By-law No. 14510) to permit an indoor recreational facility thereby allowing a small yoga studio which occupies roughly 316 square metres (3,400 sq. ft.) of floor space at 15375 – 56 Avenue. The indoor recreational facility is considered acceptable given this land-use is allowed in the "Community Commercial (C-8)" Zone which forms the basis for the CD By-law (By-law No. 14510) that regulates the subject property. Also, several adjacent properties on the north side of 56 Avenue (No. 10 Highway) are similarly zoned C-8 or CD (based on C-8) and, therefore, allow indoor recreational facilities as a permitted land-use.

PRE-NOTIFICATION

Pre-notification letters were sent out on June 6, 2012 and staff received the following responses:

- An adjacent property owner expressed concerns that "indoor recreational facility" could allow a drop-in gym facility with longer hours of operation, greater noise as well as increased parking.

(City staff advised the owner that small-scale format retail units are typically not well-suited for a drop-in gym facility given the amount of floor area required for equipment and training stations. In addition, an indoor recreational facility is required under Zoning By-law No. 12000 to provide sufficient on-site parking to meet the needs of individual clientele. Moreover, the on-site parking requirement is comparable for drop-in gyms and yoga studios with similar hours of operation).

- Two adjacent business owners expressed concerns the proposed small-scale drug store will result in increased competition between small-scale drug stores to attract clientele and negatively impact the economic feasibility of established small-scale drug stores within the surrounding neighbourhood.

(The applicant is proposing a small-scale drug store that operates in conjunction with a medical office at 15325 – 56 Avenue. A similar proposal to allow a small-scale drug store that operated in conjunction with a medical office and involved a DVP to vary the minimum separation required between the proposed small-scale drug store and existing drug store located within 400 metres of the subject property was recently approved by Council at 15240 – 56 Avenue [No. 7911-0114-00].

In contrast, the proposed small-scale drug store at 15325 – 56 Avenue will provide a broader range of retail items and medical-related products not currently offered by small-scale drug stores in the surrounding neighbourhood. The proposed small-scale drug store will further serve other medical-related businesses located on-site (e.g. optometrists, physiotherapists, etc.) and enable a registered pharmacist to dispense prescribed medication which is more convenient for clientele of the adjacent medical office thereby providing better overall patient healthcare and individualized monitoring).

- Several adjacent residential property owners called asking for details about the proposed rezoning. No property owner expressed concerns regarding the CD By-law amendment or requested variance.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The applicant is proposing to vary the minimum separation requirement between a small-scale drug store and existing drug store as well as small-scale drug store from 400 metres (1,312 ft.) to 28 metres (92 ft.) as outlined in Part 4, General Provisions, Section 28 of Surrey Zoning By-law, 1993, No. 12000.

Applicant's Reasons:

- The proposed variance would expand the range of medical-related services provided on-site.

Staff Comments:

- The proposed small-scale drug store will provide a broader range of retail items and medical-related products not currently offered by existing small-scale drug stores located within the surrounding neighbourhood.
- The small-scale drug store will further serve other medical-related businesses located on-site (e.g. optometrists, physiotherapists, etc.) and provides a convenient “one-stop-shop” which serves the needs of patients treated within the adjacent medical office thereby allowing the registered pharmacist to better monitor overall patient health.
- The proposed small-scale drug store will not function as a methadone dispensary.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Development Variance Permit No. 7912-0133-00
Appendix III.	Proposed CD By-law Amendment
Appendix IV.	Map of Drug Stores/Small-scale Drug Stores within 400 metres of Subject Property

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/kms

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. 7/19/12 8:51 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Peter Lovick
 P. J. Lovick Architect Ltd.
 Address: 3707 East 1st Avenue
 Burnaby, B.C.
 V5C 3V6
 Tel: 604-298-3700

2. Properties involved in the Application
 - (a) Civic Address: 5630 and 5680 – 152 Street; 15255, 15295, 15325 , 15335,
 15345, 15365 and 15385 – 56 Avenue(Highway No. 10)

 - (b) Civic Address: 15255 – 56 Avenue (No. 10 Highway)
 Owner: 559006 B.C. Ltd.
 Director Information:
 Sukhwinder Sanghe
 Satinder Sanghe

 Officer Information as at February 5, 2012
 Satinder Sanghe (Secretary)
 Sukhwinder Sanghe (President)

 606200 B.C. Ltd.
 Director Information:
 Jarnail Purewall

 Officer Information as at May 2, 2011
 Jarnail Purewall (President, Secretary)

 - PID: 028-598-512
Strata Lot 1 Section 11 Township 2 New Westminster District Strata Plan BCS4117 Together
with an Interest in the Common Property in Proportion to the Unit Entitlement of the
Strata Lot as shown on Form V

 - (c) Civic Address: 15335 – 56 Avenue (No. 10 Highway)
 Owner: 559006 B.C. Ltd.
 Director Information:
 Sukhwinder Sanghe
 Satinder Sanghe

