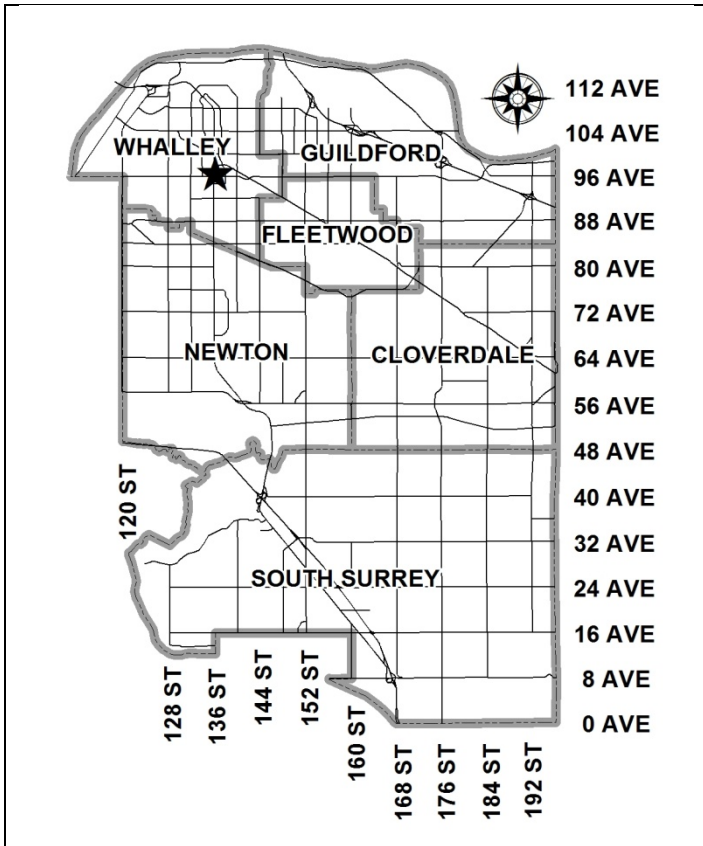


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0096-00

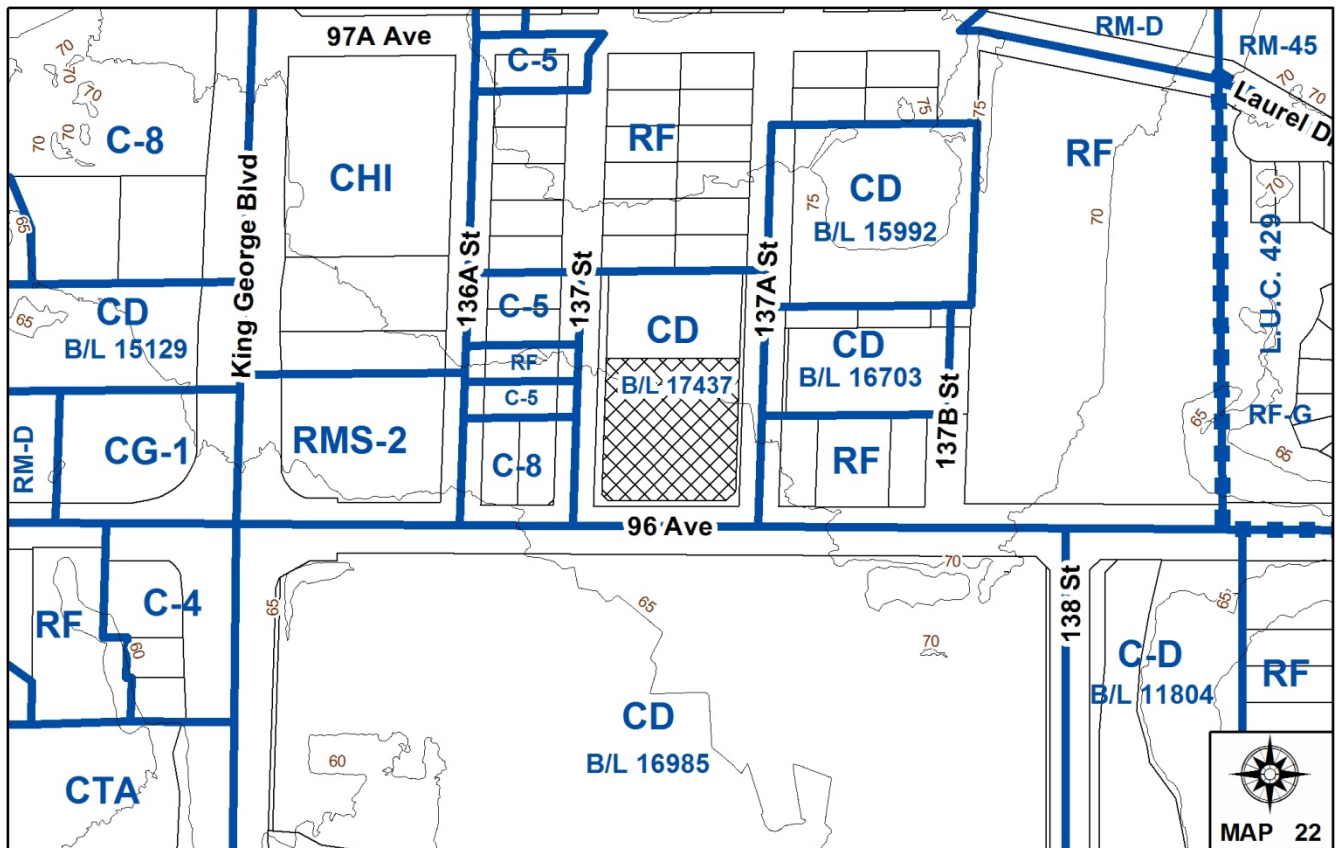
Planning Report Date: June 17, 2013



PROPOSAL:

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

LOCATION: 13737 - 96 Avenue
OWNER: South Harper Lands Development Ltd.
ZONING: CD (By-law No. 17437)
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 (1/4 mile) of an existing small-scale drug store

RATIONALE OF RECOMMENDATION

- The proposed pharmacy is an appropriate complimentary use to the Surrey Memorial Hospital (SMH) and surrounding medical-related uses.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0096-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to waive the minimum separation requirement in the Zoning By-law, between a proposed small-scale drug store and an existing drug store, to permit one small-scale drug store.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: 12-storey office building under construction (approved Development Application No. 7911-0053-00).

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant site: future 12-storey office building (approved Development Application No. 7911-0053-00)	Commercial	CD (By-law No. 17437)
East (Across 137A Street):	Temporary surface parking and care facility	Commercial and Multiple Residential	RF and CD (By-law No. 16703)
South (Across 96 Avenue):	Surrey Memorial Hospital	City Centre	CD (By-law No. 16985)
West (Across 137 Street):	Medical office buildings and single family dwelling (under Application No. 7907-0392-00 for a small office building; at third reading)	Commercial	C-8, C-5, and RF

DEVELOPMENT CONSIDERATIONS

- The subject site, 13737-96 Avenue, is within the Hospital Precinct area of City Centre, across 96 Avenue from Surrey Memorial Hospital (SMH).
- A 12-storey office building is currently under construction on the subject site.

- The applicant is proposing to operate a joint pharmacy and walk-in medical clinic in a ground-floor commercial retail unit (CRU) in the medical office building currently under construction on the subject site.
