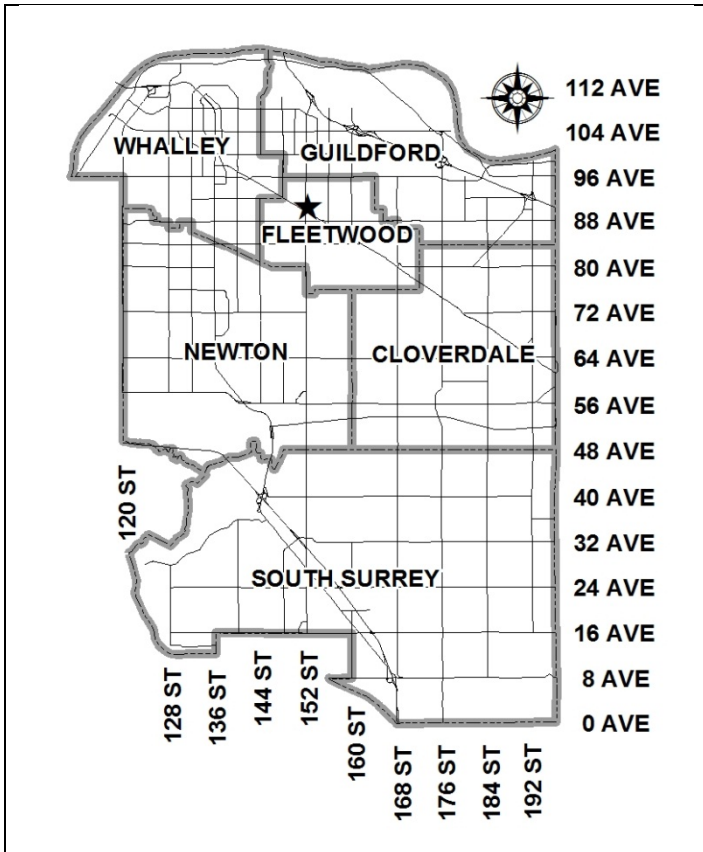


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0255-00

Planning Report Date: January 13, 2014



PROPOSAL:

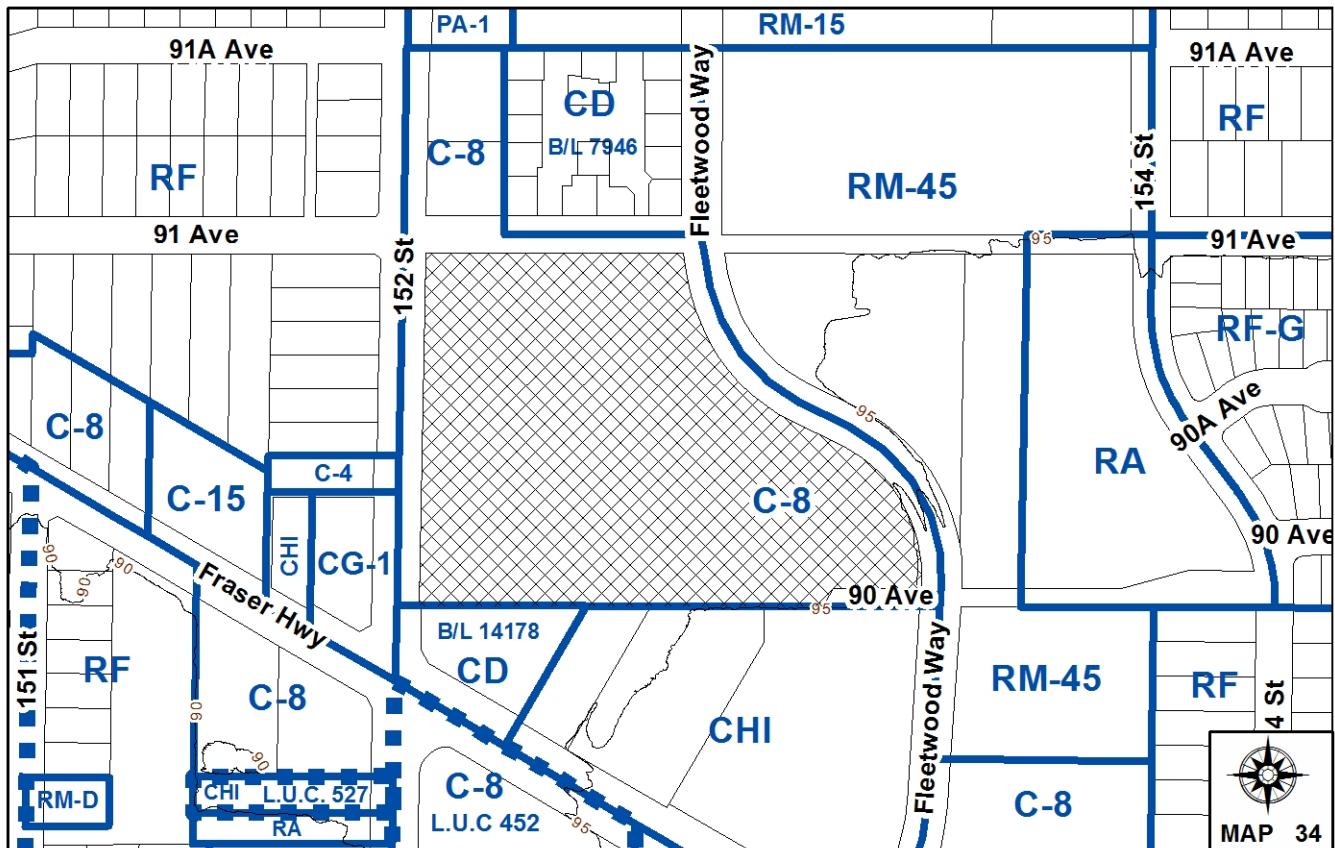
- **Development Variance Permit**
in order to vary the minimum 400-metre separation requirement between a small-scale drug store and an existing drug store.