 Officer Information as at February 5, 2012
 Satinder Sanghe (Secretary)
 Sukhwinder Sanghe (President)

606200 B.C. Ltd.
Director Information:
Jarnail Purewall

Officer Information as at May 2, 2011
Jarnail Purewall (President, Secretary)

PID: 028-598-521
Strata Lot 2 Section 11 Township 2 New Westminster District Strata Plan BCS4117 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V

- (d) Civic Address: 15365 – 56 Avenue (No. 10 Highway)
Owner: 559006 B.C. Ltd.
Director Information:
Sukhwinder Sanghe
Satinder Sanghe

Officer Information as at February 5, 2012
Satinder Sanghe (Secretary)
Sukhwinder Sanghe (President)

606200 B.C. Ltd.
Director Information:
Jarnail Purewall

Officer Information as at May 2, 2011
Jarnail Purewall (President, Secretary)

PID: 028-598-539
Strata Lot 3 Section 11 Township 2 New Westminster District Strata Plan BCS4117 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V

- (e) Civic Address: 5630 – 152 Street
Owner: 559006 B.C. Ltd.
Director Information:
Sukhwinder Sanghe
Satinder Sanghe

Officer Information as at February 5, 2012
Satinder Sanghe (Secretary)
Sukhwinder Sanghe (President)

606200 B.C. Ltd.
Director Information:
Jarnail Purewall

Officer Information as at May 2, 2011
Jarnail Purewall (President, Secretary)

PID: 028-598-547

Strata Lot 4 Section 11 Township 2 New Westminster District Strata Plan BCS4117 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V

- (f) Civic Address: 15385 – 56 Avenue (No. 10 Highway)
 Owner: 559006 B.C. Ltd.
Director Information:
 Sukhwinder Sanghe
 Satinder Sanghe

Officer Information as at February 5, 2012
 Satinder Sanghe (Secretary)
 Sukhwinder Sanghe (President)

606200 B.C. Ltd.
Director Information:
 Jarnail Purewall

Officer Information as at May 2, 2011
 Jarnail Purewall (President, Secretary)

PID: 028-598-555
 Strata Lot 5 Section 11 Township 2 New Westminster District Strata Plan BCS4117 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V

- (g) Civic Address: 5680 – 152 Street
 Owner: 559006 B.C. Ltd.
Director Information:
 Sukhwinder Sanghe
 Satinder Sanghe

Officer Information as at February 5, 2012
 Satinder Sanghe (Secretary)
 Sukhwinder Sanghe (President)

606200 B.C. Ltd.
Director Information:
 Jarnail Purewall

Officer Information as at May 2, 2011
 Jarnail Purewall (President, Secretary)

PID: 028-598-563
 Strata Lot 6 Section 11 Township 2 New Westminster District Strata Plan BCS4117 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V

- (h) Civic Address: 15295 – 56 Avenue (No. 10 Highway)
 Owner: 559006 B.C. Ltd.
Director Information:
 Sukhwinder Sanghe
 Satinder Sanghe
- Officer Information as at February 5, 2012
 Satinder Sanghe (Secretary)
 Sukhwinder Sanghe (President)
- 606200 B.C. Ltd.
Director Information:
 Jarnail Purewall
- Officer Information as at May 2, 2011
 Jarnail Purewall (President, Secretary)
 Sullivan Station Annex Ltd.
- PID: 028-598-571
 Strata Lot 7 Section 11 Township 2 New Westminster District Strata Plan BCS4117 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V
- (i) Civic Address: 15325 – 56 Avenue (No. 10 Highway)
 Owner: 559006 B.C. Ltd.
Director Information:
 Sukhwinder Sanghe
 Satinder Sanghe
- Officer Information as at February 5, 2012
 Satinder Sanghe (Secretary)
 Sukhwinder Sanghe (President)
- 606200 B.C. Ltd.
Director Information:
 Jarnail Purewall
- Officer Information as at May 2, 2011
 Jarnail Purewall (President, Secretary)
 Sullivan Station Annex Ltd.
- PID: 028-598-580
 Strata Lot 8 Section 11 Township 2 New Westminster District Strata Plan BCS4117 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V
- (j) Civic Address: 15345 – 56 Avenue (No. 10 Highway)
 Owner: 559006 B.C. Ltd.
Director Information:
 Sukhwinder Sanghe
 Satinder Sanghe
- Officer Information as at February 5, 2012

Satinder Sanghe (Secretary)
Sukhwinder Sanghe (President)

606200 B.C. Ltd.
Director Information:
Jarnail Purewall

Officer Information as at May 2, 2011
Jarnail Purewall (President, Secretary)
Sullivan Station Annex Ltd.

PID: 028-598-440

Remnant Parcel Lot 1 Section 11 Township 2 New Westminster District Plan BCP48336
Excluding BCS4117 Phase 1

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend CD By-law No. 14510.
- (b) Application is under the jurisdiction of MOTI.

