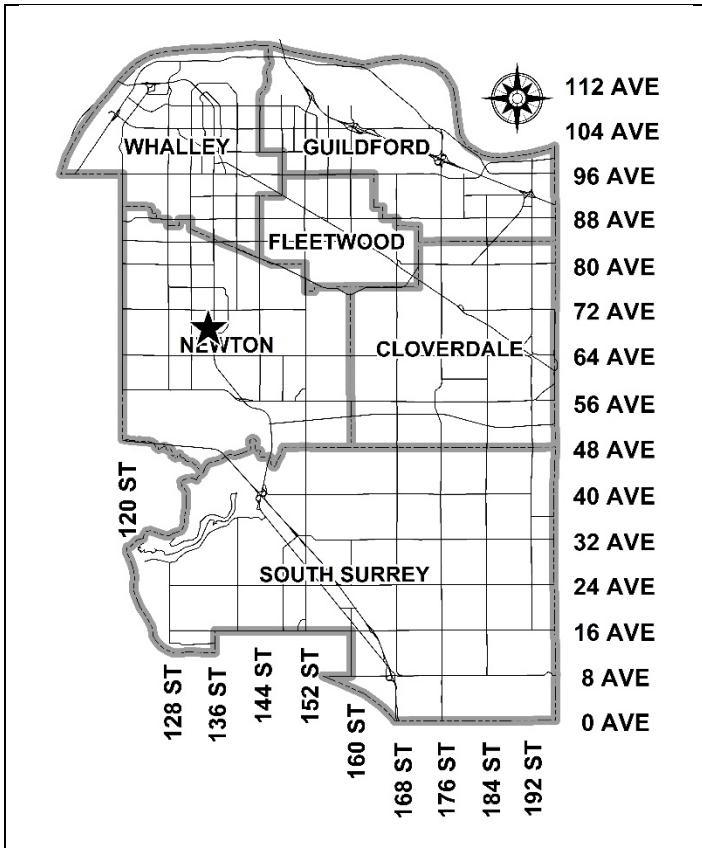


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0016-00

Planning Report Date: October 18, 2021



**PROPOSAL:**

- **Rezoning** from CHI to CD
- **Development Variance Permit**

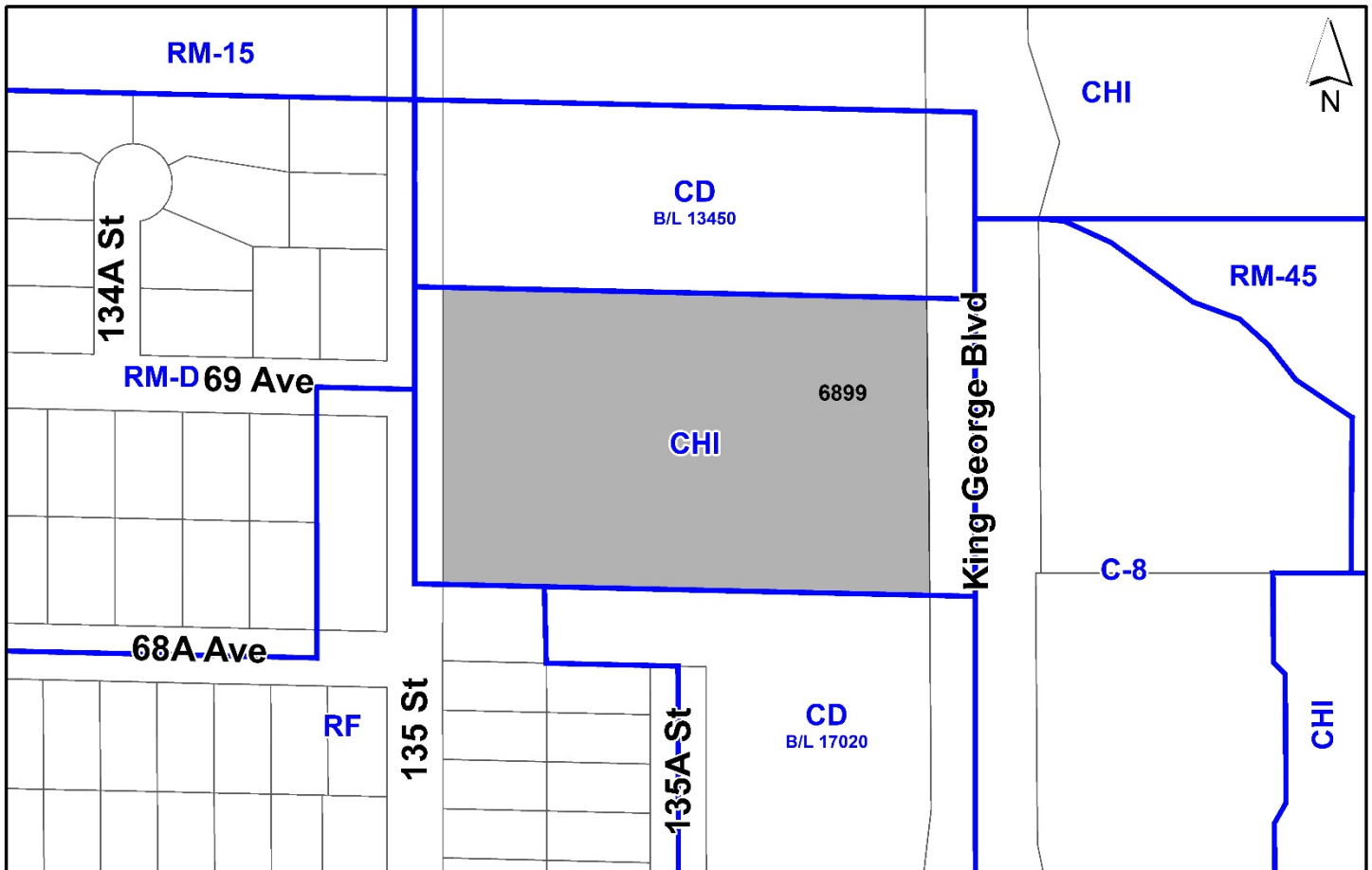
To permit the operation of a drug store and medical clinic as accessory uses.

