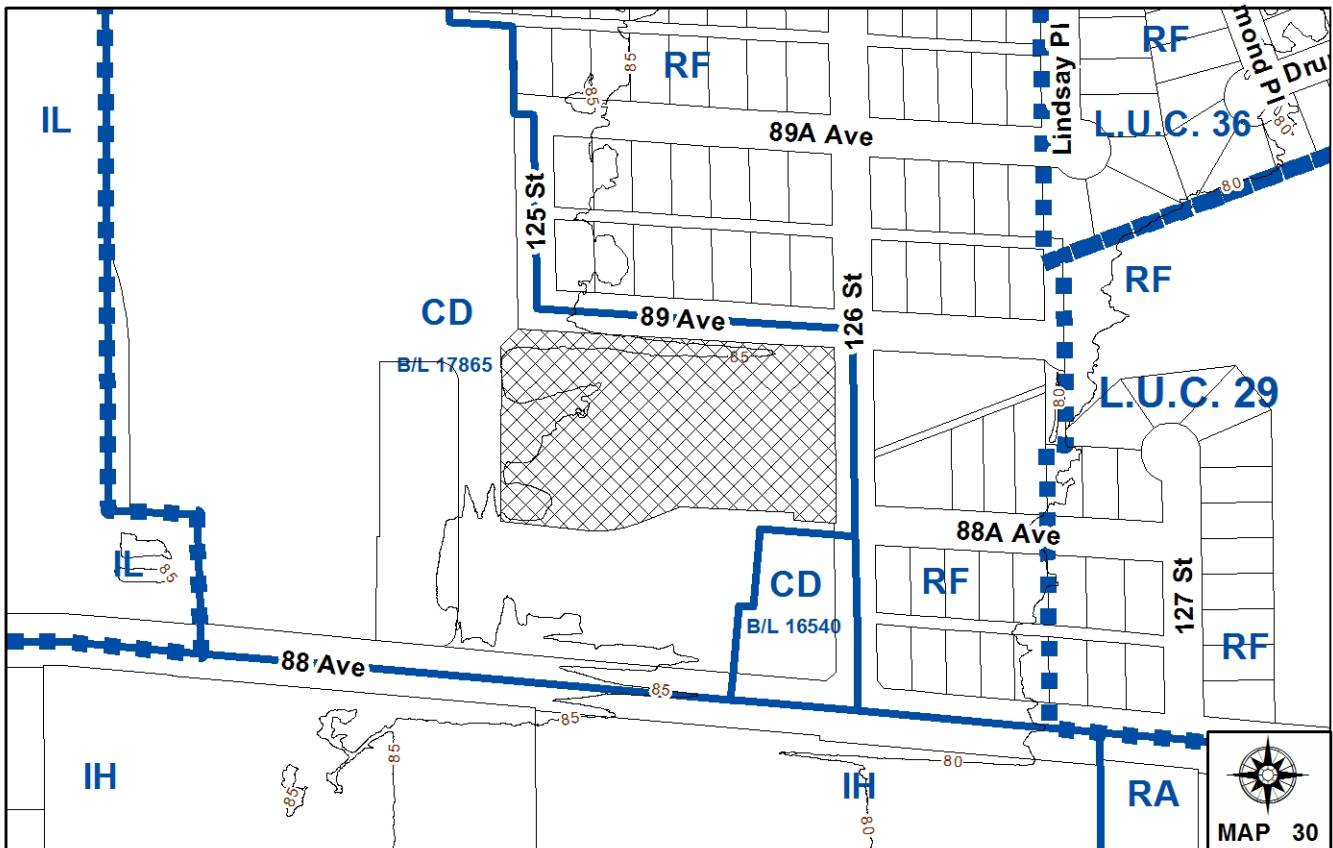
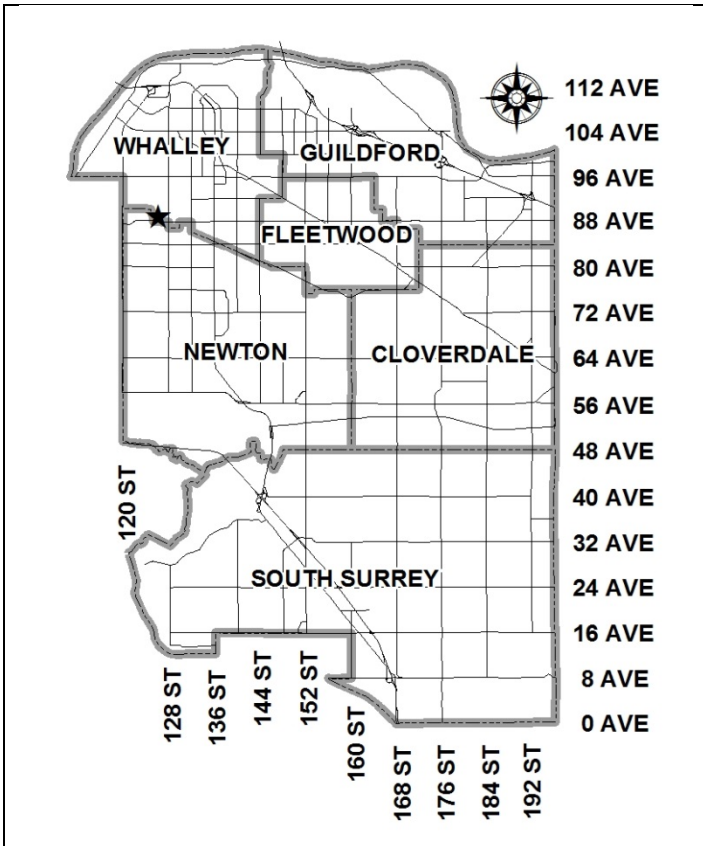