MOTI File No. 2012-03081

- (c) Proceed with Public Notification for Development Variance Permit No. 7912-0133-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		29,340 sq. m.
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	26%	24.6%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m.	+7.5 m.
Rear	7.5 m.	+7.5 m.
Side #1 (N,S,E, or W)	7.5 m.	+7.5 m.
Side #2 (N,S,E, or W)	7.5 m.	+7.5 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	8 m.	
Accessory	4 m.	
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Retail		~862 sq. m.
Office		~2,365 sq. m.
Restaurant		~1,323 sq. m.
General Service		~475 sq. m.
Indoor Recreational Facility		~316 sq. m.
Unoccupied		~1,854 sq. m.
Total		~7,195 sq. m.
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA		7,205 sq. m.

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	0.26	0.25
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Retail	~21 stalls	
Office	~78 stalls	
Restaurant	~107 stalls	
General Service	~14 stalls	
Indoor Recreational Facility	~10 stalls	
Unoccupied		
Total Number of Parking Spaces	~230 stalls	297 stalls
Number of disabled stalls	2 stalls	10 stalls
Number of small cars	74 stalls	58 stalls
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	No	Tree Survey/Assessment Provided	N/A
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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0133-00

Issued To: 606200 B.C. LTD.

Address: 6832 King George Boulevard, Unit #320
Surrey, B.C. V3W 4Z9

Issued To: SULLIVAN STATION ANNEX LTD.

Address: 13188 - 13 Avenue
Surrey, B.C. V4A 1B8

Issued To: 559006 B.C. LTD.

Address of Owner: 15355 - 24 Avenue, Unit #800
Surrey, B.C. V4A 2H9

(collectively referred to as the "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: 028-598-512

Strata Lot 1 Section 11 Township 2 New Westminister District Strata Plan BCS4117 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V

15255 - 56 Avenue (No. 10 Highway)

Parcel Identifier: 028-598-521

Strata Lot 2 Section 11 Township 2 New Westminister District Strata Plan BCS4117 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V

15335 - 56 Avenue (No. 10 Highway)

Parcel Identifier: 028-598-539

Strata Lot 3 Section 11 Township 2 New Westminster District Strata Plan BCS4117 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V

15365 – 56 Avenue (No. 10 Highway)

Parcel Identifier: 028-598-547

Strata Lot 4 Section 11 Township 2 New Westminster District Strata Plan BCS4117 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V

5630 – 152 Street

Parcel Identifier: 028-598-555

Strata Lot 5 Section 11 Township 2 New Westminster District Strata Plan BCS4117 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V

15385 – 56 Avenue (No. 10 Highway)

Parcel Identifier: 028-598-563

Strata Lot 6 Section 11 Township 2 New Westminster District Strata Plan BCS4117 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V

5680 – 152 Street

Parcel Identifier: 028-598-571

Strata Lot 7 Section 11 Township 2 New Westminster District Strata Plan BCS4117 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V

15295 – 56 Avenue (No. 10 Highway)

Parcel Identifier: 028-598-580

Strata Lot 8 Section 11 Township 2 New Westminster District Strata Plan BCS4117 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V

15325 – 56 Avenue (No. 10 Highway)

Parcel Identifier: 028-598-440

Remnant Parcel Lot 1 Section 11 Township 2 New Westminster District Plan BCP48336 Excluding BCS4117 Phase 1

15345 – 56 Avenue (No. 10 Highway)

