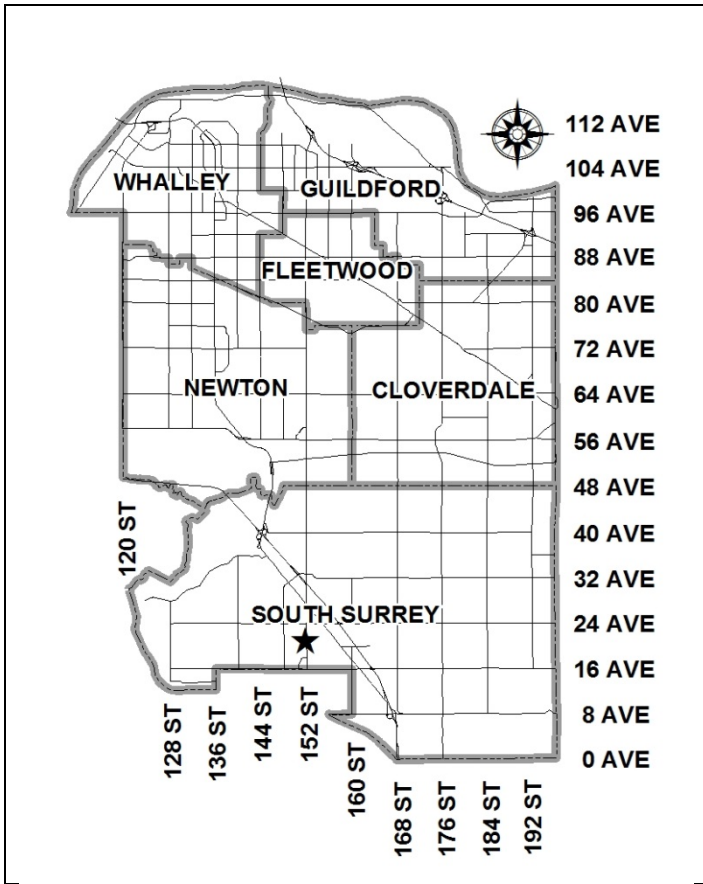


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0063-00

Planning Report Date: May 26, 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.

