

- The existing Safeway pharmacy has operated from this location for over 20 years, distributing pharmaceuticals under the guidelines of the College of Pharmacists of British Columbia.
- The proposed relocated pharmacy will be approximately 224-square metres in gross floor area. ~~The applicants have advised staff that no methadone will be dispensed at the pharmacy.~~
- The proposed pharmacy meets the definition of "small-scale drug store", in Zoning Bylaw No. 12000, which is defined as "a commercial establishment with a gross floor area of less than 600 square metres which fills a broad range of pharmaceutical prescriptions and excludes methadone dispensary".
- The applicant has advised staff that the pharmacy has, since it has been in operation in its current location, filled a small percentage of methadone prescriptions on a weekly basis and will continue to do so at the proposed new location. Pharmacies and small-scale drugstores are permitted to distribute methadone under the guidelines and practices established by the College of Pharmacists of British Columbia if the percentage of sales is small.
- To regulate the over-concentration of small-scale drug stores and methadone dispensaries, Section E.28 of Part 4, General Provisions of Zoning By-law No.12000 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. The 400-metre separation distance is measured lot line to lot line.
- Within a 400 metre radius of the subject site, there are 5 existing pharmacies (shown in Appendix III):

| Pharmacy | Address | Distance to Proposed Relocation - Building to Building | Distance to Subject Site - Property Line to Property Line |
|------------------------------|--------------------------|--------------------------------------------------------|-----------------------------------------------------------|
| London Drugs Pharmacy | 10348 - King George Blvd | 211 metres | 32 metres |
| Save-on-Foods Pharmacy | 10312 - King George Blvd | 242 metres | 32 metres |
| Medical Centre Prescriptions | 10225 - King George Blvd | 282 metres | 149 metres |
| Bell Pharmacy | 10519 - King George Blvd | 332 metres | 245 metres |

- The closest drug stores to the subject site are within London Drugs and Save-on-Foods, both approximately 32 metres measured property line to property line, and 211 and 242 metres, respectively measured building to building from the proposed relocated pharmacy.
- The applicant has submitted the subject variance application to reduce the separation requirement to accommodate the proposed pharmacy relocation.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Floor Plan
- Appendix III. Map of small-scale drugstores within 400m of the subject site
- Appendix IV. Development Variance Permit No. 7921-0036-00
- Appendix V. Applicant's Rationale Letter

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SJ/cm



Sobeys Capital Incorporated
1020-64 Avenue NE
Calgary, Alberta T2E 7V8

T 403 730 3500

sobeyscorporate.com

To Whom It May Concern,

Safeway Pharmacy at Surrey Central has been providing full pharmacy services at this location for over 20 years in a large format grocery-pharmacy offering. Our application to the city is essentially moving our pharmacy to a small-scale drugstore format and continuing to provide therapeutic care for the patients with whom we have longstanding relationships.

With our application to move this business to a small-scale drugstore format, in close proximity, it was noted the city of Surrey classifies this application and format different from the pre-established business as it stands today. Our presence at this location predates some of the City of Surrey bylaws around the number of pharmacies in close proximity and whether they provide methadone services. We wish to emphasize that we are:

- An established and longstanding pharmacy/healthcare provider at this location for over 20 years, with deep and established ties in the local community,
- The vast majority of our pharmacy business involves serving patients with chronic diseases such as hypertension, diabetes, heart disease, dementia, arthritis, asthma, pulmonary disorders, etc.
- Our services also include the provision of methadone and other opioid agonist treatments.
 - o This represents a small percentage of the overall Pharmacy business
 - o The provision of these services are registered with the BC College of Pharmacy
 - o We adhere to all Regulations and Bylaws in accordance to the College including:
 - Health Professions Act
 - Pharmacy Operations and Drug Scheduling Act
 - Pharmaceutical Services Act
 - o Our Pharmacists have completed additional training around these services and are subject to regular review by College of Pharmacy Practice Consultants and to date, there have been no citations or concerns raised by the College or others around our services.