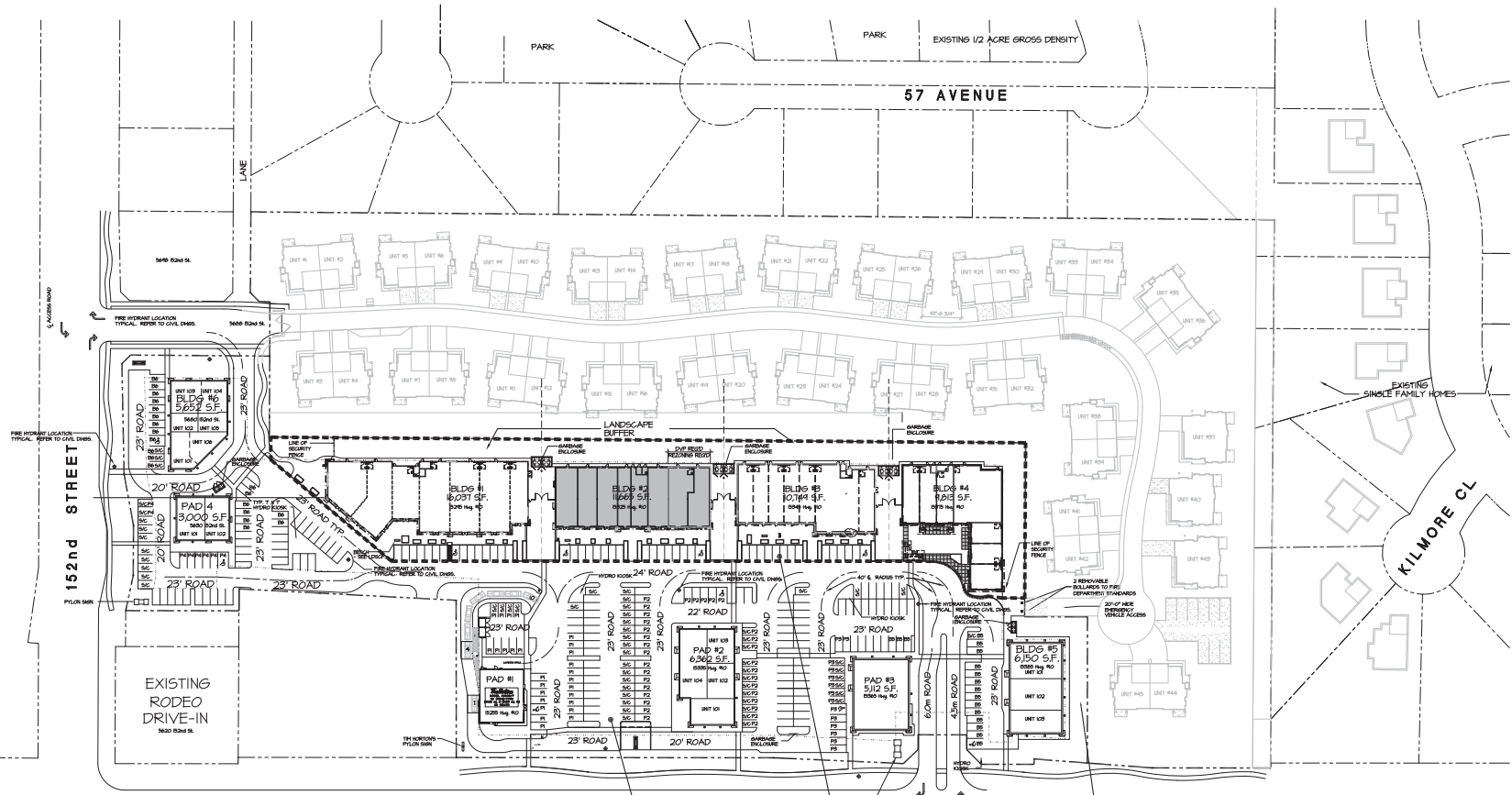
(the "Lands")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section 28 of Part 4, General Provisions, the minimum separation requirement between a small-scale drug store and existing drug store or small-scale drug store is varied from 400 metres (1,300 ft.) to 28 metres (92 ft.).
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. 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, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



SITE PLAN
 SCALE: 1" = 60'-0"
 SITE AREA:

HIGHWAY #10
 PHASE 1
 COMMERCIAL
 PHASE 2
 COMMERCIAL

DEVELOPMENT DATA	
ZONING :	CD 14510
SITE AREA :	316,034 S.F. (7.25 ACRES) (2.94 HA)
SITE COVERAGE :	24.55% (77,510 S.F.)
SITE ADDRESS:	#15245, 15325, 15345, 15375 - HIGHWAY No 10 SURREY, B.C.
LEGAL ADDRESS:	LOT 3, SEC 11, TP 2, N4D PLAN BCP 8751

ISSUE	DESCRIPTION	DATE
1	ISSUED FOR DVP	04/05/12

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.
 CONSULTANT
P J LOVICK ARCHITECT L T D.