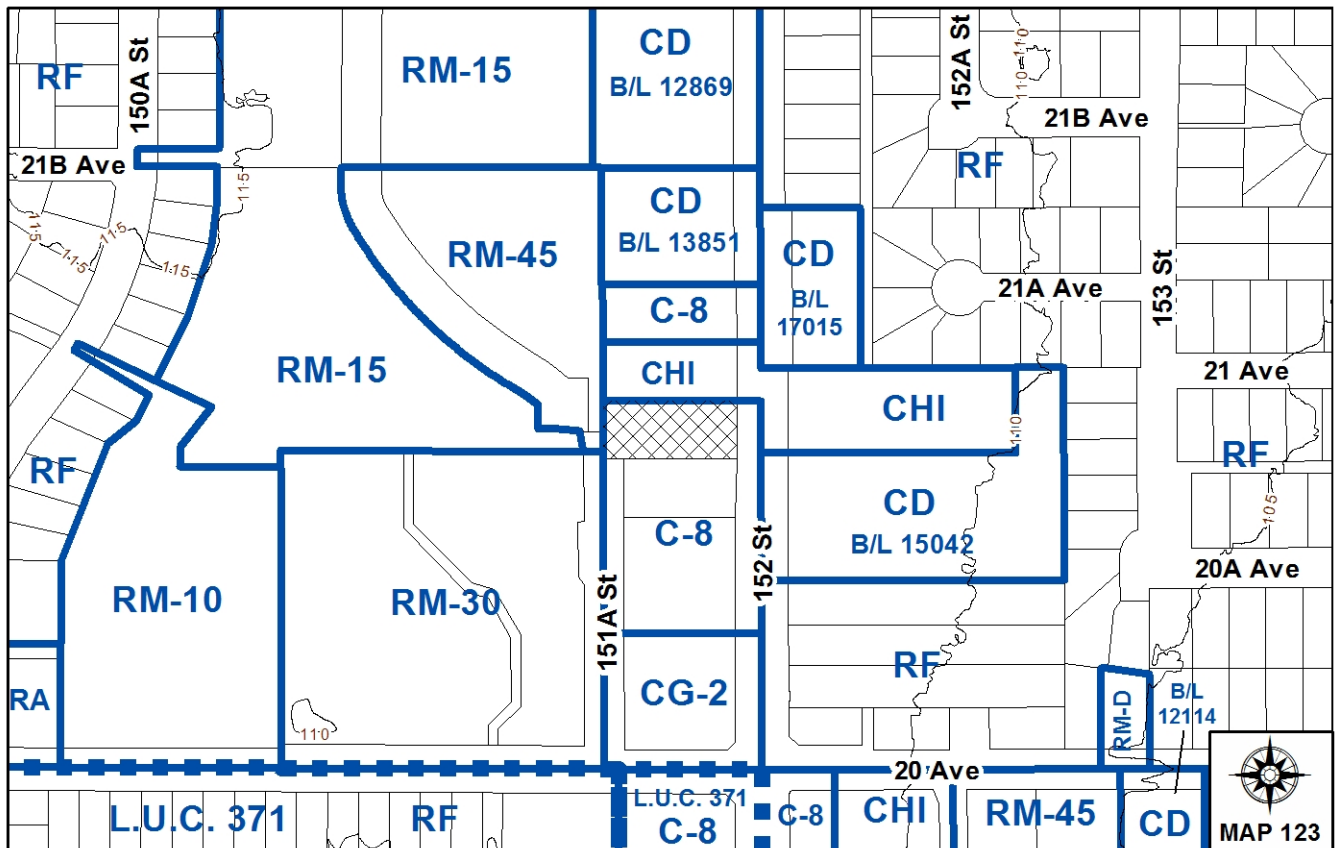
**LOCATION:** 2099 - 152 Street

**OWNER:** 451717 B.C. Ltd.

**ZONING:** C-8

**OCB DESIGNATION:** Commercial

**LAP DESIGNATION:** Urban Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to open a pharmacy within a larger commercial complex which offers a broad range of medical services including doctors, a medical clinic, a psychiatrist, a urologist, and a chiropractor. To accommodate the pharmacy, the applicant is proposing to vary the minimum separation requirement under Part 4, General Provisions, Section 28 of Surrey Zoning By-law No. 12000 which requires a 400 metre separation between the proposed pharmacy and the existing drug store at 1959 - 152 Street.

### RATIONALE OF RECOMMENDATION

- The proposed variance would expand the range of medical-related services provided on-site by permitting a pharmacy within the larger commercial complex. The addition of a pharmacy would allow a registered pharmacist to dispense prescribed medication on-site which is more convenient for clientele and allows medical staff to better monitor overall patient health.
- The proposed pharmacy is an appropriate complementary use to the surrounding medical-related uses.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0063-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum separation requirement between a proposed small-scale drug store and an existing drug store in Section E.28 of Part 4, General Provisions of the Zoning By-law, from 400 metres (1,300 ft.) to 169 metres (551 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant commercial building.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Automotive Repair Shop.	Commercial/Urban Residential	CHI
East (Across 152 Street):	Volkswagen Dealership and Assisted Living Retirement home.	Urban/ Urban Residential and Multiple Residential/ Urban Residential	CHI and CD (By-law No. 15042)
South:	Dairy Queen Fast Food Restaurant.	Commercial/ Urban Residential	C-8
West:	Townhouse and Apartment Complexes.	Multiple Residential/ Urban Residential and Urban/ Urban Residential	RM-45 and RM-30

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is an existing multi-tenant commercial building, located at 2099 - 152 Street. Existing tenants include doctors, a medical clinic, a psychiatrist, a urologist, a chiropractor, lawyer's offices and a wealth management firm.