Our position remains that we are moving to a nearby location and transitioning from a Drugstore within a Large Format Grocery to a Small-Scale Drugstore. In this nearby location, we will continue to provide and maintain clinical care and therapeutic services to all of our patients, a small minority of whom are on methadone, and many of whom we have served continuously for decades.

If there are any questions or additional clarification required, please do not hesitate to contact me.

Wilson Tsui

Wilson Tsui

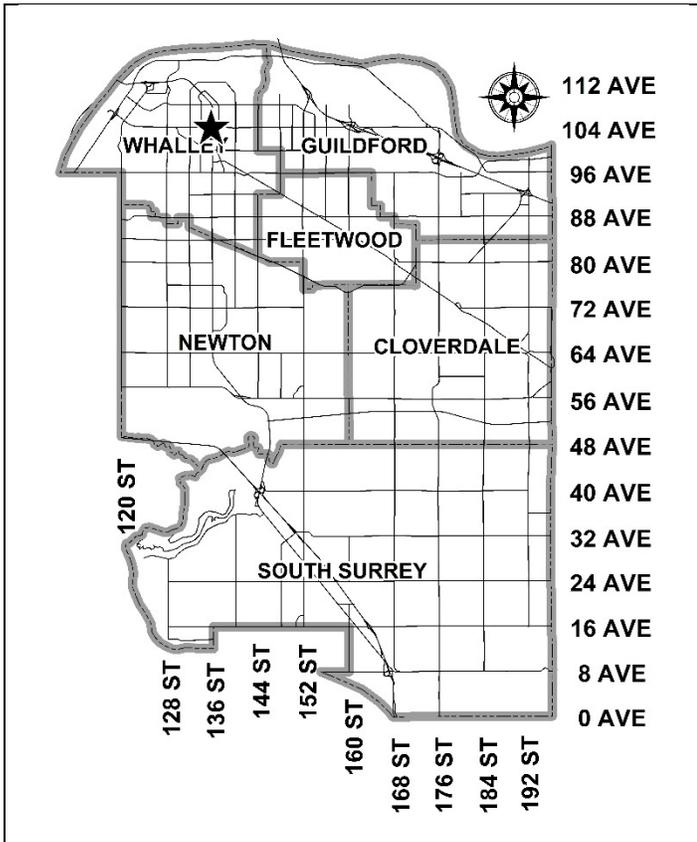
Pharmacy District Manager



**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0036-00

Planning Report Date: March 8, 2021



PROPOSAL:

- **Development Variance Permit**

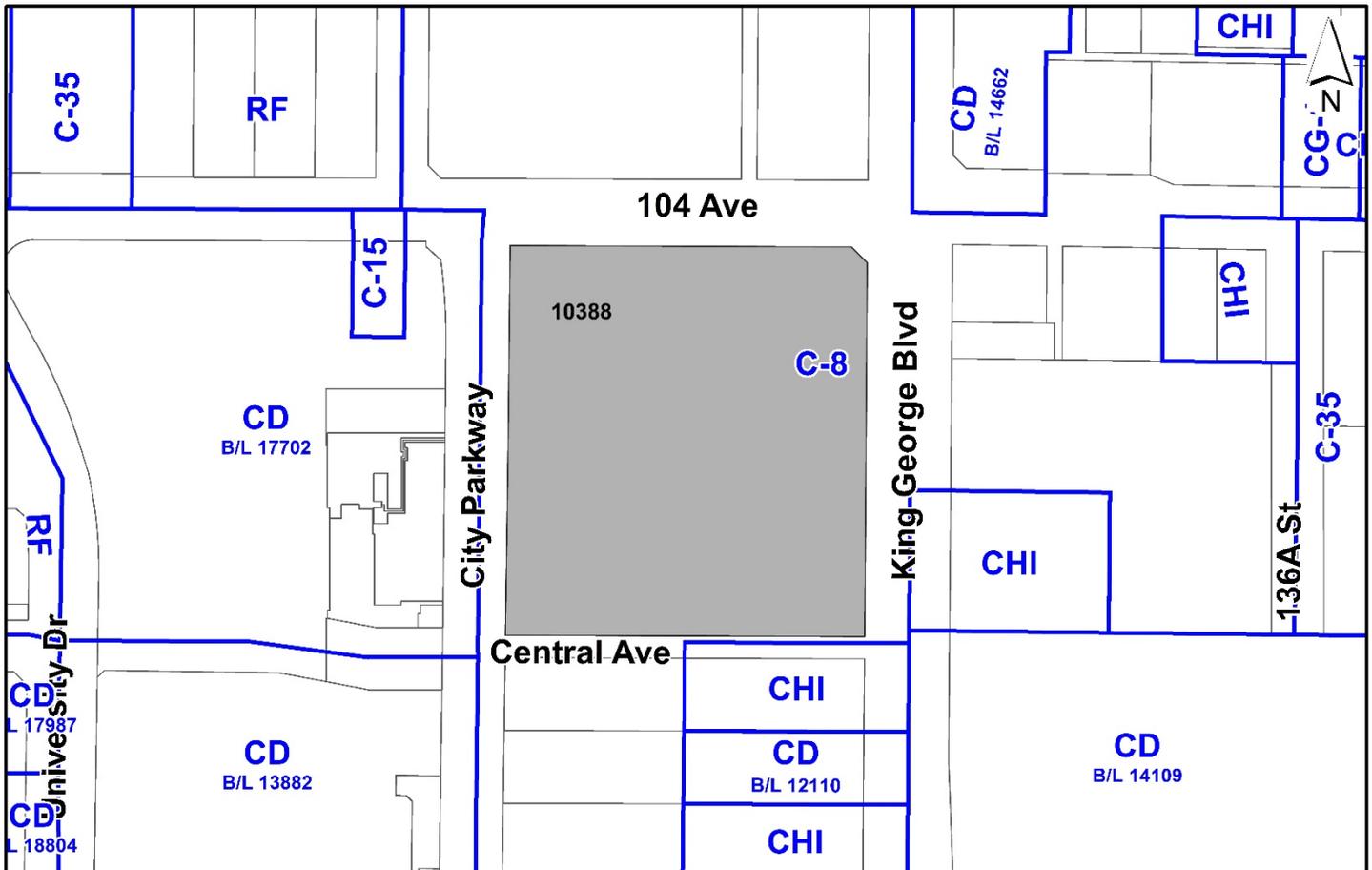
to reduce the minimum 400-metre separation requirement between a proposed small-scale drug store and existing drug stores to accommodate a pharmacy relocation on the lot.

LOCATION: 10388 – City Parkway

ZONING: C-8

OCP DESIGNATION: Central Business District

TCP DESIGNATION: Mixed-Use 7.5 FAR



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the minimum separation requirement in the Zoning Bylaw to relocate an existing small-scale drug store on a site within 400 metres of other existing drug stores.