**LOCATION:** 6899 - King George Boulevard

**ZONING:** CHI

**OCP DESIGNATION:** Commercial

**TCP DESIGNATION:** Commercial



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant is proposing to defer the works and services requirements of the Surrey Subdivision and Development Bylaw, 1986, No. 8830 for the proposed rezoning.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the “Commercial” designation in the Official Community Plan (OCP).
- The proposal complies with the “Commercial” designation in the Newton Town Centre Plan (TCP).
- The proposal complies with the “General Urban” designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The applicant is proposing to rezone the subject property to allow for a drug store and medical clinic to be operated within an existing retail warehouse.
- The proposed drug store will operate in conjunction with a medical clinic and will be located within the same commercial unit on the property.
- Staff have reviewed the proposed use and found it would be complementary to the existing uses operating in the building.
- The Engineering Department supports the variance to defer works and services for the rezoning application as the proposed modifications to the existing building do not involve a change in occupancy.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0016-00 (Appendix III) to proceed to Public Notification, to defer the requirement for works and services per the Subdivision and Development By-law for the proposed rezoning application.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) submission of a road dedication plan to the satisfaction of the Approving Officer.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Commercial	TCP: Commercial	CHI
North:	Commercial	TCP: Low Rise Residential; Low Rise Mixed-Use	CD (By-law No. 13450)
East (Across King George Boulevard):	Commercial	TCP: Low Rise Residential; Low Rise Mixed-Use	C-8
South:	Care Facility	TCP: Institutional	CD (By-law No. 17020)
West (Across 135 Street):	Detention Pond; Duplex Residential	OCP: Urban	RM-D

### Context & Background

- The 1.9 hectare subject property is located on the west side of King George Boulevard, north of 68 Avenue. The subject property is designated "Commercial" in the Official Community Plan (OCP) and in the Newton Town Centre Plan (TCP) and is zoned "Highway Commercial Industrial Zone (CHI)".
- The subject property was previously rezoned from "Single Family Residential Zone (RF)" and "Community Commercial Zone (C-8)" to CHI Zone, and a three storey commercial building was approved under Development Application No. 7905-0041-00, which received Final Adoption on April 24, 2006. A subsequent Development Permit Application for a 2,865 square metre addition and renovation of 743 square metres of existing commercial space was approved under Development Application No. 7911-0100-00, which received Final Adoption on November 26, 2012.