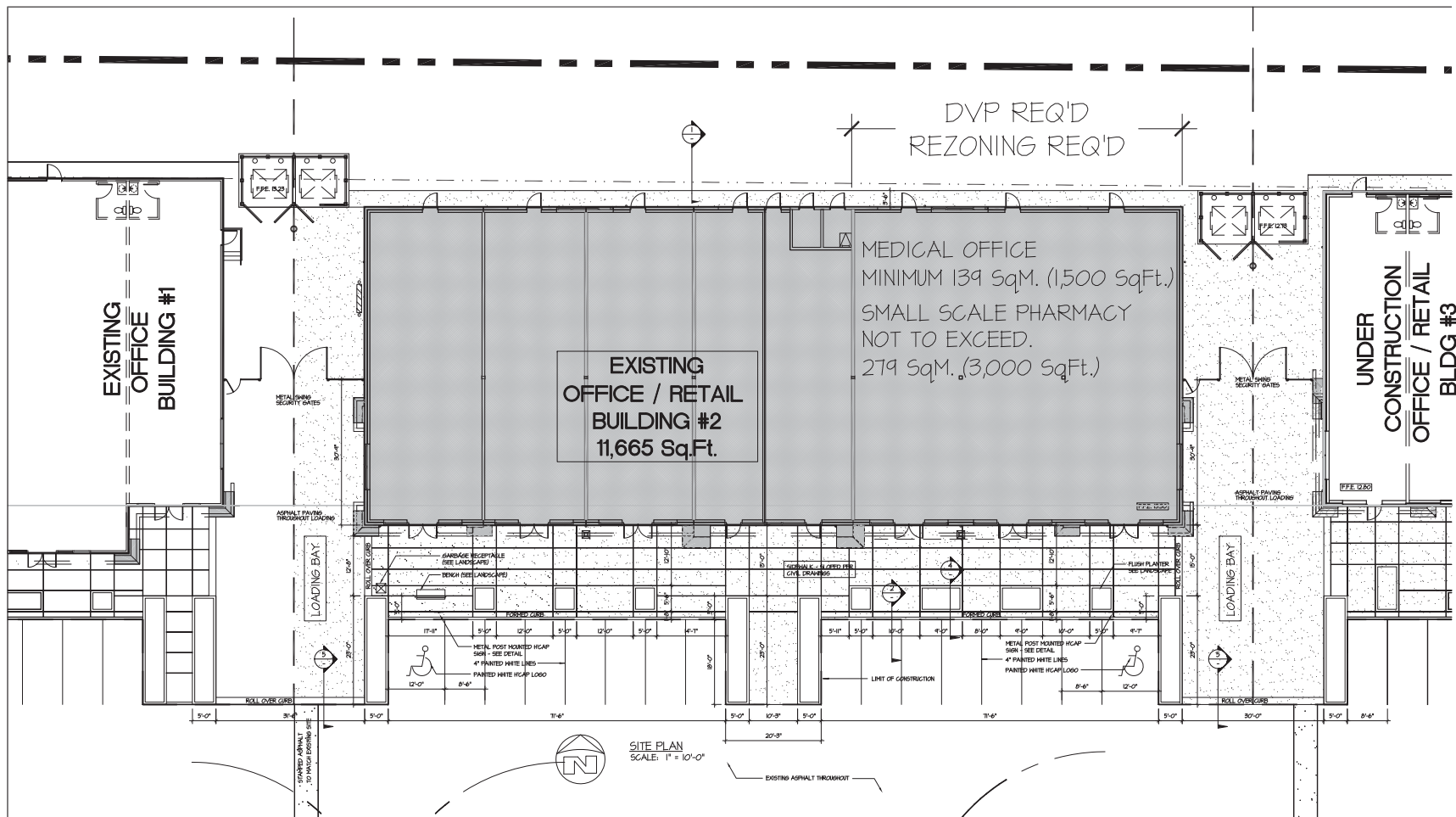
3707 1st AVENUE
 BURNABY BRITISH COLUMBIA
 V5C 3V8 E-MAIL: pjlovick@pjlovick.com
 (604) 298-3700 FAX: 298-6881
 SEAL

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 DRAWN: APPROVED:

TRD PROJECT
SULLIVAN ANNEX
 15245, 15325, 15345, AND 15375 HWY #10
 SURREY, B.C.

DRAWING
**OVERALL SITE PLAN
 PHASE II
 FOR DVP**
 PROJECT NUMBER: 08-01 DRAWING NUMBER: AS1
 SCALE: 1" = 60'-0"
 DATE: January, 2008 REVISION: -

Schedule A



DVP REQ'D
REZONING REQ'D

EXISTING
OFFICE / RETAIL
BUILDING #2
11,665 Sq.Ft.

MEDICAL OFFICE
MINIMUM 139 SqM. (1,500 SqFt.)
SMALL SCALE PHARMACY
NOT TO EXCEED.
279 SqM. (3,000 SqFt.)

UNDER
CONSTRUCTION
OFFICE / RETAIL
BLDG #3

SITE PLAN
SCALE: 1" = 10'-0"

SITE STATISTICS	
SITE AREA	36,241.84 Sq.Ft.
ZONING	CD 14510
BUILDING AREA - BLDG #2	11,665 Sq.Ft. (1,083.66 sq.m)
TENANT AREA - BLDG #2	
MEDICAL OFFICE	= 1,500 Sq.Ft. (139 sq.m)
PHARMACY	= 3,000 Sq.Ft. (279 sq.m)

- DVP REQUIRED TO VARY THE REQUIREMENT OF 400m SEPARATION BETWEEN ADJACENT PHARMACY'S

- AS A REQUIREMENT OF THE DVP, WE WOULD ALSO LIKE TO REZONE THE PROPERTY FOR 2 AMENDMENTS
1. TO AMEND THE CD BYLAW 14510 TO ENSURE THAT A SMALL SCALE DRUG STORE IS OPERATED IN CONJUNCTION WITH A MEDICAL OFFICE.
2. TO AMEND THE CD BYLAW 14510 TO ALLOW 'RECREATIONAL FACILITY AS A USE

NO.	ISSUE	DESCRIPTION	DATE
01	ISSUED FOR BVP		04/05/12
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.			