### Proposal

- The applicant proposes to establish a new pharmacy for one of the existing retail commercial units (CRU) (vitamin store) within this commercial development.
- The proposed pharmacy would expand the range of medical-related services provided within the commercial complex.
- 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;
  - Compounding;
  - 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 111 square metres (1,200 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.
- One drug-store (The Medicine Shoppe, located at 1959 - 152 Street) already exists 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 reduce 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 reducing the minimum separation requirement between a small-scale drug store and an existing drug store from 400 metres (1,300 ft.) to 169 metres (551 ft.), to permit one small-scale drug store.

Applicant's Rationale:

- The proposed small-scale drug store will be located in a commercial complex 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 commercial complex 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 the needs of geriatric patients. These services will complement the services and products offered by the other medical establishments within the same commercial complex.

Staff Comments:

- The proposed pharmacy will occupy a relatively small floor area (approximately 111 square metres / 1,200 sq. ft.) within a larger multi-tenant building and will dispense a broad range of pharmaceuticals and geriatric products.
- One existing drug store (the Medicine Shoppe) is located within 400 metres (1/4 mile) of the proposed pharmacy.
- The existing commercial complex 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, Action Summary and Project Data Sheets
- Appendix II. Development Variance Permit No. 7914-0063-00
- Appendix III. Map showing location of drug stores within 400 metre (1/4 mile) radius

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

TH/da

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0063-00

Issued To: 451717 B.C. LTD.

("the Owner")

Address of Owner: Attn: J Dale Bradford  
200, 2099 - 152 Street  
Surrey, BC V4A 4N7

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: 002-581-493

Lot 10 Except: Parcel HH (Bylaw Plan 62659), Section 15 Township 1 New Westminster District Plan 9623

2099 - 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 between a small-scale drug store and a drug store or methadone dispensary is reduced from 400 metres (1,300 ft.) to 169 metres (551 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.
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 .

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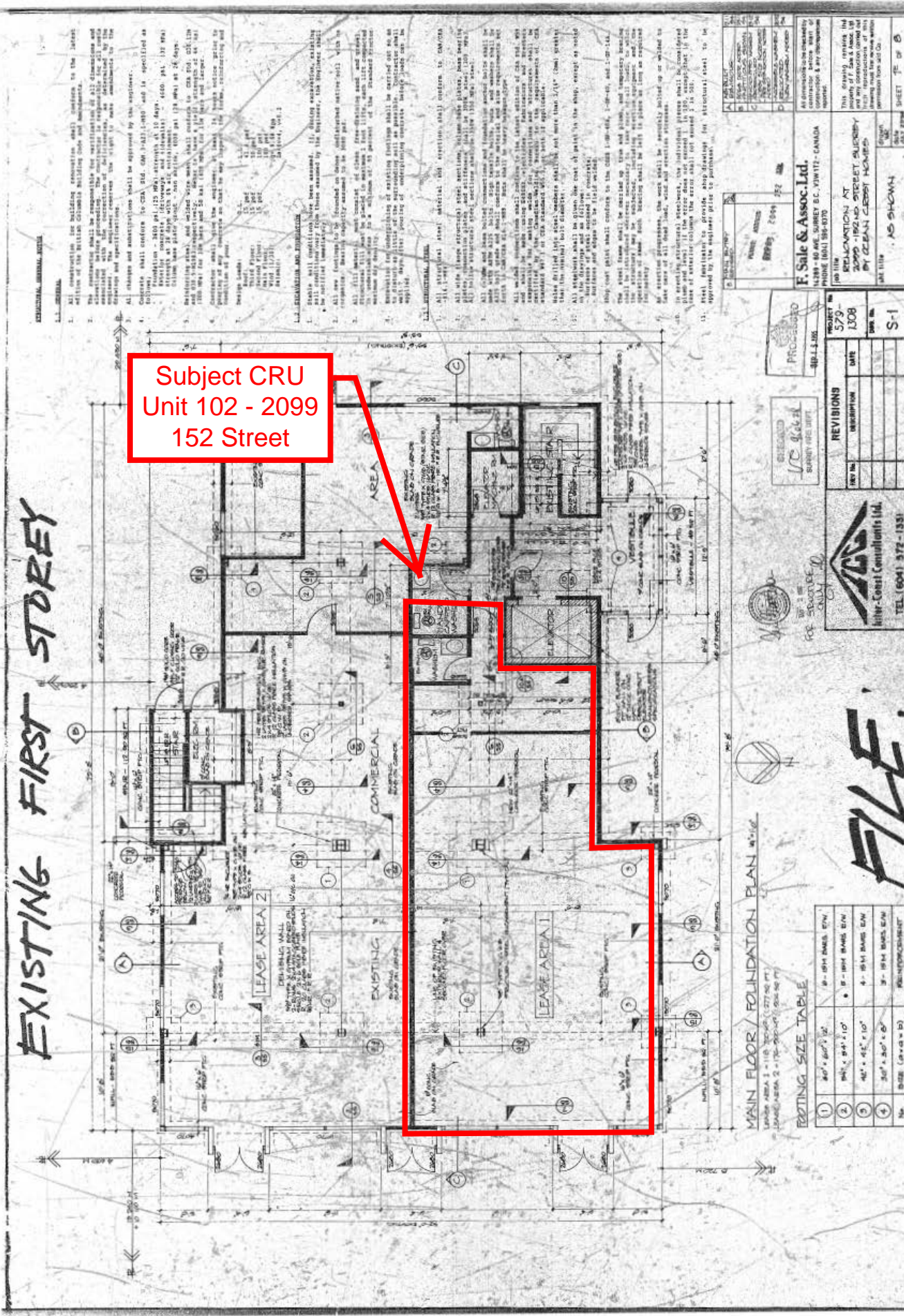
Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan



EXISTING FIRST STOREY



Subject CRU  
Unit 102 - 2099  
152 Street

**EXISTING GENERAL NOTES**

1. All construction for building renovation shall conform to the latest edition of the British Columbia Building Code and amendments.
2. The contractor shall be responsible for verification of all dimensions and levels. All dimensions shall be taken from the finished floor level unless otherwise specified. All elevations shall be taken from the datum established by the surveyor and specifications. The right to make amendments to the drawings and specifications shall be approved by the engineer.
3. Concrete shall conform to CAN 310. CMH 70/310 type and is specified as follows:
  - 3.1. 15 MPa concrete for footings, walls and slabs (4000 psi)
  - 3.2. 20 MPa concrete for columns and beams (4000 psi)
  - 3.3. 25 MPa concrete for slabs and beams (4000 psi)
  - 3.4. 30 MPa concrete for beams and slabs (4000 psi)
  - 3.5. 35 MPa concrete for beams and slabs (4000 psi)
4. All changes and modifications shall be approved by the engineer.
  - 4.1. All work shall be done in accordance with the approved drawings and specifications.
  - 4.2. All work shall be done in accordance with the approved drawings and specifications.
  - 4.3. All work shall be done in accordance with the approved drawings and specifications.
  - 4.4. All work shall be done in accordance with the approved drawings and specifications.
  - 4.5. All work shall be done in accordance with the approved drawings and specifications.
  - 4.6. All work shall be done in accordance with the approved drawings and specifications.
  - 4.7. All work shall be done in accordance with the approved drawings and specifications.
  - 4.8. All work shall be done in accordance with the approved drawings and specifications.
  - 4.9. All work shall be done in accordance with the approved drawings and specifications.
  - 4.10. All work shall be done in accordance with the approved drawings and specifications.