Planning Report Date: June 23, 2014

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: 12565 - 88 Avenue
OWNER: Triton Ventures (Surrey West) Corp.
ZONING: CD (By-law No. 17865)
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to construct a small-scale drug store as part of a larger medical complex. In order to accommodate the small-scale drug store, the applicant is proposing to vary the minimum separation requirement under Part 4, General Provisions, Section E. 28 of Surrey Zoning By-law No. 12000 that requires a 400 metre separation between the proposed small-scale drug store and existing drug store at 12451 – 88 Avenue (Walmart).

RATIONALE OF RECOMMENDATION

- The CD Zone (By-law No. 17865) permits a small-scale drug store that operates in conjunction with a medical office. The proposed multi-storey building is designed to accommodate a range of land-uses that includes retail, personal service, general service as well as office space.
- The proposed variance will expand the range of medical-related services provided on-site by permitting a small-scale drug store to operate in conjunction with a larger medical office. In addition, the small-scale drug store will 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 small-scale drug store is considered appropriate given the medical-related uses on-site.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0133-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) In Section E.28 of Part 4, General Provisions, the minimum separation requirement between a small-scale drug store and existing drug store is varied from 400 metres (1,312 ft.) to 0 metre (0 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant building presently under construction

Adjacent Area:

| Direction | Existing Use | OCP/NCP Designation | Existing Zone |
|--|---|---|------------------------|
| North (Across 89 Avenue and 90 Avenue): | Single family residential | Urban/ Urban Residential | RF |
| East (Across 125 Street & 126 Street): | Single family residential, greenbelt, B.C. Hydro/Fortis B.C. statutory right-of-way and gas station | Urban and Commercial/ Urban Residential, Open Space & Commercial | RF & CD (B/L 16540) |
| South (Across 88 Avenue): | B.C. Hydro lands | Industrial/High Impact Industrial & Open Space | IH |
| West: | B.C. Hydro lands | Industrial/Industrial | L.U.C. No. 60 |