RATIONALE OF RECOMMENDATION

- The subject pharmacy currently operates within the existing Safeway grocery store at 10355 King George Boulevard. This grocery store will cease operation soon, and as such the pharmacy is proposed to be relocated into another existing commercial building on the site (10388 -City Parkway).
- The pharmacy will operate independently in the new location.
- The proposed relocated pharmacy meets the definition of small-scale drug store in the Zoning Bylaw, which is defined as a commercial establishment with a gross floor area of less than 600 square metres, which fills a broad range of pharmaceutical prescriptions and excludes methadone dispensary.
- A small scale drugstore is a permitted use in the C-8 Zone.
- The proposed variance will facilitate relocation of an existing pharmacy into another building on the same site and is not adding a new pharmacy to the neighbourhood.
- The proposed relocated pharmacy will support an existing customer base as well as new residents expected in the City Centre plan area. The relocation will also allow for the retention of existing pharmacy staff.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7921-0036-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) In Section E.28 of Part 4 General Provisions of the Zoning Bylaw No. 12000, the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 32 metres to permit a small-scale drug store (pharmacy) in the existing building at 10388 – City Parkway.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | TCP Designation | Existing Zone |
|-----------------------------|---------------------------------------------------------------------------------------------|-------------------|--------------------|
| Subject Site | Existing commercial building and parking lot | Mixed-Use 7.5 FAR | C-8 |
| North (Across 104 Ave): | Vacant lot. Future mixed-use towers approved under Development Application No. 7918-0350-00 | Mixed-Use 5.5 FAR | C-8 |
| East: | Parking lot associated with Safeway | Mixed-Use 7.5 FAR | C-8 |
| South: | Parking lot and Safeway | Mixed-Use 7.5 FAR | C-8 |
| West (Across City Parkway): | Parking lot and vacant commercial office building | Mixed-Use 7.5 FAR | CD Bylaw No. 17702 |

Context & Background

- The subject site, which is addressed 10355 King George Boulevard and 10388 – City Parkway, is located in the City Centre. The site is approximately 2 hectares in size and contains two commercial buildings and a surface parking lot.
- The site is designated "Central Business District" in the Official Community Plan (OCP), "Mixed-Use 7.5 FAR" in the City Centre Plan and is currently zoned "Community Commercial Zone (C-8)".

DEVELOPMENT PROPOSAL

Planning Considerations

- The existing Safeway grocery store on the site (addressed 10355 King George Boulevard) will cease operation soon, and as such the applicant is seeking to relocate the existing Safeway pharmacy into the other building on the site (addressed 10388 City Parkway). The relocated pharmacy will operate independently.

- The proposed relocated pharmacy will be approximately 224-square metres in gross floor area. The applicants have advised staff that no methadone will be dispensed at the pharmacy.
- The proposed pharmacy meets the definition of "small-scale drug store", in Zoning Bylaw No. 12000, which is defined as "a commercial establishment with a gross floor area of less than 600 square metres which fills a broad range of pharmaceutical prescriptions and excludes methadone dispensary".
- To regulate the over-concentration of small-scale drug stores and methadone dispensaries, Section E.28 of Part 4, General Provisions of Zoning By-law No.12000 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.
- The 400-metre separation distance is measured lot line to lot line.
- Within a 400 metre radius of the subject site, there are 5 existing pharmacies (shown in Appendix III):

| Pharmacy | Address | Distance to Proposed Relocation - Building to Building | Distance to Subject Site - Property Line to Property Line |
|------------------------------|--------------------------|--------------------------------------------------------|-----------------------------------------------------------|
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- The closest drug stores to the subject site are within London Drugs and Save-on-Foods, both approximately 32 metres measured property line to property line, and 211 and 242 metres, respectively measured building to building from the proposed relocated pharmacy.
- The applicant has submitted the subject variance application to reduce the separation requirement to accommodate the proposed pharmacy relocation.
- The subject commercial building is allocated 28 off-street parking spaces, within the existing surface parking lot on the site, exceeding the minimum of 6 required commercial parking spaces for the proposed relocated pharmacy.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Variances

- The applicant is requesting the following variances:

In Section E.28 of Part 4 General Provisions of the Zoning Bylaw No. 12000, the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 32 metres to permit a small-scale drug store (pharmacy) within the existing building at 10388 – City Parkway.