**1.1. GENERAL**

- 1.1.1. All steel shall conform to CAN 310. CMH 70/310 type and is specified as follows:
  - 1.1.1.1. 15 MPa steel for columns and beams (4000 psi)
  - 1.1.1.2. 20 MPa steel for columns and beams (4000 psi)
  - 1.1.1.3. 25 MPa steel for columns and beams (4000 psi)
  - 1.1.1.4. 30 MPa steel for columns and beams (4000 psi)
  - 1.1.1.5. 35 MPa steel for columns and beams (4000 psi)
- 1.1.2. All steel shall be painted with a minimum of two coats of a high quality, lead-free, zinc-rich primer and a top coat of a high quality, lead-free, zinc-rich paint. The primer and top coat shall be applied in accordance with the manufacturer's instructions. The primer and top coat shall be applied to all steel surfaces, including the interior and exterior surfaces. The primer and top coat shall be applied to all steel surfaces, including the interior and exterior surfaces.

**1.2. STRUCTURAL STEEL**

- 1.2.1. All structural steel shall conform to CAN 310. CMH 70/310 type and is specified as follows:
  - 1.2.1.1. 15 MPa steel for columns and beams (4000 psi)
  - 1.2.1.2. 20 MPa steel for columns and beams (4000 psi)
  - 1.2.1.3. 25 MPa steel for columns and beams (4000 psi)
  - 1.2.1.4. 30 MPa steel for columns and beams (4000 psi)
  - 1.2.1.5. 35 MPa steel for columns and beams (4000 psi)
- 1.2.2. All steel shall be painted with a minimum of two coats of a high quality, lead-free, zinc-rich primer and a top coat of a high quality, lead-free, zinc-rich paint. The primer and top coat shall be applied in accordance with the manufacturer's instructions. The primer and top coat shall be applied to all steel surfaces, including the interior and exterior surfaces. The primer and top coat shall be applied to all steel surfaces, including the interior and exterior surfaces.

**1.3. CONCRETE**

- 1.3.1. All concrete shall conform to CAN 310. CMH 70/310 type and is specified as follows:
  - 1.3.1.1. 15 MPa concrete for footings, walls and slabs (4000 psi)
  - 1.3.1.2. 20 MPa concrete for columns and beams (4000 psi)
  - 1.3.1.3. 25 MPa concrete for slabs and beams (4000 psi)
  - 1.3.1.4. 30 MPa concrete for beams and slabs (4000 psi)
  - 1.3.1.5. 35 MPa concrete for beams and slabs (4000 psi)
- 1.3.2. All concrete shall be painted with a minimum of two coats of a high quality, lead-free, zinc-rich primer and a top coat of a high quality, lead-free, zinc-rich paint. The primer and top coat shall be applied in accordance with the manufacturer's instructions. The primer and top coat shall be applied to all concrete surfaces, including the interior and exterior surfaces. The primer and top coat shall be applied to all concrete surfaces, including the interior and exterior surfaces.

**1.4. FINISHES**

- 1.4.1. All finishes shall conform to CAN 310. CMH 70/310 type and is specified as follows:
  - 1.4.1.1. 15 MPa finish for columns and beams (4000 psi)
  - 1.4.1.2. 20 MPa finish for columns and beams (4000 psi)
  - 1.4.1.3. 25 MPa finish for columns and beams (4000 psi)
  - 1.4.1.4. 30 MPa finish for columns and beams (4000 psi)
  - 1.4.1.5. 35 MPa finish for columns and beams (4000 psi)
- 1.4.2. All finishes shall be painted with a minimum of two coats of a high quality, lead-free, zinc-rich primer and a top coat of a high quality, lead-free, zinc-rich paint. The primer and top coat shall be applied in accordance with the manufacturer's instructions. The primer and top coat shall be applied to all finish surfaces, including the interior and exterior surfaces. The primer and top coat shall be applied to all finish surfaces, including the interior and exterior surfaces.