DEVELOPMENT CONSIDERATIONSBackground

- The subject property at 12565 – 88 Avenue is 0.6 hectares (1.48 acres) in area and located on the north side of 88 Avenue directly west of 126 Street. The property is designated "Commercial" in the Official Community Plan (OCP) and presently zoned "Comprehensive Development Zone (CD)" (By-law No. 17865). The CD By-law allows a broad range of retail uses, general service, personal service, eating establishment, office uses and other land-uses consistent with a large format retail centre. The adjacent properties are currently occupied by several big box stores that include Walmart and Sleep Country as well as smaller retail tenants and restaurants (e.g. Payless Shoes, Dollar Giant, Reitmans, La Senza, EB Games and Burger King). In addition, the

property is encumbered by major hydro transmission lines and a right-of-way that will restrict future development potential.

Previous Development Applications

- A General Development Permit (No. 7903-0153-00) was previously approved by Council in May, 2004 which included eight retail buildings and associated landscaping to be completed in three phases. The existing Walmart building was completed under Phase 1 and provides roughly 12,310 square metres (135,500 sq. ft.) of retail space and 640 surface parking stalls.
- Subsequent development in Phase 2 and Phase 3 included detailed Development Permits for a Burger King restaurant (7905-0009-00), 2 multi-tenant commercial buildings (7905-0056-00), a single-storey building occupied by Sleep Country (7907-0112-00) and Tim Hortons restaurant (7912-0019-00). The current build-out provides roughly 17,781 square metres (191,393 sq. ft.) of floor area for retail, personal service, general service as well as eating establishments.
- The subject property was recently under application for an OCP amendment from "Industrial" to "Commercial", rezoning from IB and CD to CD (By-law No. 17865), a General Development Permit (DP) for two commercial buildings and consolidation of the City-owned parcel at 12592 – 89 Avenue (File No. 7912-0239-00). The rezoning by-law received Final Adoption on October 28, 2013. The Detailed DP which regulates the character of the multi-tenant building was issued shortly thereafter on February 24, 2014 under File No. 7913-0091-00.

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

- Zoning By-law No. 12000 defines a drug store 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 as well as general merchandise on at least 65% of its *gross floor area*”.
- In contrast, 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 applicant is proposing a drug store with a floor area of less than 600 square metres (6,450 sq. ft.) and, as such, it would be 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 12565 – 88 Avenue (File No. 7914-0133-00) is situated within 400 metres (1,312 ft.) of an existing drug store located at 12451 – 88 Avenue (Walmart).

CD Zone (By-law No. 17865)

- The subject property is regulated under a CD Zone (By-law No. 17865) which permits retail uses on-site and includes provisions for a small-scale drug store provided that:

- The small-scale drug store not exceed a total gross floor area of 112 square metres (1,200 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 doctors' offices is a minimum of 112 square metres (1,200 sq. ft.);
- There is not more than one small-scale drug store on the lot; and
- The small-scale drug store is contained in the same principal building as the medical doctors' offices.

Proposal

- The applicant is proposing a 112 square metre (1,200 sq. ft.) small-scale drug store that operates in conjunction with a medical clinic proposed in the adjacent unit. The small-scale drug store will provide management and monitoring of prescription medication, compounding services, discharge counselling, diabetes management, medication dispensary, pick-up/drop-off counter for pharmaceutical prescriptions, health seminars and monthly clinics on sleep issues, hearing loss, diabetes, osteoporosis and heart health amongst other issues. In addition, the small-scale drug store will provide a range of non-pharmaceutical items which include health and beauty products as well as general merchandise and over-the-counter medication (Appendix II).
- The applicant is requesting a Development Variance Permit (DVP) in order to permit a small-scale drug store within 400 metres (1,312 ft.) of an existing drug store at 12451 – 88 Avenue. The subject property is located directly adjacent to 12451 – 88 Avenue (Walmart) and, therefore, will require a variance to reduce the minimum separation requirement to 0 metre (0 ft.). However, the small-scale drug store and existing drug store are actually located roughly 140 metres (459 ft.) apart if measured building-to-building (Appendix IV).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum separation requirement of 400 metres (1,312 ft.) between a small-scale drug store and existing drug store as outlined in Part 4, General Provisions, Section E.28 of Surrey Zoning By-law No. 12000.