- The proposed pharmacy use is permitted under the C-8 Zone. The proposed pharmacy meets the definition of "small-scale drug store" in the Zoning By-law.
- The pharmacy currently operates within the Safeway grocery store at 10355 King George Boulevard. This grocery store will cease operation soon, and as such the pharmacy is proposed to be relocated into the other existing commercial building on the site.
- The proposed pharmacy will support an existing customer base as well as new residents expected in the City Centre plan area. The relocation will also allow for the retention of existing pharmacy staff.
- The proposed variance will facilitate relocation of an existing pharmacy into another building on the same site and is not adding a new pharmacy to the area. As such, no adverse impacts to the neighbourhood are anticipated by the proposed variance.
- Although the separation distance is measured property line to property line in the Zoning By-law, the actual building to building separation between the proposed relocated pharmacy and the closest other pharmacy/drug store (London Drugs) is over 200 metres.
- The applicant has demonstrated that there is sufficient parking on site to accommodate the proposed relocated pharmacy.
- The applicant has advised staff that they do not intend to dispense methadone at this relocated pharmacy.
- Staff support the requested variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|---------------|---------------------------------------------------------------|
| Appendix I. | Site Plan |
| Appendix II. | Floor Plan |
| Appendix III. | Map of small-scale drugstores within 400m of the subject site |
| Appendix IV. | Development Variance Permit No. 7921-0036-00 |