- The proposed pharmacy and walk-in clinic space will have a combined total floor area of 323 square metres (3,480 sq. ft.). As a result, the proposed pharmacy is considered a “small-scale drug store” which is defined under the Zoning By-law 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, part 4 General Provisions of the Zoning By-law also stipulates that a small-scale drug store shall not be located within 400 metres (1/4 mile) of an existing drug store or methadone clinics.
- Three drug-stores already exist within 400 metres (1/4 mile) of the proposed pharmacy location (Appendix III). As a result, the applicant has submitted a Development Variance Permit (DVP) application to waive the minimum 400-metre separation requirement in order to permit the proposed pharmacy to locate on the subject site.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The applicant is proposing to vary Section E.28 of Part 4 General Provisions of Surrey Zoning By-law No. 12000, by waiving the minimum separation requirement of 400 metres (1/4 mile) between a small-scale drug store and an existing drug store, to permit one small-scale drug store.

Applicant's Reasons:

- The proposed small-scale drug store will be located in a medical office building that accommodates a wide variety of medical-related office.
- The proposed pharmacy will also operate in conjunction with a walk-in medical clinic.
- Patients attending both the proposed medical offices and the proposed walk-in clinic will be able to take advantage of the proposed pharmacy conveniently located within the building.

Staff Comments:

- The proposed pharmacy and walk-in medical clinic will occupy a relatively small floor area (323 square metres / 3,480 sq. ft.) within the larger office building and will dispense a broad range of pharmaceuticals.
- Three existing drug stores are located with 400 metres (1/4 mile) of the proposed pharmacy, around the perimeter of the SMH campus.