Applicant's Reasons:

- The proposed variance would expand the range of medical-related services provided on-site thereby allowing a registered pharmacist to dispense prescribed medication which is more convenient for clientele and allows medical staff to better monitor the overall health of individual patients.

Staff Comments:

- The proposed small-scale drug store will occupy a relatively small floor area (112 square metres/1,200 sq. ft.) located directly adjacent to the medical clinic.

- A minimum separation of 140 metres (459 ft.) is maintained between the small-scale drug store and existing drug store at 12451 – 88 Avenue (Walmart) if measured from building-to-building.
- The small-scale drug store will further serve other medical-related businesses on-site 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, Action Summary and Project Data Sheet |
| Appendix II. | Site Plan |
| Appendix III. | Development Variance Permit No. 7914-0133-00 |
| Appendix IV. | Map of Drug Stores within 400 Metres of Subject Property |

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

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DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 17865)

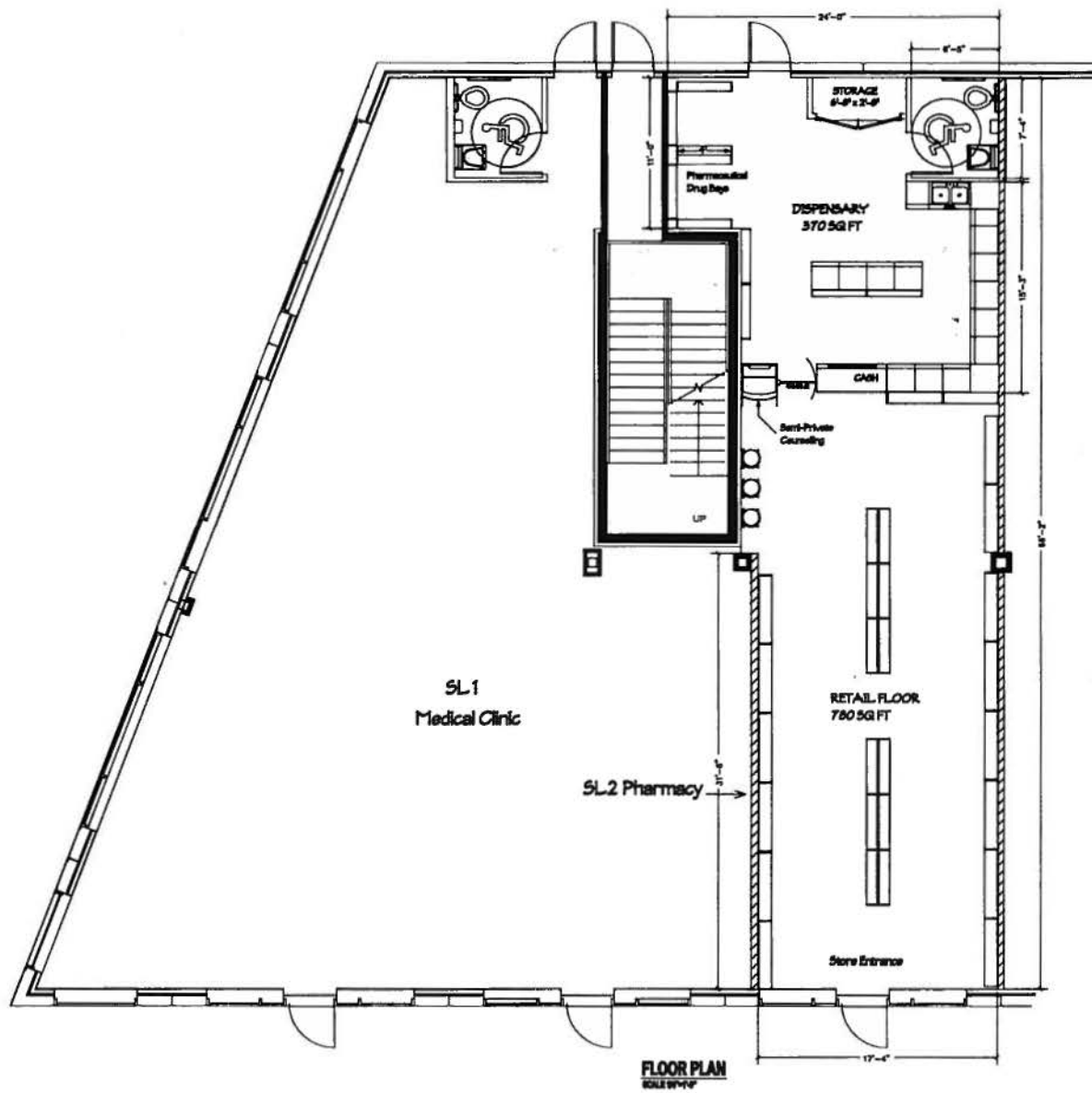
| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|-------------------------------------|---------------------------------------|--------------|
| LOT AREA* (in square metres) | | |
| Gross Total | N/A | N/A |
| Road Widening area | | |
| Undevelopable area | | |
| Net Total | 6,001.47 sq. m. | N/A |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | | |
| Paved & Hard Surfaced Areas | | |
| Total Site Coverage | 50% | 42.8% |
| SETBACKS (in metres) | | |
| North | 10 m. | 10.8 m. |
| South | 30 m. | 29 m. |
