

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0325-00

Planning Report Date: April 6, 2020

PROPOSAL:

- **Development Variance Permit**

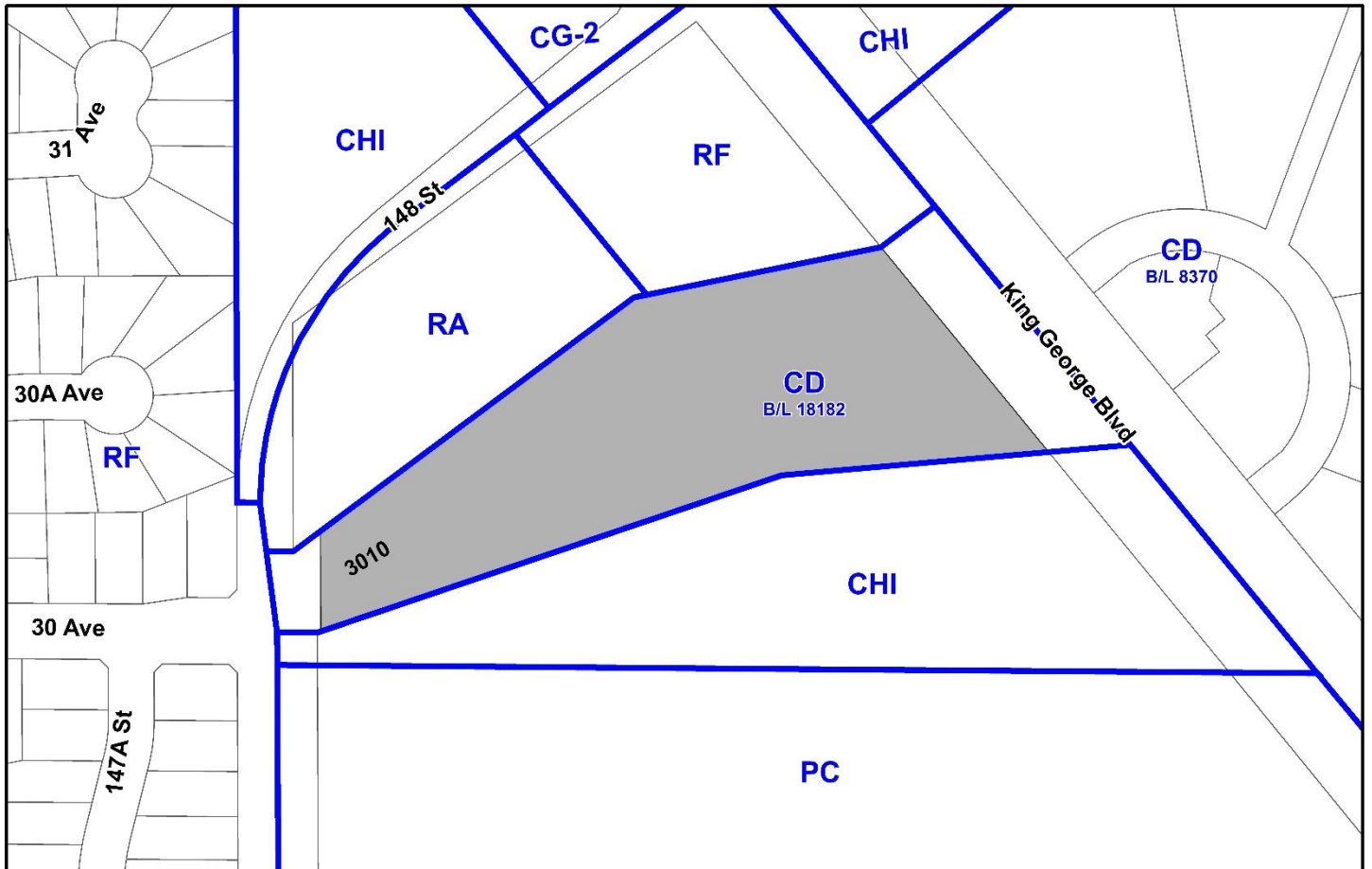
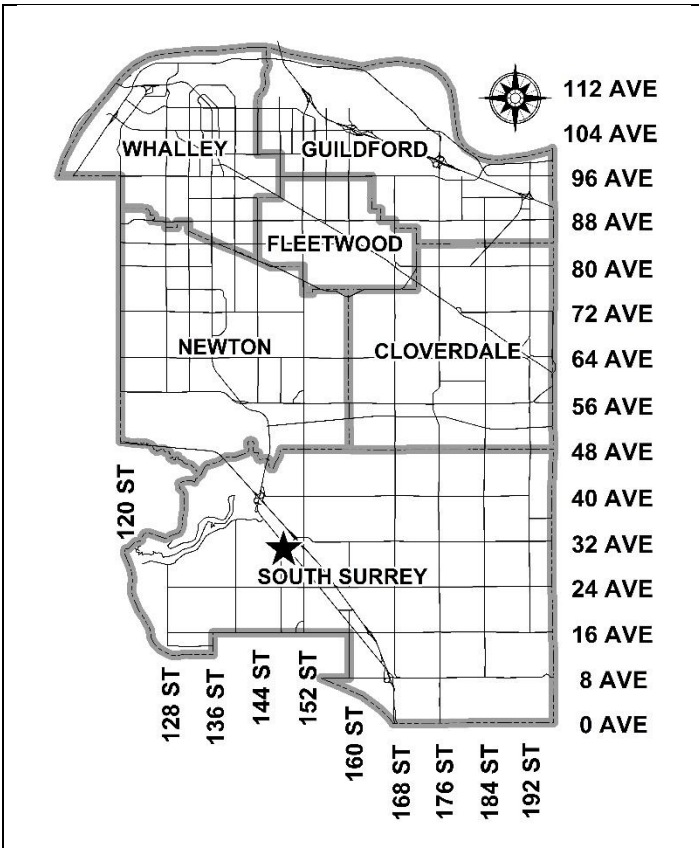
to reduce the minimum 400 metre separation distance between a small-scale drug store and an existing drug store.