- A Development Variance Permit was previously issued for the site under Development Application No. 7913-0260-00 on February 3, 2014, to reduce the minimum parking requirements under Zoning By-law No. 12000 from 411 to 250 parking spaces.
- A Restrictive Covenant was registered on title as part of this application to ensure that any future development of the site resulting in a change of land use would be required to meet the parking requirements of Zoning By-law No. 12000.
- The CHI Zone does not permit the operation of drug stores or medical clinics.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The site's CHI Zone does not currently permit the operation of drug stores or medical clinics.
- The applicant is proposing to rezone the site to permit the uses of a drug store and medical clinic within an existing retail store. The proposed zone will specify that only one drug store and one medical clinic are permitted to operate on the lot.
- The CHI Zone does permit retail stores and office uses; however, these uses are limited to a specific list which do not include 'drug stores' or 'medical clinics' (Appendix IV).
- The applicant is proposing to defer the requirement for works and services per the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, for the proposed rezoning application. With the proposal, the applicant is looking at utilizing existing floor area and is not proposing any changes in occupancy, and as such, additional servicing demands on existing utility infrastructure is not anticipated.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	18,560 square metres
Road Dedication:	127 square metres
Net Site Area:	18,433 square metres
<b>Building Height:</b>	9.0 metres
<b>Floor Area Ratio (FAR):</b>	0.84
<b>Floor Area</b>	
Residential:	292 square metres
Commercial:	15,147 square metres
Total:	15,439 square metres

## Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

## Transportation Considerations

- The applicant is providing a 1.188 metre wide dedication for King George Boulevard along the east property line to help achieve the ultimate 42.0 metre road allowance.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The proposal complies with the “General Urban” designation in the Metro Vancouver Regional Growth Strategy (RGS).

### Official Community Plan

#### Land Use Designation

- The proposal complies with the “Commercial” designation in the Official Community Plan (OCP).

### Secondary Plans

#### Land Use Designation

- The proposal complies with the “Commercial” designation in the Newton Town Centre Plan (TCP).

### CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed drug store and medical clinic on the subject site. The proposed CD By-law for the development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Highway Commercial Industrial Zone (CHI)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the CHI Zone and the proposed CD By-law is illustrated in the following table:

Zoning	CHI Zone (Part 39)	Proposed CD Zone
<b>Floor Area Ratio:</b>	1.0 FAR	1.0 FAR
<b>Lot Coverage:</b>	50%	50%
<b>Yards and Setbacks</b>	Front (east): 7.5 metres Front (west): 7.5 metres Side: 7.5 metres	Front (east): 7.5 metres Front (west): 6.8 metres Side: 7.5 metres
<b>Principal Building Height:</b>	9.0 metres	9.0 metres
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>Uses permitted under Section B of Part 39, CHI Zone, of the Zoning Bylaw (Appendix IV)</li> </ul>	<ul style="list-style-type: none"> <li>Uses permitted under Section B of Part 39, CHI Zone, of the Zoning Bylaw (Appendix IV)</li> <li>Drug store provided: There is not more than one drug store on the lot.</li> <li>Medical clinic provided: There is not more than one medical clinic on the lot; and the medical clinic does not exceed a total gross floor area of 100 square metres.</li> </ul>
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Total:	250 (as per Development Application 7913-0260-00)	269
<b>Bicycle Spaces</b>		
Retail Store:	6 bicycle parking spaces	6 bicycle parking spaces

- Permitted uses in the CD Zone have been modified from the CHI Zone to include drug store and medical clinic as permitted accessory uses. The proposed CD Zone restricts the total number of drug stores and medical clinics permitted to operate on the site to one each. The floor area to be occupied by the medical clinic is restricted to 100 square metres.
- The applicant is required to provide a total of 250 stalls on-site, as per development application 7913-0260-00 which reduced the minimum number of parking stalls on-site, which was approved by Council. The parking reduction was supported based on permitted land uses on site at the time.
- The proposed new land uses generate the following additional parking requirements, compared to the land uses permitted as identified under development application 7913-0260-00:
  - Proposed 100 square metres of medical office use would require 4 parking spaces per current Zoning Bylaw requirements (compared to previous 100 square metres retail use requiring 3 parking spaces), resulting in an additional 1-space requirement; and
  - Proposed 504 sq.m. of drug store use would require 13 parking spaces per current Zoning Bylaw requirements (compared to previous retail use requiring 15 parking spaces), resulting in no additional requirement.