LOCATION: 9014 - 152 Street

OWNER: Fleetwood Center Investments 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

- Seeks to vary the Zoning By-law to locate a small-scale drug store within 400 metres (1/4 mile) of an existing drug store or small-scale drug store.

RATIONALE OF RECOMMENDATION

- The existing shopping centre in which the small scale drug store is proposed to be located already has a number of businesses relating to healthcare. The proposed pharmacy is an appropriate complementary use to these surrounding medical-related uses.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0255-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to waive the minimum separation requirement in Section E.28 of Part 4 General Provisions of 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: Existing shopping centre that includes Price Smart Foods, neighbourhood pub, and drive-through restaurants.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 91 Ave):	Drive-through restaurant and multi-tenant commercial buildings.	Commercial	C-8 and CD (By-law No. 7946)
East (Across Fleetwood Way):	Townhouses and Meagan Anne MacDougall Park.	Multiple Residential	RM-45
South:	Gas station, restaurant, auto repair facility, and car dealerships.	Commercial	CD (By-law No. 14178) and CHI
West (Across 152 Street):	Former gas station site, auto repair facility, Surrey Fire Hall #6, and single family dwellings on 1/3 acre lots.	Commercial and Urban	CG-1, C-4 and RF

DEVELOPMENT CONSIDERATIONS

- The subject site, 9014-152 Street, is an existing multi-tenant shopping centre located at the southeast corner of 152 Street and 91 Avenue. Existing tenants include a Price Smart Foods, BC Biomedical Laboratories, Care Place Medical Clinic, a dental office, a credit union, and drive-through restaurants, among other commercial tenants.

- The applicant proposes to establish a new pharmacy for one of the existing commercial retail units (CRU) within this commercial development.
- The proposed pharmacy would expand the range of medical-related services provided within the shopping centre.
- The applicant advises that the proposed pharmacy would provide the following services and products:
 - Dispense a broad range of pharmaceuticals;
 - Home health care, including mobility aids such as canes, walkers, wheelchairs, and aids for daily living;
 - Ostomy and diabetic supplies;
 - Vaccination clinic;
 - Hearing aid clinic;
 - Dispensary for Blister Pack medications; and
 - Outreach and community seminars and clinics.
- The proposed pharmacy will have a floor area of approximately 135 square metres (1,500 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, 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 (1/4 mile) of an existing drug store or methadone clinic.
- 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 (see By-law Variance section).

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 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 Rationale:

- The proposed small-scale drug store will be located in a shopping centre that has a number of businesses relating to healthcare and which offer a wide variety of medical-related services.

- Patients attending the existing health-care related businesses located within the same shopping centre will be able to conveniently take advantage of the proposed pharmacy.
- The applicant advises that the proposed pharmacy will not dispense methadone. The proposed pharmacy will cater to needs of geriatric patients. These services will complement the services and products offered by the other medical establishments within the same shopping centre.

Staff Comments:

- The proposed pharmacy will occupy a relatively small floor area (approximately 135 square metres / 1,500 sq. ft.) within a larger shopping centre and will dispense a broad range of pharmaceuticals and geriatric products.
- Five existing drug stores are located within 400 metres (1/4 mile) of the proposed pharmacy, within the vicinity of 152 Street and Fraser Highway in Fleetwood:
 - In PriceSmart Foods, which is located within the same shopping centre as the proposed pharmacy;
 - In Shoppers Drug Mart, which is located at the southeast corner of 152 Street and Fraser Highway;
 - In Safeway, which is located at the northeast corner of 152 Street and 88 Avenue;
 - In The Chemist, which is located near the southwest corner of 152 Street and Fraser Highway; and,
 - In Pharmasave, which is located near the southwest corner of 152 Street and Fraser Highway.
- The existing shopping centre contains a variety of healthcare-related businesses. As a result, it is reasonable for a small scale drug store providing specialized products to locate within vicinity of these other medical service providers.
- 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. Development Variance Permit No. 7913-0255-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/da