- It is the objective of the Surrey City Centre Plan to create a medical-related precinct in the vicinity of the expanding SMH campus, east of King George Boulevard and south of Fraser Highway.
- It is anticipated that the hospital precinct will contain a wide variety of medical offices, care facilities and other uses that support, or are complimentary to, SMH.
- As a result, it is appropriate for drug stores to locate within the hospital precinct to not only support and compliment SMH but also to support and compliment the other medical-related uses in the hospital precinct.
- As a result, 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 floor plan
Appendix III.	Map of other small scale drug stores within 400m of the subject site
Appendix IV.	Development Variance Permit No. 7913-0096-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/da

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Information for City Clerk

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

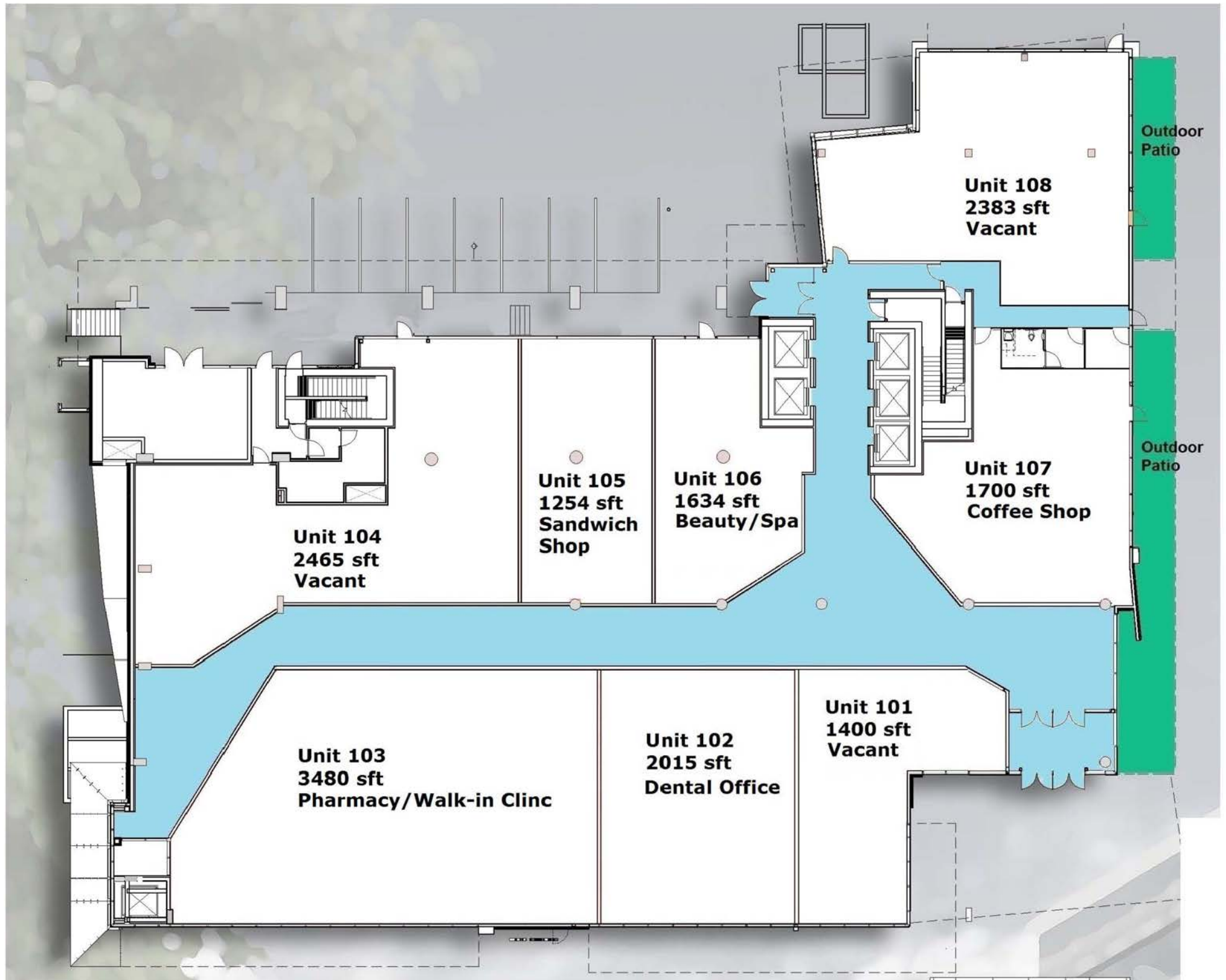
1. (a) Agent: Name: John Tierney
 Lark Group
 Address: 17802 - 66 Avenue, Unit A-101
 Surrey, BC V3S 7X1

 Tel: 604-576-2935 - Work
 604-576-2935 - Cellular

2. Properties involved in the Application
 - (a) Civic Address: 13737 - 96 Avenue

 - (b) Civic Address: 13737 - 96 Avenue
 Owner: South Harper Lands Development Ltd
 PID: 028-740-688
 Lot 1 Section 35 Block 5 North Range 2 West New Westminister District Plan EPP13636

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0096-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



