City of Surrey PLANNING & DEVELOPMENT REPORT Application No.: 7919-0325-00

Planning Report Date: April 6, 2020

PROPOSAL:

112 AVE

104 AVE

96 AVE

88 AVE

80 AVE

72 AVE

64 AVE

56 AVE 48 AVE

40 AVE **32 AVE**

24 AVE **16 AVE**

8 AVE

0 AVE

GUILDFORD

CLOVERDALE

FLEETWOOD

SOUTH SURREY

160 ST

152 ST 144 ST

WHALLEY

120 ST

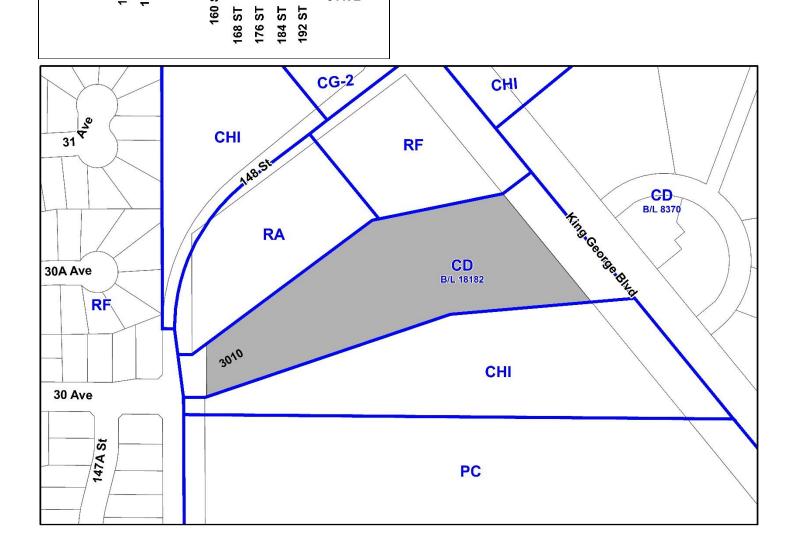
NEWTON

136 ST 128 ST

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 smallscale 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.

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

SITE CONTEXT & BACKGROUND

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.

Application No.: 7919-0325-00

- The proposed small-scale drug store will operate independent of an associated medical office or medical clinic and will offer specialized sterile and non-sterile compounding pharmaceutical services. There are currently no other drug stores in the area that offer this type of specialized pharmaceutical services, which are in high demand.
- Specialized compounding pharmacies offer alternative medication options, which can help with inconsistent medication supplies and shortages. These types of pharmacies cater to aging residents within the community who may need individualized medications and mixing ingredients in personalized dosing and strengths.
- 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 which will fill a broad range of pharmaceutical prescriptions and excludes *methadone dispensary*".
- While the CD zone for the property (By-law No. 18182) allows small-scale drug stores as a permitted use, the General Provisions (Section E.28 of Par 4) of the Zoning By-law stipulates that a small-scale drug store shall not be located within 400 metres of an existing drug store, small-scale drug store, or methadone dispensary.
- Currently, there is one existing small-scale drug store within 400 metres of the proposed small-scale drug store, located at 3238 King George Boulevard, which is 327 metres from the proposed small-scale drug store. The existing and proposed small-scale drug stores are shown on Schedule A in Appendix I.

Referrals

Engineering:	The Engineering Department has no objection to the project.
Surrey Bylaws & Licensing Services:	Bylaws & Licensing Services has no objection to the project.

POLICY & BYLAW CONSIDERATIONS

<u>Variances</u>

- The applicant is requesting the following variances:
 - 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.
- The proposed small-scale drug store will offer specialized sterile and non-sterile compounding pharmaceutical services. There are currently no other drug stores in the area that offer this type of specialized pharmaceutical services, which are in high demand.
- Specialized compounding pharmacies offer alternative medication options, which can help with inconsistent medication supplies and shortages. These types of pharmacies cater to aging residents within the community who may need individualized medications and mixing ingredients in personalized dosing and strengths.

- 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

APPENDIX I

(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



CISM S Development Application No. 7919-0325-00