- Based on the above new parking requirements, the proposed new land uses require an additional total of 1 stall to be provided on-site.
- Staff can support the proposal as the applicant is proposing to provide 269 total parking spaces on site, which is 19 parking spaces over the required 250 parking spaces to be provided, as approved under Development Application No. 7913-0260-00.
- As the existing CHI zoning for the site currently permits retail and office uses to operate, the proposed rezoning to allow the operation of a drug store and medical clinic is not considered to be a departure in land-use.
- The proposed uses are considered compatible, and complementary to the existing businesses operating at this location. As such, the proposal is considered to comply with existing Section 219 Restrictive Covenant registered on title as part of Development Application No. 7913-0260-00, to ensure future on-site parking conforms to the minimum parking requirements in Zoning By-law No. 12000 if the subject property redevelops or changes in land-use.

Building	Use	Floor Area	Bylaw Rate	Bylaw Required Parking	Proposed Parking
<b>Price Pro</b>	Warehouse	5,144 sq.m.	1 stall/100 sq.m.	51 stalls	
	Retail	5,115 sq.m.	2.5 stalls/100 sq.m.	128	
	Office	1,174 sq.m.	2.5 stalls/100 sq.m.	29	
	Pharmacy (Retail)	504 sq.m.	2.5 stalls/100 sq.m.	13	
	Medical Office (Office)	100 sq.m.	3.5 stalls/100 sq.m.	4	
	Dwelling unit	N/A	2	2	
<b>Older Retail Area</b>	Retail	743 sq.m.	3 stalls/100 sq.m	22	
<b>Addition</b>	Fitness	2,367 sq.m.	3.6 stalls /100 sq.m.	85	
<b>DVP 7913-0260-00</b>				250	
<b>Total</b>				<b>250 stalls</b>	<b>269 stalls</b>

Variance to Surrey Subdivision and Development By-law, 1986, No. 8830

- The applicant is requesting the following variance:
  - To defer the requirement for works and services per the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- The applicant is proposing to utilize existing floor area within the building to accommodate a proposed pharmacy and medical clinic, and is not proposing any exterior changes to the site or changes to occupancy as part of the application.

- The Engineering Department supports the variance to defer works and services for the rezoning application as the proposal does not involve a change in occupancy, therefore additional servicing demands on existing utility infrastructure is not anticipated.
- The works and services are to be completed in accordance with typical City requirements at the time of future redevelopment to the ultimate approved land uses of the Newton Town Centre Plan (TCP) through rezoning. This approach will facilitate the proposed rezoning application that utilizes existing commercial floor area.
- Staff support the requested variances to proceed for consideration.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on June 16, 2021, and the Development Proposal Signs were installed on June 21, 2021. Staff received responses from two individuals requesting clarification on the proposal and staff sent them the information.
- One individual inquired if any additional access was proposed from 135 Street. Staff advised that no additional access is proposed with the application.
- Another individual inquired if a Development Variance Permit would be required to reduce the separation distance between existing drug stores and small-scale drug stores. As the pharmacy is proposed to operate within the existing retail space of the Price Pro business, it is considered to be a drug store and no Development Variance Permit is required to vary the separation distance.