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SJ/cm

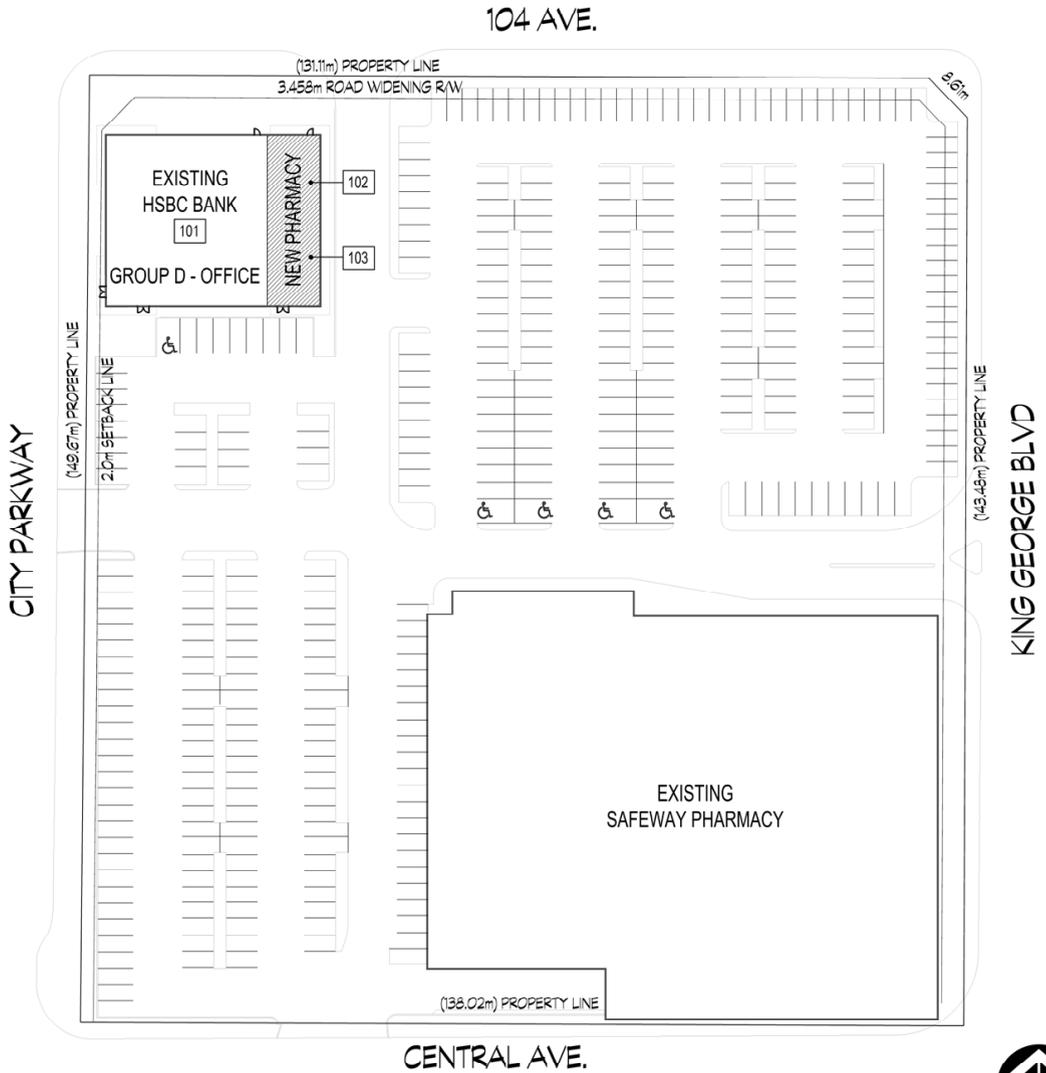
PROPERTY SUMMARY

LEGAL DESCRIPTION
 LT A HALF 5C 21 R2 PL72648 PID 004863917

MUNICIPAL ADDRESS