| East | 39 m. | 39.6 m. |
| West | 3 m. | 3.4 m. |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 12 m. | 9.4 m. |
| Accessory | N/A | N/A |
| NUMBER OF RESIDENTIAL UNITS | N/A | N/A |
| FLOOR AREA: Residential | N/A | N/A |
| FLOOR AREA: Commercial | | |
| Retail | N/A | 2,568 sq. m. |
| Office | N/A | 2,568 sq. m. |
| Total | N/A | 5,136 sq. m. |
| FLOOR AREA: Industrial | N/A | N/A |
| FLOOR AREA: Institutional | N/A | N/A |
| TOTAL BUILDING FLOOR AREA | N/A | 5,136 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) | N/A | N/A |
| # of units/ha /# units/acre (net) | N/A | N/A |
| FAR (gross) | N/A | N/A |
| FAR (net) | 0.86 | 0.86 |
| | | |
| AMENITY SPACE (area in square metres) | N/A | N/A |
| Indoor | | |
| Outdoor | | |
| | | |
| PARKING (number of stalls) | | |
| Commercial | N/A | N/A |
| Industrial | N/A | N/A |
| | | |
| Residential Bachelor + 1 Bedroom | N/A | N/A |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | N/A | N/A |
| | | |
| Institutional | N/A | N/A |
| | | |
| Total Number of Parking Spaces | 154 stalls | 198 stalls |
| | | |
| Number of disabled stalls | 2 stalls | 4 stalls |
| Number of small cars | N/A | N/A |
| Tandem Parking Spaces | N/A | N/A |
| Size of Tandem Parking Spaces | N/A | N/A |

| | | | |
|---------------|----|---------------------------------|----|
| Heritage Site | NO | Tree Survey/Assessment Provided | NO |
|---------------|----|---------------------------------|----|



FLOOR PLAN
SCALE 1/4" = 1'-0"

| STATS | |
|---|-------------------------------------|
| Retail Floor Area | 780 sq ft |
| Health and Beauty & General Merchandise | 780 sq ft - 65% of Total Store Area |
| Dispensary | 370 sq ft |
| HC Accessible Washroom | 49 sq ft |
| Total Store Floor Area | 1200 sq ft |