### **INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

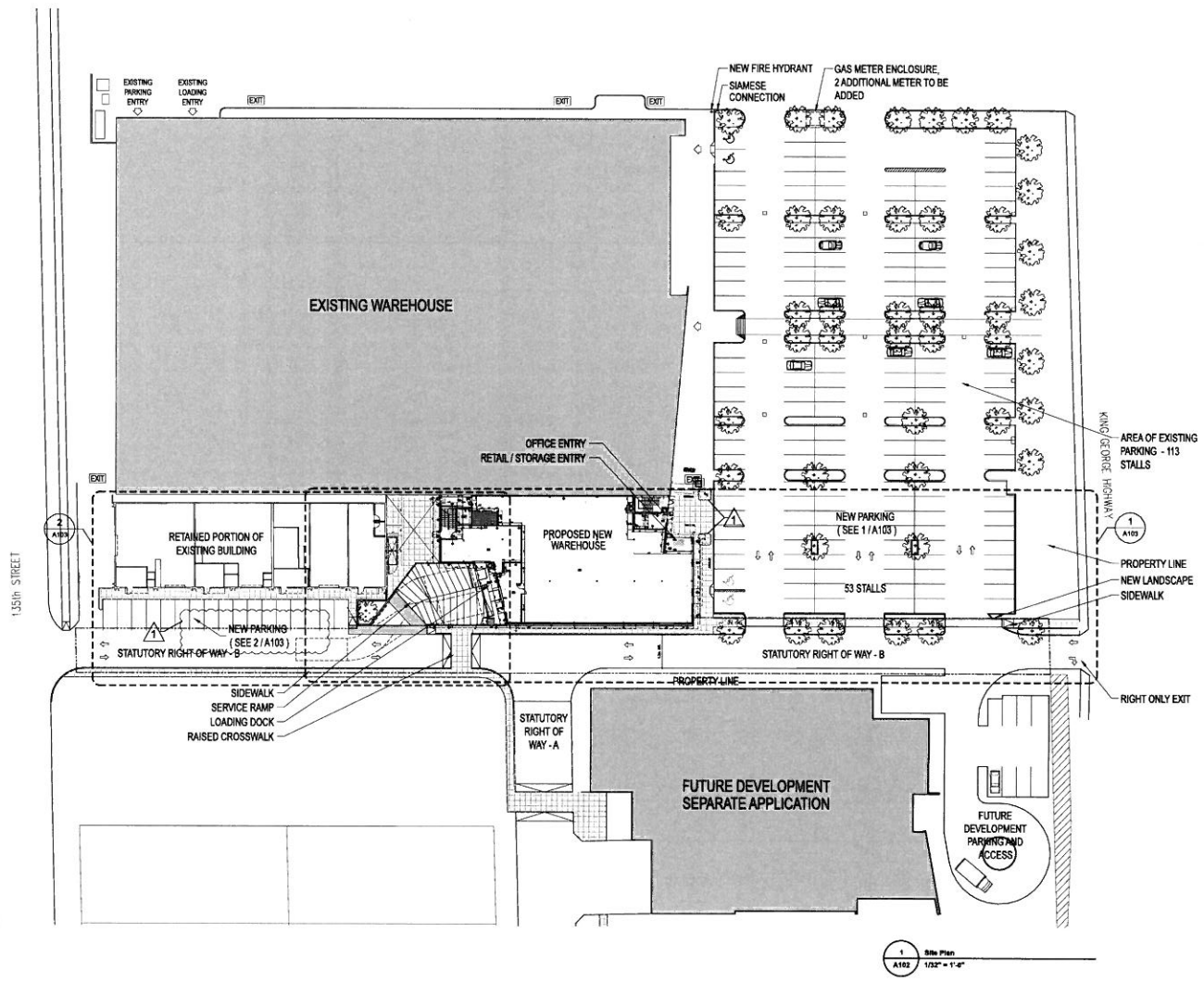
Appendix I.	Site Plan
Appendix II.	Engineering Summary
Appendix III.	Development Variance Permit No. 7921-0016-00
Appendix IV.	List of Permitted Uses in CHI Zone

*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

SR/cm





1 Site Plan  
A102 1/32" = 1'-0"

Comments:

Notes:

11	01.02.13	ISSUED FOR CONSTRUCTION
10	07.12.12	PROLOG TO-AP COMMENTS
09	28.08.12	ISSUED FOR PLACING CONCRETE
08	30.07.12	ISSUED FOR INFORMATION
07	04.04.12	ISSUED FOR TENDERS
06	30.01.12	ISSUED FOR D.P.
05	26.01.12	RE-ISSUED FOR D.P.
04	18.08.11	RE-ISSUED FOR D.P.
03	17.08.11	RE-ISSUED FOR D.P.
02	17.08.11	RE-ISSUED FOR D.P.
01	28.04.11	ISSUED FOR D.P.

Rev. Date Description

Revised / Issues:

Project Title:

WELCOME HOME SOCIETY  
Retail + Office Addition

6869 King George Blvd  
Quarry, BC

Site/Context Plan

This drawing is an instrument of service to the project, as defined by the Professional Engineers Act and may not be reproduced without the written permission of the architect. It is intended for the use of the specific project only and shall not be used otherwise without written permission from the architect. Conditions and work to be performed are as shown on this drawing and any other drawings or drawings to be prepared by the architect and its consultants, and any other drawings or drawings to be prepared by the architect and its consultants.