 #102/ 103 - 10388 CITY PARKWAY
 SURREY, BRITISH COLUMBIA

ZONE C-8 COMMUNITY COMMERCIAL ZONE

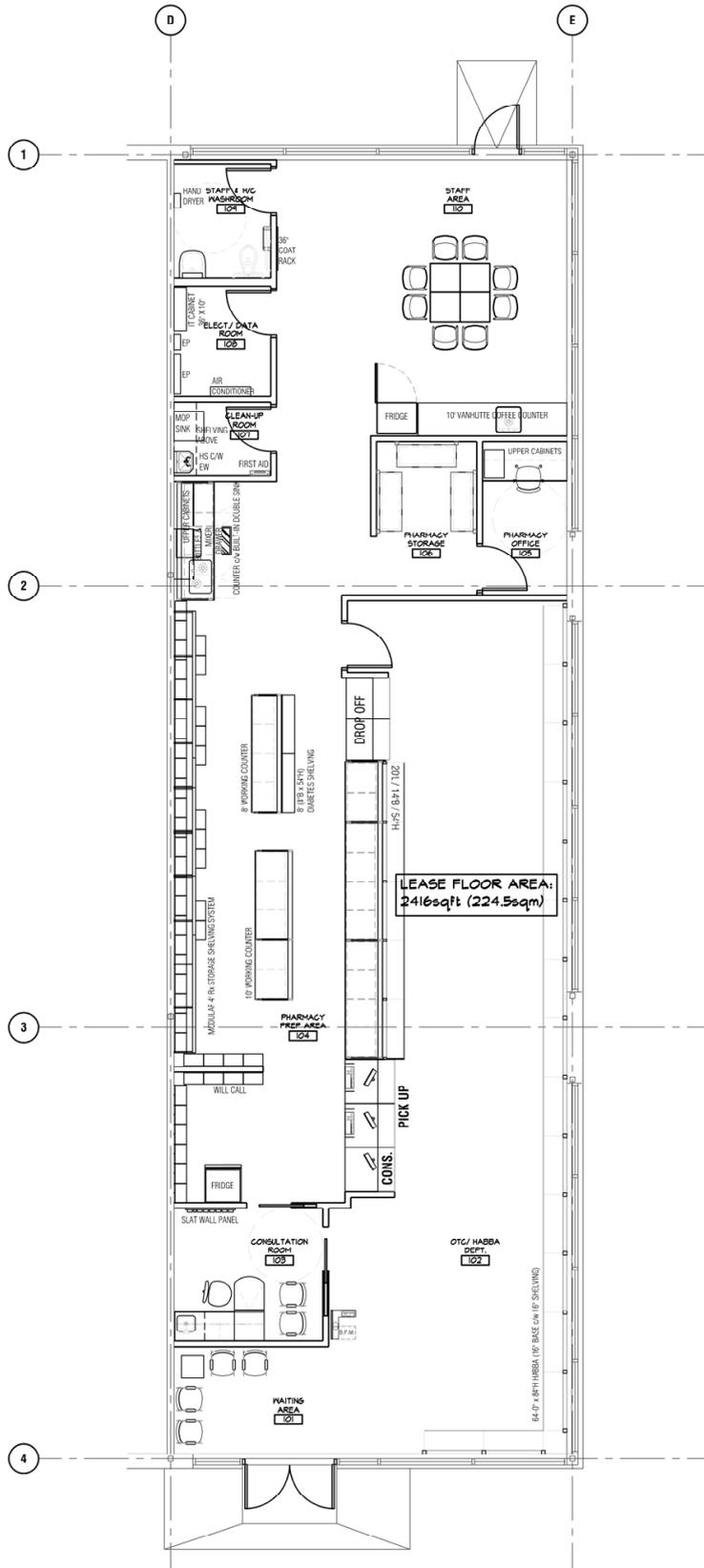
■ PROPOSED NEW PHARMACY: 2,416sqft (224.5m)