COLLEGE OF PHARMACISTS BY-LAW REQUIREMENTS
 Permits to conform to College of Pharmacists 4.1 (a-g), 5.1 & 5.2 & 5.3 & 5.4
 'Community Pharmacy Design'
 'Community Pharmacy Premises'

NAZ'S PHARMACY NO. 4
 12592 89 Ave Surrey BC

Group E Mercantile Zoning - Small Scale Pharmacy

GUY SHADDOCK DESIGN LTD.
 850 2345 Cranley Dr.
 Surrey, BC V4A 9G3
 Tel: 604.837.4646
 Fax: 604.835.1861
 Email: guy@shaddock.com
 Website: guyshaddock.com

Specializing in Community Pharmacy Design

PROJECT
 TRIDON CENTRE PHARMACY

DATE
 FLOOR PLAN

NOTE: THIS DRAWING AND THIS AREA REPRESENTS THE BEST AVAILABLE INFORMATION

| | |
|----------------------|------|
| DATE OF THIS DRAWING | DATE |
| 14-Apr-30 | |
| DESIGNED BY | DATE |
| 14-Apr-30 | |
| DRAWN BY | DATE |
| 14-Apr-30 | |

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0133-00

Issued To: TRITON VENTURES (SURREY WEST) CORP.
("the Owner")

Address of Owner: 15216 - North Bluff Road, Unit 603
White Rock, B.C. V4B 0A7

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: 029-228-506
Lot A Section 31 Township 2 New Westminster District Plan EPP33631
12565 - 88 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 requirement between a small-scale drug store and existing drug store is varied from 400 metres (1,312 ft.) to 0 metre (0 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.

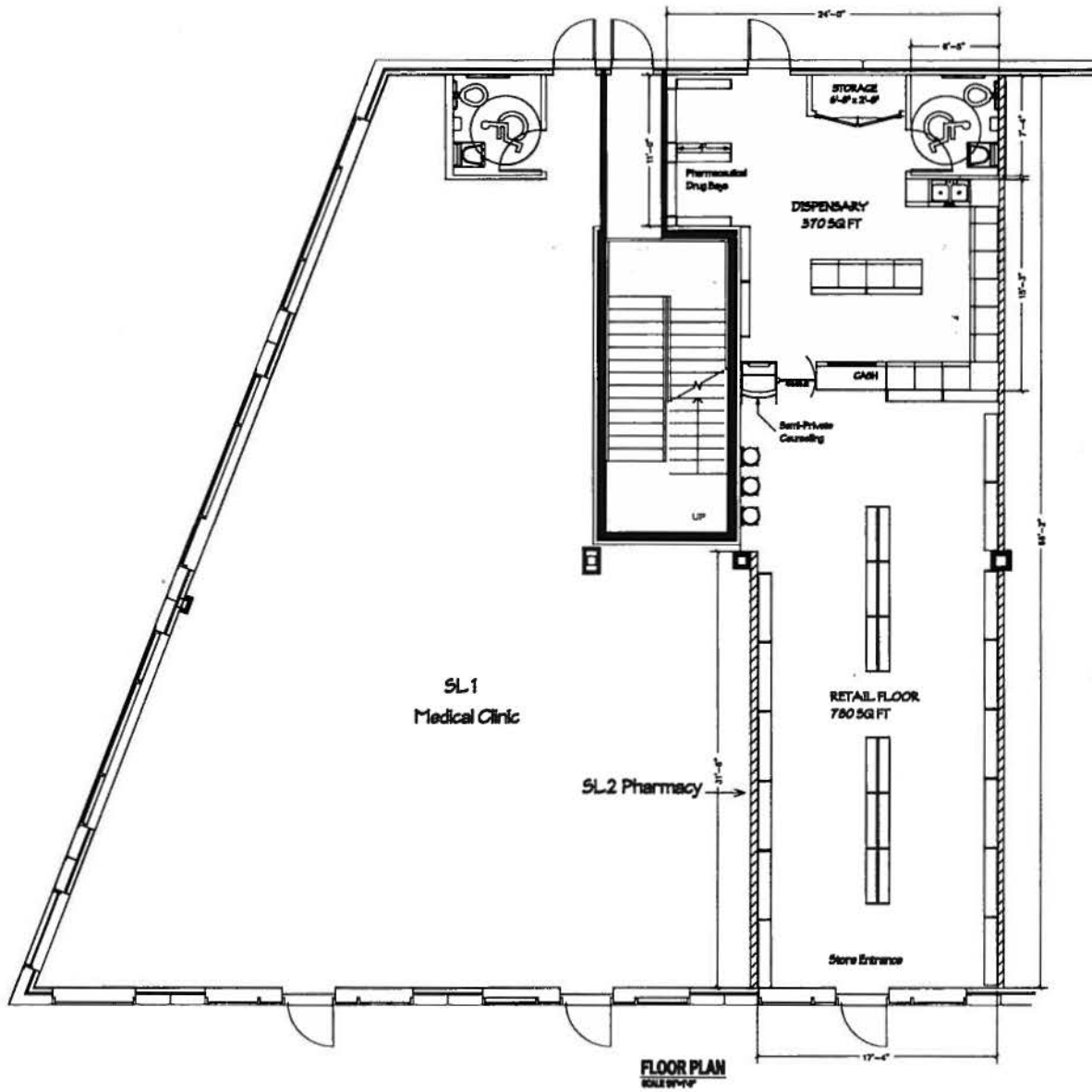
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