Drawn by: AP  
Reviewed by: WF

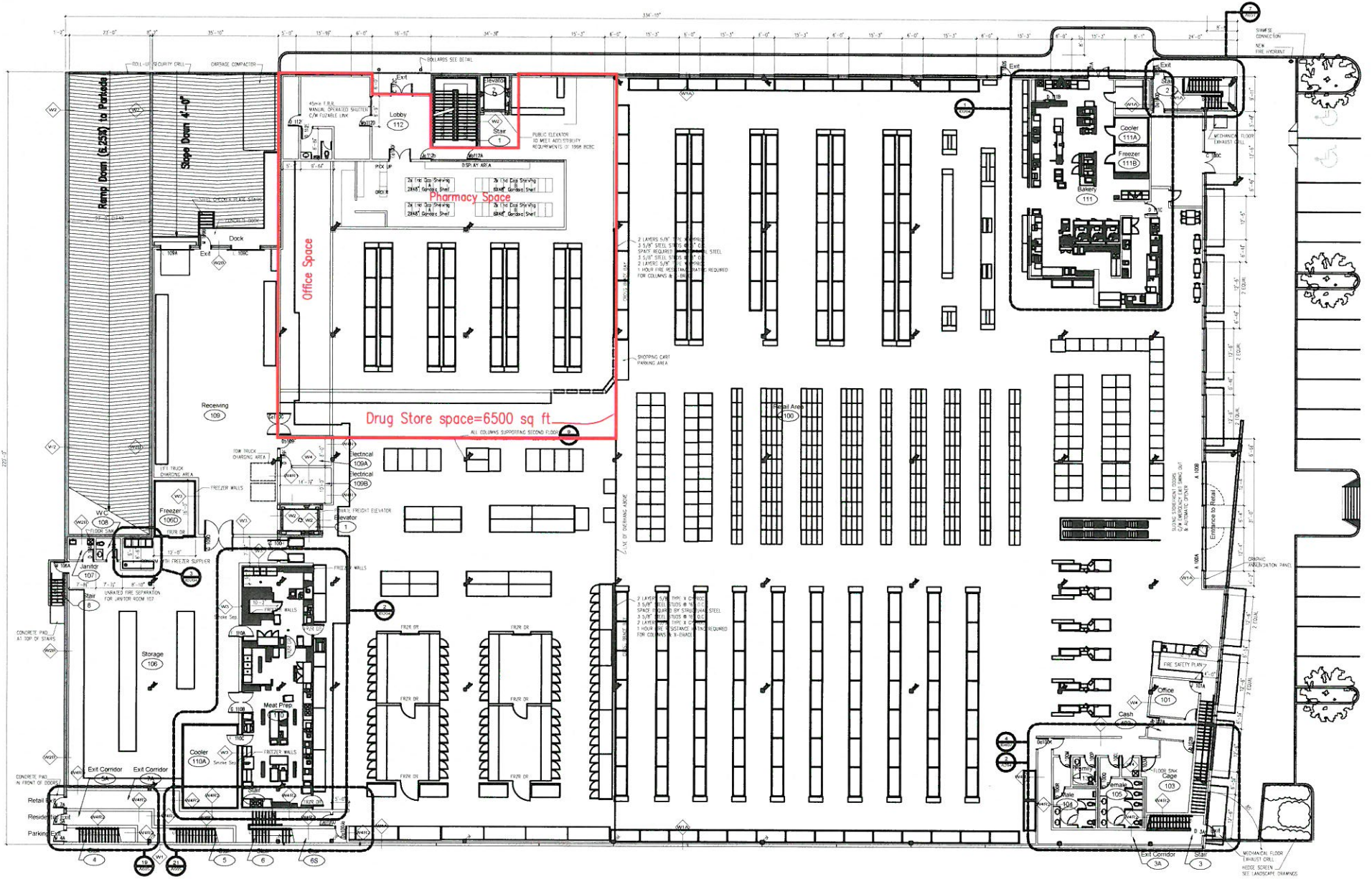
Date: 20110829  
Plot Date: 20130204

Graphic Scale

Scale: As Noted  
Drawing No. A102

Project No.: 21105  
CAD File Name: 21105-A102-Project Context.dwg

NOTE: - EXTERIOR LIGHTING - REFER TO LANDSCAPE ARCHITECT AND ELECTRICAL ENGINEER  
- SITE SURVEYING - REFER TO CIVIL AND MECHANICAL ENGINEERS  
- SITE FURNISHING - REFER TO CIVIL ENGINEER AND LANDSCAPE ARCHITECT



INTER-OFFICE MEMO

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TO: **Manager, Area Planning & Development - South Surrey Division  
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **Aug 18, 2020** PROJECT FILE: **7821-0016-00**  
**Supersedes July 20, 2021**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 6899 King George Blvd.**

**REZONE**

***Property and Right-of-Way Requirements***

- Dedicate approximately 1.188 m on King George Boulevard for ultimate 21.0 m from centreline.