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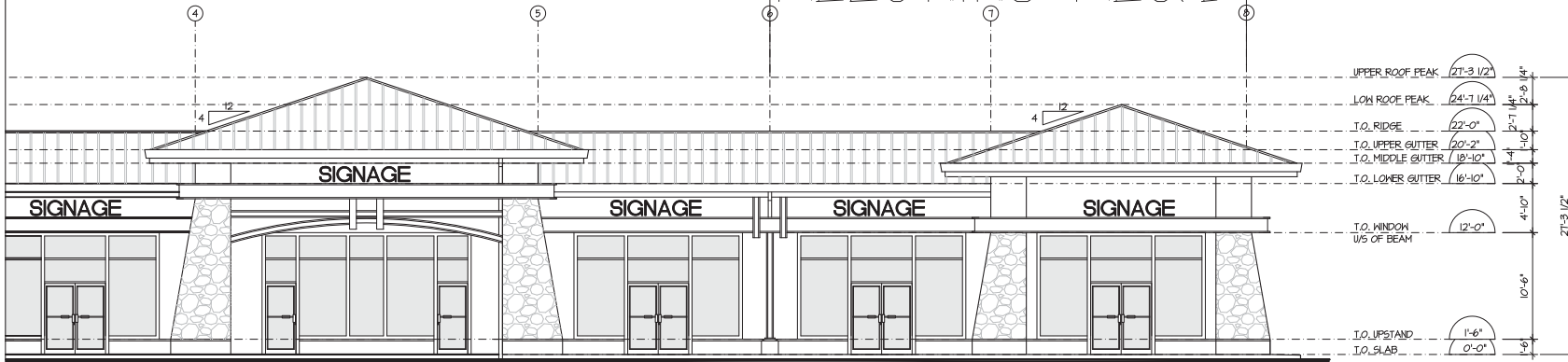
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DATE: _____ APPROVED: _____
PROJECT: _____
TRD: _____
PROJECT: SULLIVAN ANNEX
BUILDING TRD
8525 HIGHWAY #10
SURREY, B.C.
DRAWING: _____

SITE PLAN - BLDG 2

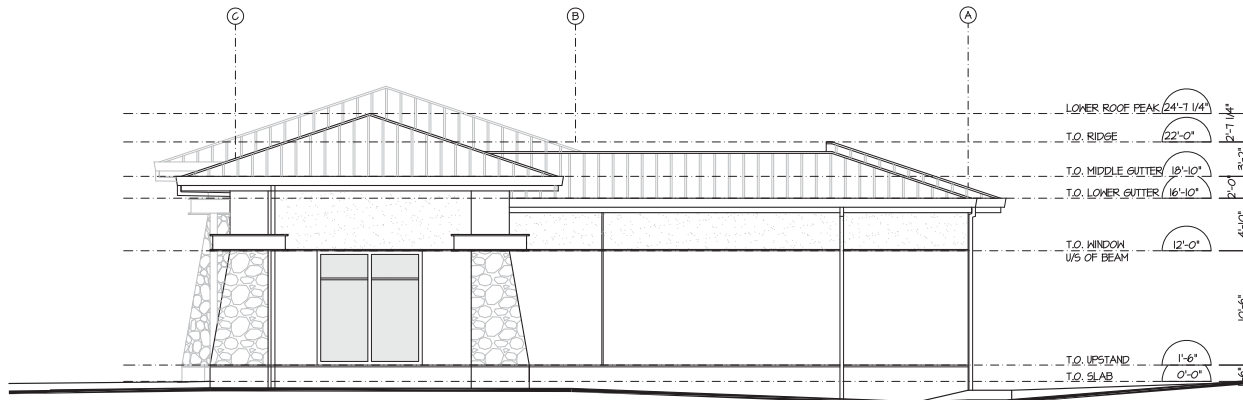
PROJECT NUMBER	DRAWING NUMBER
08-01	A52
SCALE	REVISION
1" = 10'-0"	
DATE	
January, 2008	

DVP REQ'D
REZONING REQ'D



REFER TO DRAWING A3.1 FOR FACADE DETAILS

BUILDING #2 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



REFER TO DRAWING A3.1 FOR FACADE DETAILS

BUILDING #2 - EAST ELEVATION
SCALE: 1/8" = 1'-0"
2 HOUR CONCRETE WALL

ISSUE	DESCRIPTION	DATE
04	ISSUED FOR DVP / REZONING	08/08/12
03	ISSUED FOR BY AMENDMENT	17/11/11
02	ISSUED FOR CONSTRUCTION	24/09/08
01	ISSUED FOR BUILDING PERMIT	04/15/08