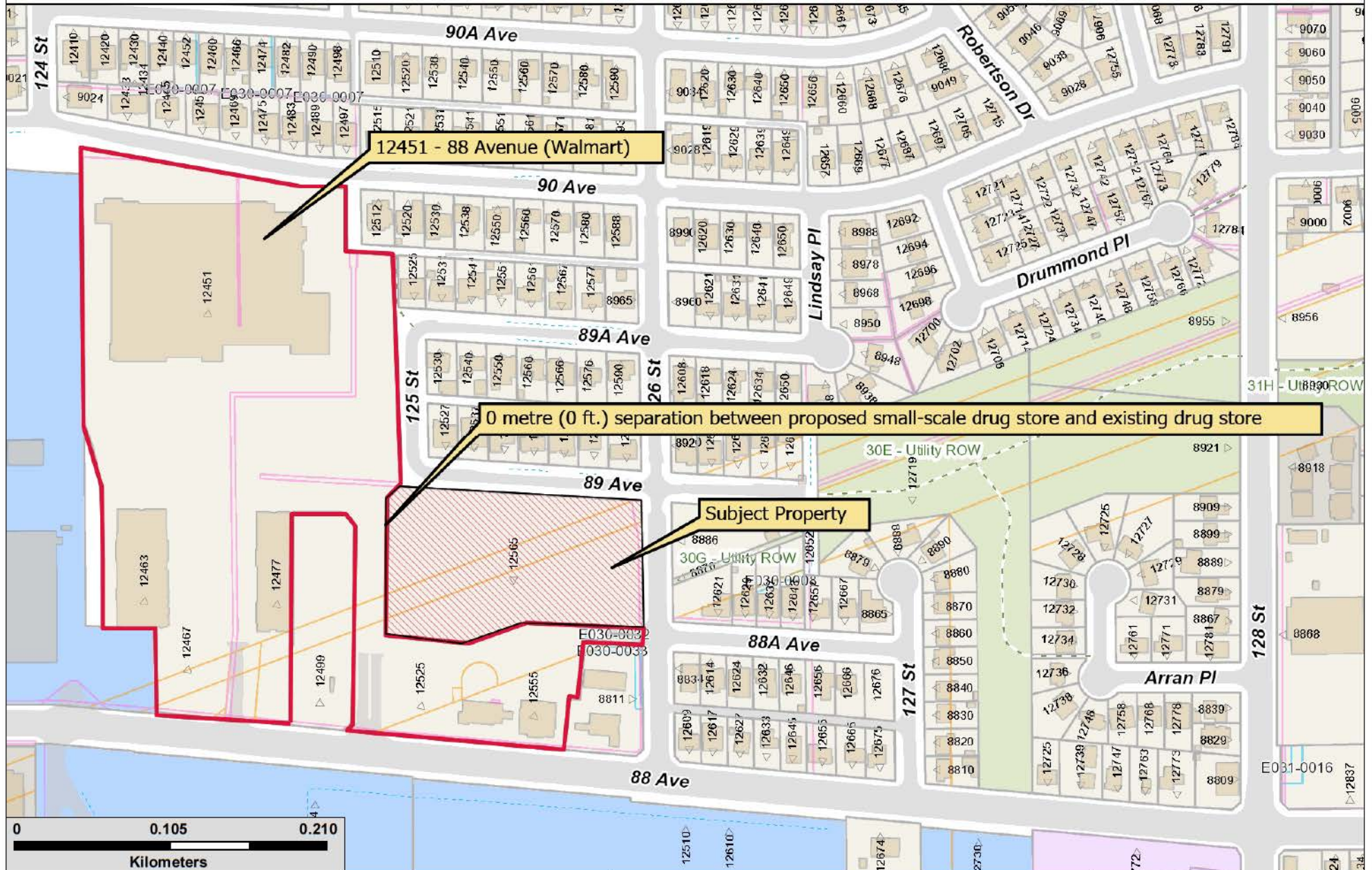
FLOOR PLAN
SCALE 1/8" = 1'-0"