A Servicing Agreement is not required. A Processing Fee of \$1,722.00 is required to administer the legal documents.

**DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements related to the Development Variance Permit as the proposed modifications to existing building do not involve a change in occupancy which will impose new capital cost burdens on the City.



Tommy Buchmann, P.Eng.  
Development Services Manager  
IK1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0016-00

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: 028-750-675  
Lot 1 Section 17 Township 2 New Westminster District Plan BCP49871  
  
6899 - King George Blvd

(the "Land")
3. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
  - (a) In Part V – Highway Dedication, Servicing and Construction Standards, Section 24 (a), the requirement to provide vehicular and pedestrian highway systems, water distribution, sanitary sewer, drainage works, underground wiring, and street lighting systems in conjunction with the proposed subdivision on the Land shown on Schedule A, is deferred until future development of the Land.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.

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

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City Clerk – Jennifer Ficocelli

Schedule A

REFERENCE PLAN OF PART OF LOT 1 SECTION 17 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP49871

PUSUANT TO SECTION 107 OF THE LAND TITLE ACT BCGS 92G.016

SCALE 1 : 500 DISTANCES ARE IN METRES  
 THE INTENDED PLOT SCALE OF THIS PLAN IS 864 mm IN WIDTH BY 560 mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:500.

INTEGRATED SURVEY AREA No. 1, SURREY NAD83(CSRS) 4.0.0.BC.1.MVRD  
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 8042084 AND 81H4538 AND ARE REFERRED TO CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOOT PUBLISHED COORDINATES FOR GEODETIC CONTROL MONUMENTS 8042084 AND 81H4538.  
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES. MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE CORRECTION FACTOR OF 0.9999932 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 8042084 AND 81H4538.

LEGEND:

- FOUND PLACED
- ⊕ DENOTES CONTROL MONUMENT
  - ○ DENOTES LEAD PLUG
  - ○ DENOTES IRON POST
  - W. DENOTES WITNESS
  - m<sup>2</sup> DENOTES SQUARE METRES
  - NF DENOTES NOTHING FOUND

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

NAD83 (CSRS) 4.0.0.BC.1.MVRD UTM ZONE 10 COORDINATES			
POINT	NORTHING	EASTING	ABSOLUTE ACCURACY
8042084	5442033.243 m	511277.375 m	0.02 m
81H4538	5442306.280 m	511079.868 m	0.02 m