**1.5. OTHER**

- 1.5.1. All other work shall conform to CAN 310. CMH 70/310 type and is specified as follows:
  - 1.5.1.1. 15 MPa other work for columns and beams (4000 psi)
  - 1.5.1.2. 20 MPa other work for columns and beams (4000 psi)
  - 1.5.1.3. 25 MPa other work for columns and beams (4000 psi)
  - 1.5.1.4. 30 MPa other work for columns and beams (4000 psi)
  - 1.5.1.5. 35 MPa other work for columns and beams (4000 psi)
- 1.5.2. All other work shall be painted with a minimum of two coats of a high quality, lead-free, zinc-rich primer and a top coat of a high quality, lead-free, zinc-rich paint. The primer and top coat shall be applied in accordance with the manufacturer's instructions. The primer and top coat shall be applied to all other work surfaces, including the interior and exterior surfaces. The primer and top coat shall be applied to all other work surfaces, including the interior and exterior surfaces.

**1.6. GENERAL**

- 1.6.1. All work shall be done in accordance with the approved drawings and specifications.
- 1.6.2. All work shall be done in accordance with the approved drawings and specifications.
- 1.6.3. All work shall be done in accordance with the approved drawings and specifications.
- 1.6.4. All work shall be done in accordance with the approved drawings and specifications.
- 1.6.5. All work shall be done in accordance with the approved drawings and specifications.
- 1.6.6. All work shall be done in accordance with the approved drawings and specifications.
- 1.6.7. All work shall be done in accordance with the approved drawings and specifications.
- 1.6.8. All work shall be done in accordance with the approved drawings and specifications.
- 1.6.9. All work shall be done in accordance with the approved drawings and specifications.
- 1.6.10. All work shall be done in accordance with the approved drawings and specifications.

**1.7. NOTES**

- 1.7.1. All notes shall conform to CAN 310. CMH 70/310 type and is specified as follows:
  - 1.7.1.1. 15 MPa notes for columns and beams (4000 psi)
  - 1.7.1.2. 20 MPa notes for columns and beams (4000 psi)
  - 1.7.1.3. 25 MPa notes for columns and beams (4000 psi)
  - 1.7.1.4. 30 MPa notes for columns and beams (4000 psi)
  - 1.7.1.5. 35 MPa notes for columns and beams (4000 psi)
- 1.7.2. All notes shall be painted with a minimum of two coats of a high quality, lead-free, zinc-rich primer and a top coat of a high quality, lead-free, zinc-rich paint. The primer and top coat shall be applied in accordance with the manufacturer's instructions. The primer and top coat shall be applied to all note surfaces, including the interior and exterior surfaces. The primer and top coat shall be applied to all note surfaces, including the interior and exterior surfaces.

**REVISIONS**

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

**PROJECT INFORMATION**

PROJECT NO. 579  
DATE 1008  
SHEET NO. S-1

**CLIENT INFORMATION**

152 STREET  
SUITE 102  
VANCOUVER, BC V6C 3E8  
TEL: (604) 372-1331

**ENGINEER'S SEAL**

**Professional Engineer**  
F. Sale & Assoc. Ltd.  
1520 - 40 AVE. SURREY B.C. Y4W 1Z4 CANADA  
PHONE (604) 395-8370

**ARCHITECT'S SEAL**

**Professional Architect**  
REPLICATION AT  
2099 - 152 STREET SURREY  
BY GREGG CLEBY HOMES  
DATE 1008  
SHEET NO. S-1