LOCATION: 3010 - 148 Street

ZONING: CD (By-law No. 18182)

OCP DESIGNATION: Commercial

NCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the minimum 400 metre separation distance between a proposed small-scale drug store and an existing drug store.

RATIONALE OF RECOMMENDATION

- The small-scale drug store will be independent of a medical clinic and offer specialized sterile and non-sterile compounding pharmaceutical services.
- Council has previously expressed concerns regarding the possible over-concentrations of small stand-alone drug stores. However, Council has been receptive to small-scale drug stores that operate in conjunction with a medical office or clinic located in the same building.
- Staff feel that even though the proposed small-scale drug store will operate without an associated medical clinic or medical office, the proposed variance is supportable given the specialized nature of the services offered.
- There are currently no other drug stores in the area that offer specialized sterile and non-sterile compounding pharmaceutical services. Such drug stores are in high demand, and the proposed drug store will help fill the needs of area residents in need of specialized medications.
- The proposed small-scale drug store is permitted under the current CD Zoning of the property (By-law No. 18182).

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0325-00 (Appendix I), to reduce the minimum separation distance between drug stores, small-scale drug stores, or methadone dispensaries from 400 metres to 327 metres to permit a small-scale drug store at 3010 – 148 Street, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Multi-tenant Commercial Complex	Commercial	CD (By-law No. 18182)
North:	Single Family Dwelling	Commercial	RF & RA
East (Across King George Boulevard):	Car Dealerships	Commercial	CD (By-law No. 8370)
South:	Multi-tenant Commercial Complex	Commercial	CHI
West (Across 148 Street):	Single Family Dwellings	Clustering at Single Family Dwelling Density (8 u.p.a.)	RF

Context & Background

- The subject site, located at 3010 – 148 Street, is a newly constructed multi-tenant commercial complex. It is designated "Commercial" in the Official Community Plan, "Commercial" in the King George Corridor Neighbourhood Concept Plan, and zoned "CD (By-law No. 18182)".
- The subject site was completed under Development Application No. 7912-0147-00, which proposed to rezone the site from "One-Acre Residential Zone (RA)" and "Single Family Residential Zone (RF)" to Comprehensive Development Zone (based on C-8) and a Development Permit for Form & Character, to facilitate the construction of four multi-tenant commercial buildings. Final Adoption was granted by Council on October 20, 2015.
- The proposed small-scale drug store is a permitted use in the CD Zone (By-law No. 18182).

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to reduce the minimum 400 metre separation distance between a proposed small-scale drug store and an existing drug store. The proposed small-scale drug store will occupy one unit within a newly constructed multi-tenant commercial complex, with a floor area totaling 292 square metres.