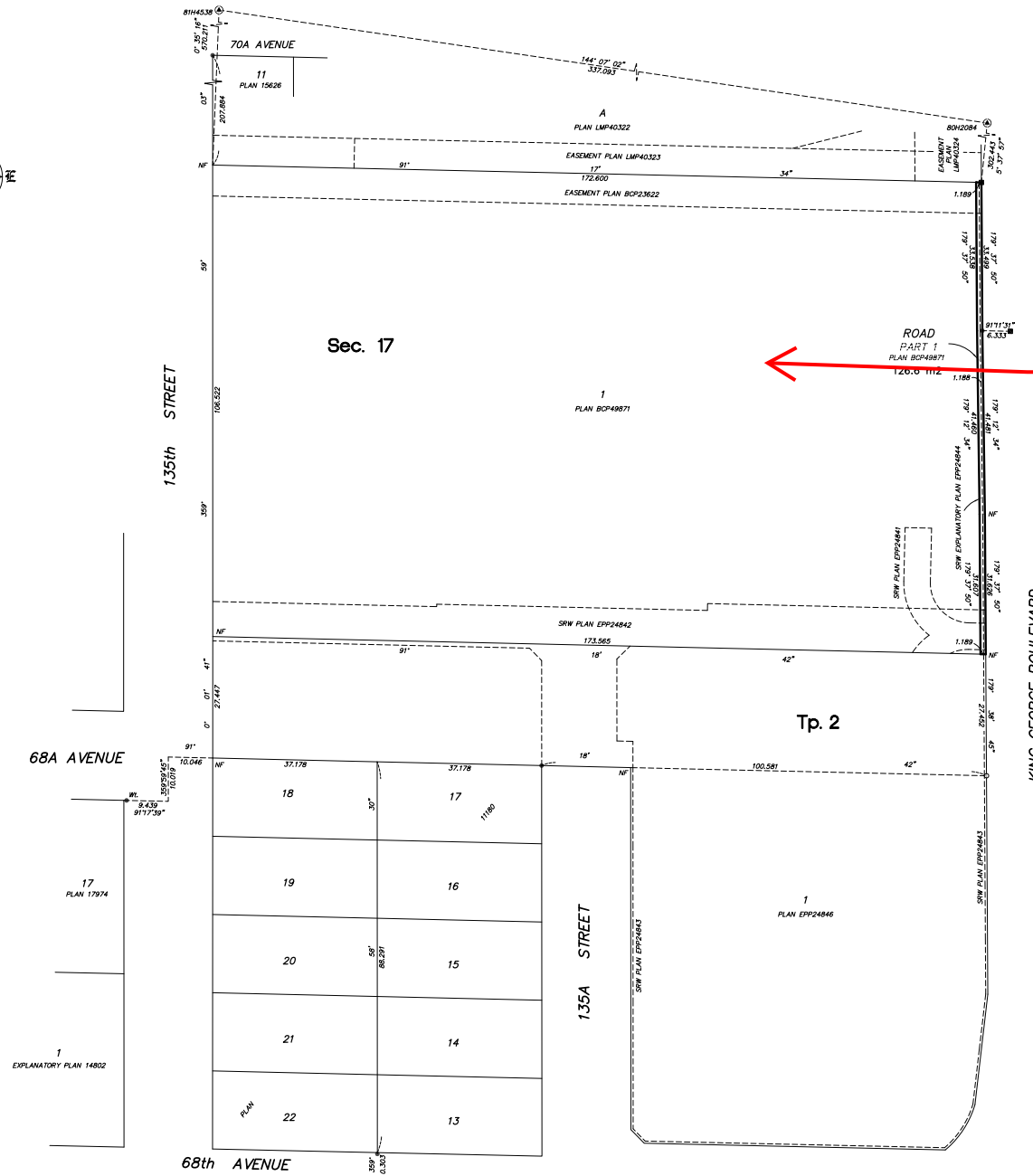


DRAFT

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE XX DAY OF XXXX, 2021. GARY SUNDVICK, BOLS (637) 6096

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT



Development Application No. 7921-0016-00:

The requirement to provide vehicular and pedestrian highway systems, water distribution, sanitary sewer, drainage works, underground wiring, and street lighting systems in conjunction with the proposed subdivision on the Land shown on Schedule A, is deferred until future development of the Land.

**Section B Permitted Uses of Part 39 “Highway Commercial Zone (CHI)” of the Zoning By-law No. 12000**

- Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs.] G.V.W.
- Eating establishments including drive-through restaurants.
- General service uses including drive-through banks.
- Beverage container return centres provided that:
  - the use is confined to an enclosed building or a part of an enclosed building; and
  - the beverage container return centre does not exceed a gross floor area of 418 sq. metres.
- Indoor recreational facilities, including bingo halls.
- Light impact industry including retail of products processed or manufactured on the lot.
- Tourist accommodation.
- Parking facilities.
- Retail stores limited to the following:
  - Animal feed and tack shops;
  - Appliance stores;
  - Auction houses;
  - Automotive parts, new;
  - Building supply stores;
  - Convenience stores;
  - Used clothing stores or flea markets, provided that the operation is contained within a building;
  - Furniture stores;
  - Garden supply stores;
  - Marine parts, new;
  - Retail warehouse uses;
  - Sales and rentals of boats;
  - Sports card shops; and
  - Sporting goods stores.

- Warehouse uses.
- Sales and rentals of vehicles less than 5,000 kilograms G.V.W.
- Assembly halls.
- Community services.
- Office uses limited to:
  - Engineering and surveying offices;
  - General contractor offices;
  - Government offices; and
  - Utility company offices.
- Child care centres.
- Self-Storage Warehouse
- Accessory uses including the following:
  - One dwelling unit per lot provided that the dwelling unit is:
    - Contained within the principal building; and
    - Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the lot.
  - Automobile painting and body work provided that:
  - it is part of a business selling and renting vehicles less than 5,000 kilograms G.V.W.;
  - the storage of damaged or wrecked vehicles shall be completely enclosed within a building or approved walled or fenced area;
  - wrecked vehicles shall not be visible from outside the building or the walled or fenced area in which they are stored;
  - all automobile painting and body work shall be carried out only in an enclosed building; and
  - the number of wrecked vehicles stored within the walled or fenced area shall not exceed 5 at any time.