\\file-server1\net-data\csdc\generate\areaproduct\save\31758874061.doc
DRV 1/9/14 9:37 AM

Information for City Clerk

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

1. (a) Agent: Name: 0981720 B.C. Ltd., Werner Rena Umali
 Address: 9525 - 204 Street, Unit 54
 Langley, BC V1M 0B9

 Tel: 778-994-9090 - Work

2. Properties involved in the Application

- (a) Civic Address: 9014 - 152 Street

- (b) Civic Address: 9014 - 152 Street
 Owner: Fleetwood Center Investments Ltd
 PID: 009-693-327
 Lot A Section 35 Township 2 New Westminster District Plan 76734

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7913-0255-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0255-00

Issued To: FLEETWOOD CENTER INVESTMENTS LTD

("the Owner")

Address of Owner: C/O Yenik Enterprises Ltd
502, 2695 - Granville Street
Vancouver, BC V6H 3H4

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: 009-693-327
Lot A Section 35 Township 2 New Westminster District Plan 76734

9014 - 152 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 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. 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.

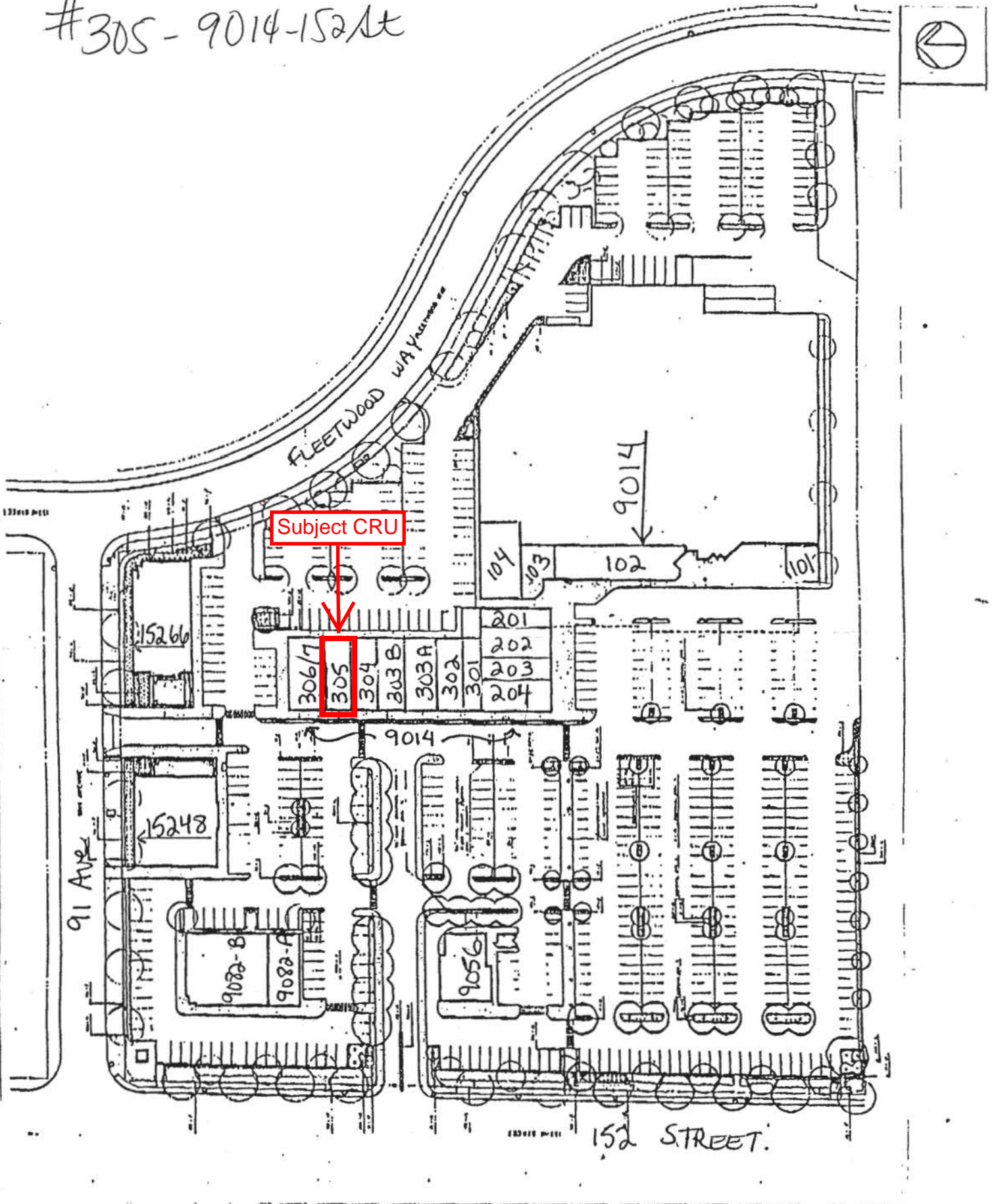
8. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

#305 - 9014-152 St



Subject CRU

91 Ave

FLEETWOOD WAY

152 STREET