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

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SCALE

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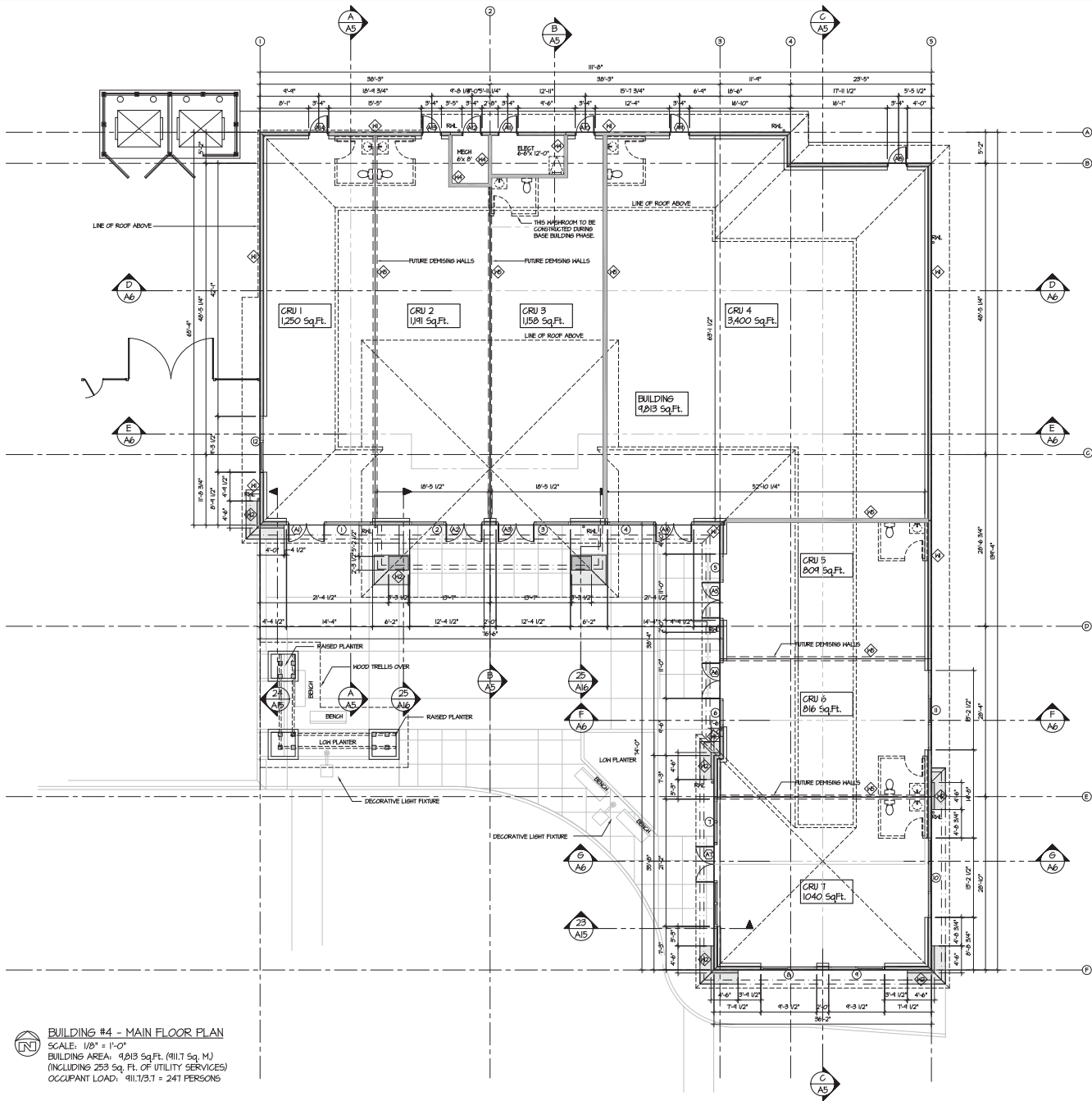
DRAWN APPROVED

AC
PROJECT
SULLIVAN
ANNEX
BUILDING #2
15325 HIGHWAY #10
SURREY, B.C.

DRAWING
ELEVATIONS
BUILDING #2

PROJECT NUMBER DRAWING NUMBER
08-01 A4q

SCALE
1/8" = 1'-0"
DATE REVISION
January, 2008 -



BUILDING #4 - MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING AREA: 9,813 Sq.Ft. (911.7 Sq. M)
 (INCLUDING 253 Sq. Ft. OF UTILITY SERVICES)
 OCCUPANT LOAD: 911.7/3.7 = 247 PERSONS

16/05/12	ISSUED FOR BP	02
16/09/08	ISSUED FOR DP AMENDMENT	01
DATE	DESCRIPTION	ISSUE

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

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DRAWN APPROVED
 AC
 PROJECT
SULLIVAN
ANNEX
 BUILDING #4
 15375 HIGHWAY #10
 SURREY, B.C.
 DRAWING
FLOOR PLAN
 BUILDING #4

PROJECT NUMBER DRAWING NUMBER
 08-01 A1
 SCALE
 1/8" = 1'-0"
 DATE REVISION
 January, 2008 -

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14510"

.....