| STATS | |
|---|-------------------------------------|
| Retail Floor Area | 780 sq ft |
| Health and Beauty & General Merchandise | 780 sq ft - 65% of Total Store Area |
| Dispensary | 370 sq ft |
| HC Accessible Washroom | 49 sq ft |
| Total Store Floor Area | 1200 sq ft |

COLLEGE OF PHARMACISTS BY-LAW REQUIREMENTS
 Permits to conform to College of Pharmacists 4.1 (a-g), 5.1 & 5.2 & 5.3 & 5.4
 'Community Pharmacy Design'
 'Community Pharmacy Premises'

NAZ'S PHARMACY NO. 4
 12592 89 Ave Surrey BC

| | | | | | | | | | | | | |
|--|-------------|------|-----------|--|----------|--|------------|--|----------|--|---------|--|
| Group E Maroonline Zoning - Small Scale Pharmacy | | | | | | | | | | | | |
| GUY SHADDOCK DESIGN LTD. <small>Residential Home Planning and Architectural Services</small> 850 2345 Cranley Dr. Surrey, BC V4A 9G3 Tel: 604.837.4646 Fax: 604.835.1861 Email: guy@guyshadlock.com Website: guyshadlock.com | | | | | | | | | | | | |
| <small>Specializing in Community Pharmacy Design</small> | | | | | | | | | | | | |
| PROJECT TRIDON CENTRE PHARMACY | | | | | | | | | | | | |
| DATE FLOOR PLAN | | | | | | | | | | | | |
| <small>NOTE: THIS DRAWING AND ALL OTHER REPRESENTATIONS ARE NOT VALID UNLESS SIGNED BY THE ARCHITECT</small> | | | | | | | | | | | | |
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| FILE NO. | | | | | | | | | | | | |
| JOB NO. | | | | | | | | | | | | |



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.

Map of Drug Stores within 400 Metres of Subject Property

Scale: 1: 3,496
Map created on: June-03-14