Unit 108
2383 sft
Vacant

Outdoor
Patio

Unit 107
1700 sft
Coffee Shop

Outdoor
Patio

Unit 105
1254 sft
Sandwich
Shop

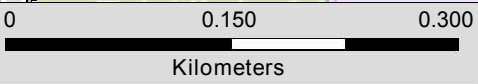
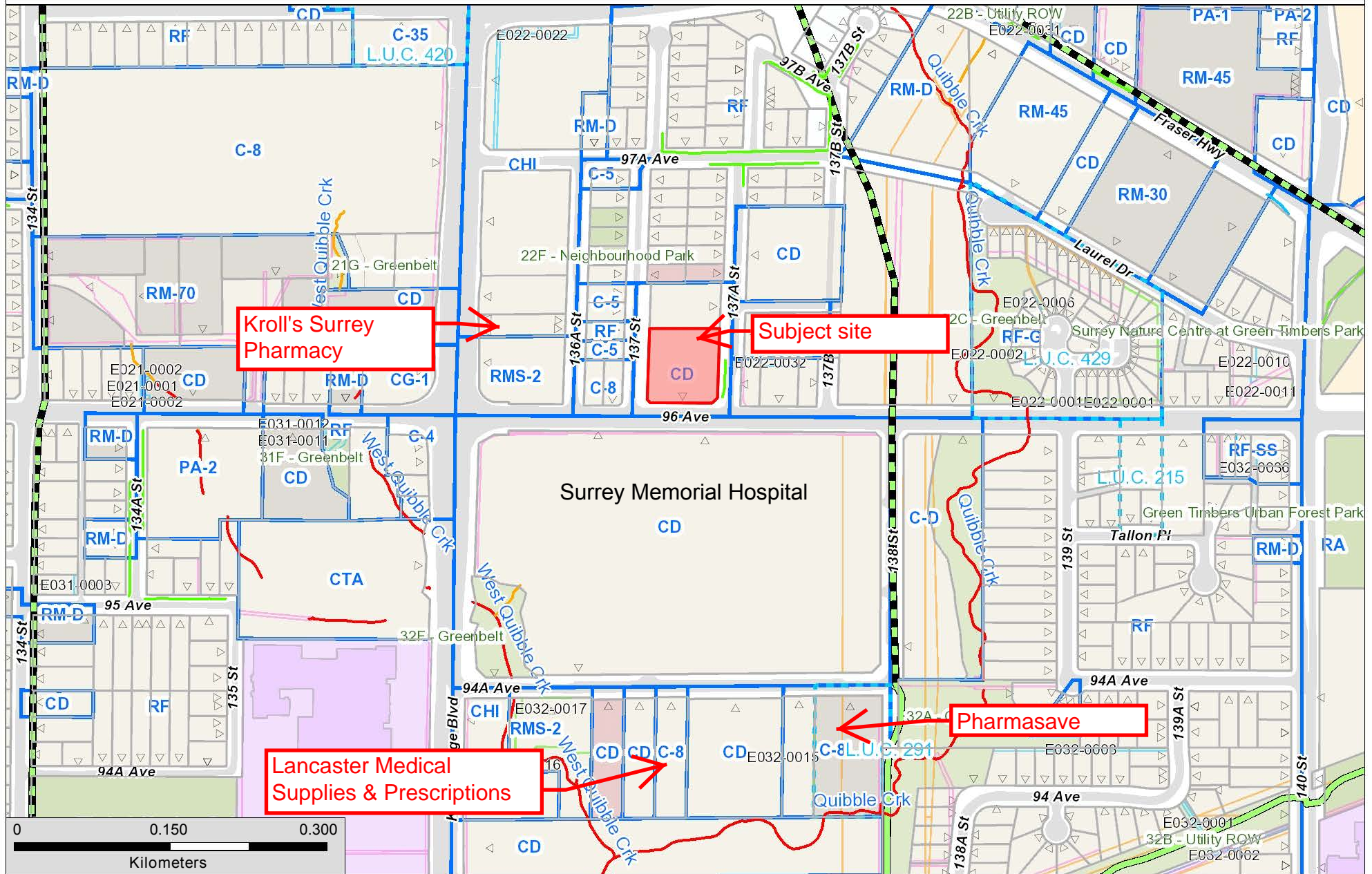
Unit 106
1634 sft
Beauty/Spa

Unit 104
2465 sft
Vacant

Unit 103
3480 sft
Pharmacy/Walk-in Clinic

Unit 102
2015 sft
Dental Office

Unit 101
1400 sft
Vacant



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.

Enter Map Description



Scale: 1: 5,000

Map created on: May-23-13

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0096-00

Issued To: SOUTH HARPER LANDS DEVELOPMENT LTD
("the Owner")

Address of Owner: 17802 - 66 Avenue, Unit 101
Surrey, BC V3S 7X1

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: 028-740-688
Lot 1 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP13636
13737 - 96 Avenue

(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 of 400 metres between a small-scale drug store and a drug store or methadone dispensary is waived for one (1) small scale drug store.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.

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

7. 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