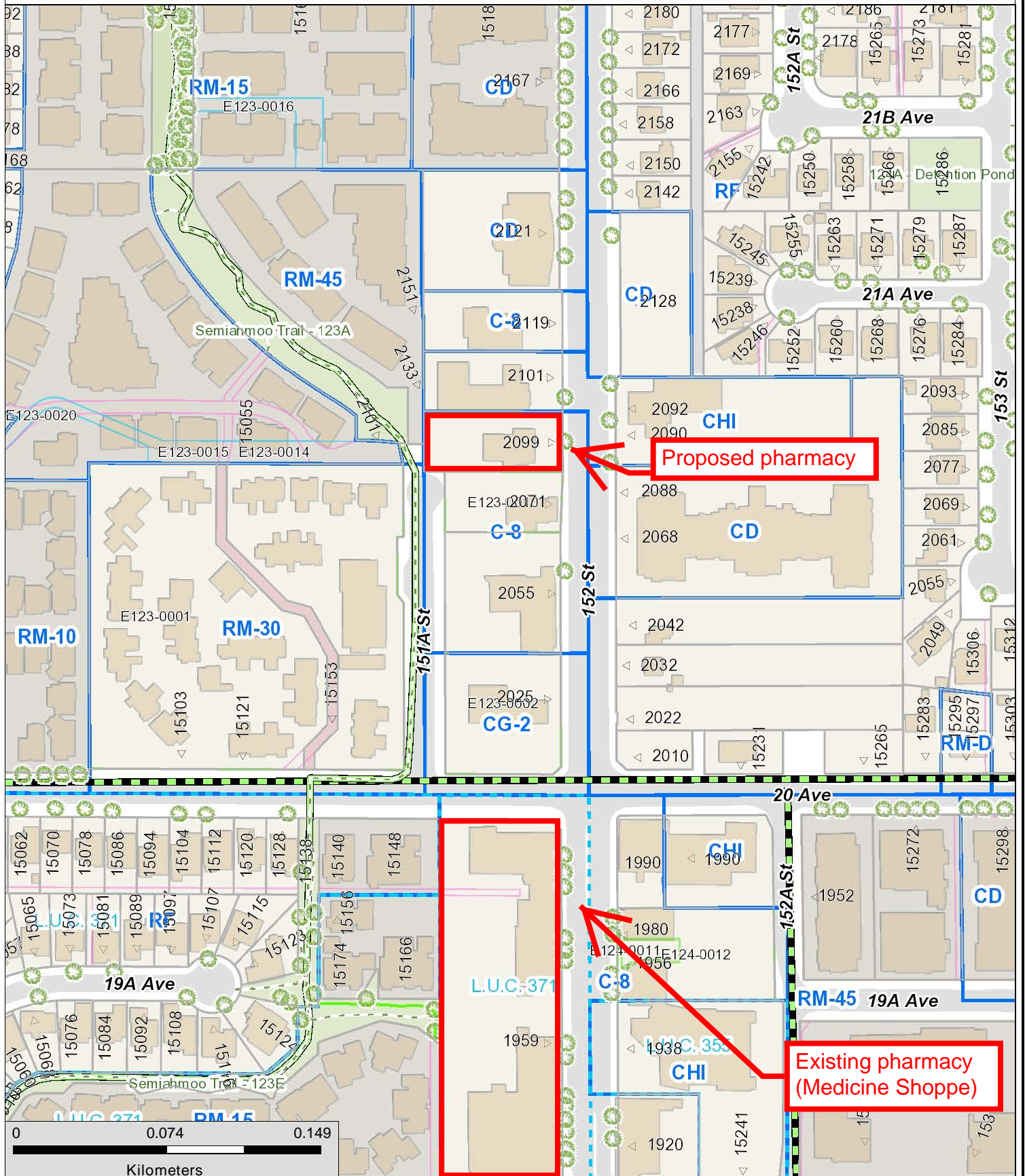
**MAIN FLOOR / FOUNDATION PLAN**

LEASE AREA 1 = 110' x 100' (11,000 sq ft)  
LEASE AREA 2 = 75' x 100' (7,500 sq ft)

**LOADING SIZE TABLE**

No.	SIZE (L x W x H)	REINFORCEMENT
1	10' x 10' x 12'	4- #14 BARS, 6" W
2	10' x 10' x 10'	4- #14 BARS, 6" W
3	10' x 10' x 10'	4- #14 BARS, 6" W
4	10' x 10' x 10'	4- #14 BARS, 6" W
5	10' x 10' x 10'	4- #14 BARS, 6" W

**FILE**



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: 2,479  
Map created on: May-16-14