- Staff feel that even though the proposed small-scale drug store will operate without an associated medical clinic or medical office, the proposed variance is supportable given the specialized nature of the services offered.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7919-0325-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

DZ/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0325-00

Issued To:

(the "Owner")

Address of 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: 029-753-490
Lot 1 Section 22 Township 1 New Westminster District Plan EPP49426
3010 – 148 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 from the lot line between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 327 metres to permit a small-scale drug store on the Land.
4. This development variance permit applies to only the 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.

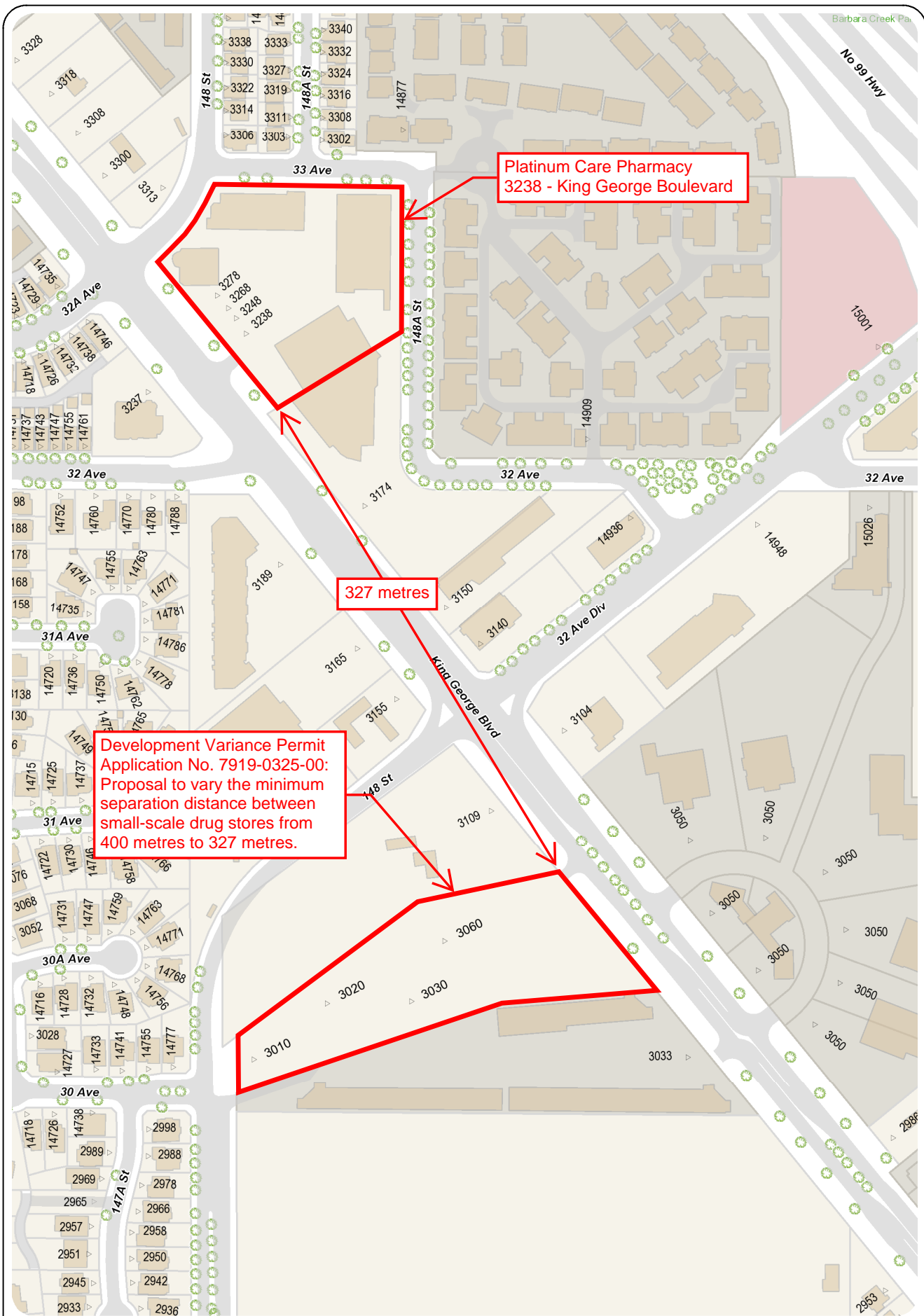
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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 – Doug McCallum

City Clerk – Jennifer Ficocelli



Platinum Care Pharmacy
3238 - King George Boulevard

327 metres

Development Variance Permit
Application No. 7919-0325-00:
Proposal to vary the minimum
separation distance between
small-scale drug stores from
400 metres to 327 metres.

Scale: 1:2,153