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, 2001, No. 14510" 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 B.1.(a) is deleted and replaced with the following:
 - "(a) *Retail stores*:
 - i. Including a *small-scale drug store* provided:
 - a. There is not more than one *small-scale drug store* on the *Lands*;
 - b. The *small-scale drug store* not exceed a total *gross floor area* of 279 square metres [3,000 sq. ft.];
 - c. The *small-scale drug store* is operated in conjunction with 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 140 square metres [1,500 sq. ft.]; and
 - d. The *small-scale drug store* is contained in the same *principal building* as the medical doctors' offices.
 - ii. Excluding the following:
 - a. *Adult entertainment stores*; and
 - b. *Secondhand stores and pawnshops*."
 - (b) Part 2, Section B. Permitted Uses is amended by inserting a new Sub-section B.1.(j) immediately following Sub-section B.1.(i) as follows:
 - "(j) *Indoor recreational facilities*."

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2003, No. 14510, Amendment By-law, 2012, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

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

PASSED THIRD READING 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 .

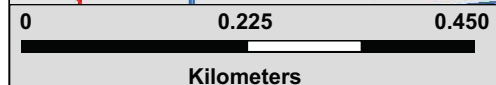
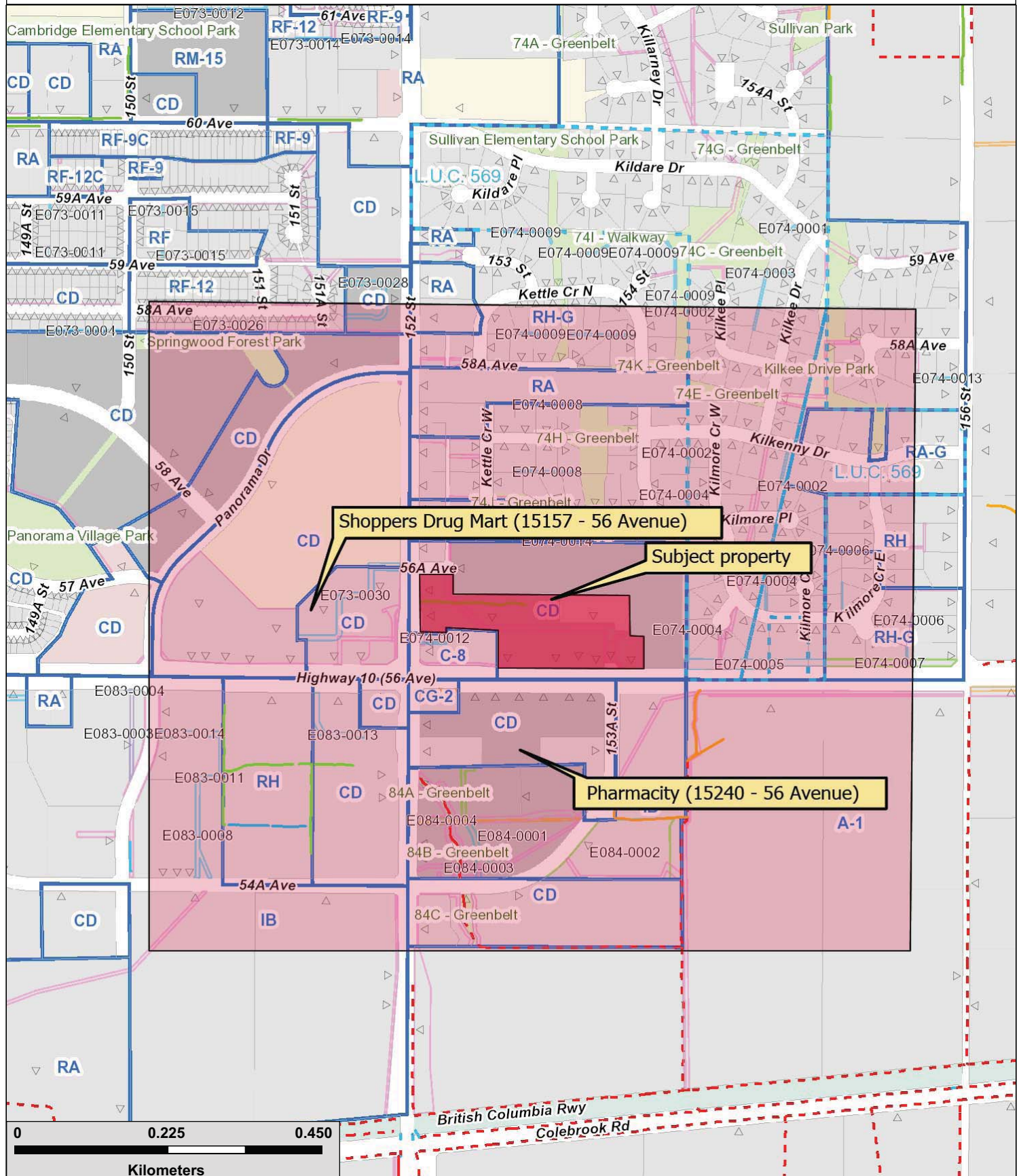
MAYOR

CLERK

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Drug stores/small-scale drug stores located within 400 metres of subject property



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Enter Map Description

Scale: 1: 7,500
Map created on: June-27-12