1 **SITE PLAN**
 1/64" = 1'-0"



| | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|---------------------|---------------------------|-------------------------|
|  <p>ABBARCH <i>Engaging Design™</i></p> <p><small>SUITE 120 4333 SKILL CREEK DRIVE BURNABY BC V5C 6S6 TEL: (604) 669-0441 FAX: (604) 683-5330 TORONTO, ON TEL: (416) 340-0441</small></p> | PROJECT: SURREY CENTRAL PHARMACY | | | |
| | SHEET TITLE: SITE PLAN | | REVISION: - | SKETCH NO: - |
| | SCALE: AS NOTED | DRAWN BY: SL | DATE: FEB 23, 2021 | PROJECT NO: 2779 |



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

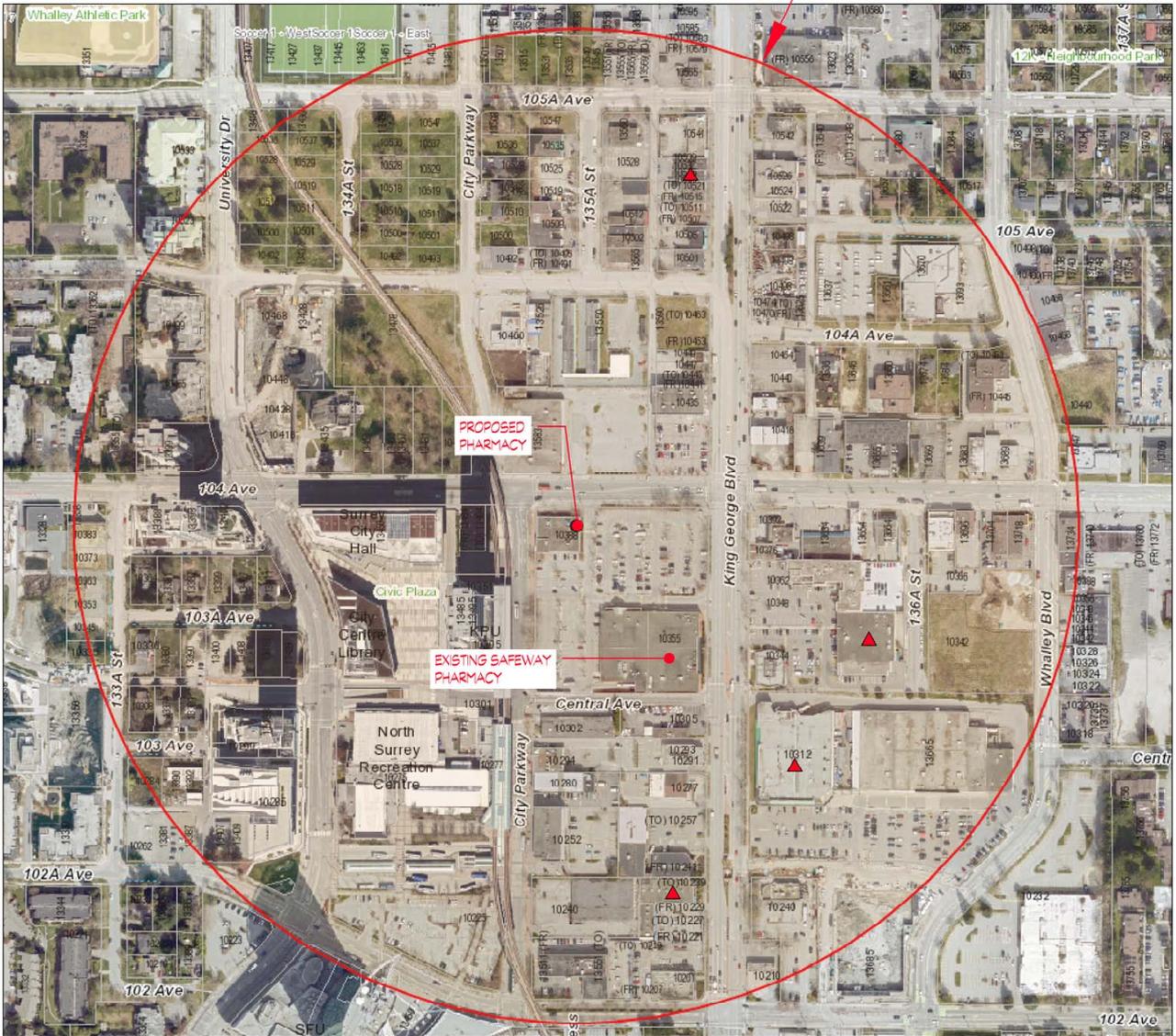


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|--|-----------------------------------------|-----------------|------------------------------|-----------------|
| | PROJECT: SURREY CENTRAL PHARMACY | | REVISION: - | SKETCH NO: - |
| | SHEET TITLE: PROPOSED FLOOR PLAN | | PROJECT NO: 2779 | REFER: - |
| | SCALE: AS NOTED | DRAWN BY: SL | DATE: FEB 23, 2021 | |

SUITE 120
 4333 STILL CREEK DRIVE
 BURNABY BC V5C 6S6
 TEL: (604) 669-0441
 FAX: (604) 669-5330
 TORONTO, ON
 TEL: (416) 340-0441

▲ EXISTING PHARMACIES WITHIN 400M RADIUS OF THE PROPOSED PHARMACY LOCATION

400m BOUNDARY



1 AREA PLAN - PHARMACIES WITHIN 400m RADIUS



| | | | | |
|-------------------------------------------------------------------------------------------------------------|---------------------------------------------|---------------------|---------------------------|-------------------------|
|  <p>Engaging Design™</p> | PROJECT: SURREY CENTRAL PHARMACY | | | |
| | SHEET TITLE: AREA PLAN - 400m RADIUS | | REVISION: - | SKETCH NO: - |
| | SCALE: AS NOTED | DRAWN BY: SL | DATE: FEB 23, 2021 | PROJECT NO: 2779 |

SITE 120
4332 STILL CREEK DRIVE
BURNABY BC V5C 6S6
TEL: (604) 669-4841
FAX: (604) 683-5330
TORONTO, ON
TEL: (416) 340-0441

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0036-00

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: 004-863-917
Lot A Section 27 Block 5 North Range 2 West New Westminster District Plan 72648

10388 – City Parkway

(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 of the Zoning Bylaw No. 12000, the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 32 metres to permit a small-scale drug store on the subject site.
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.
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.

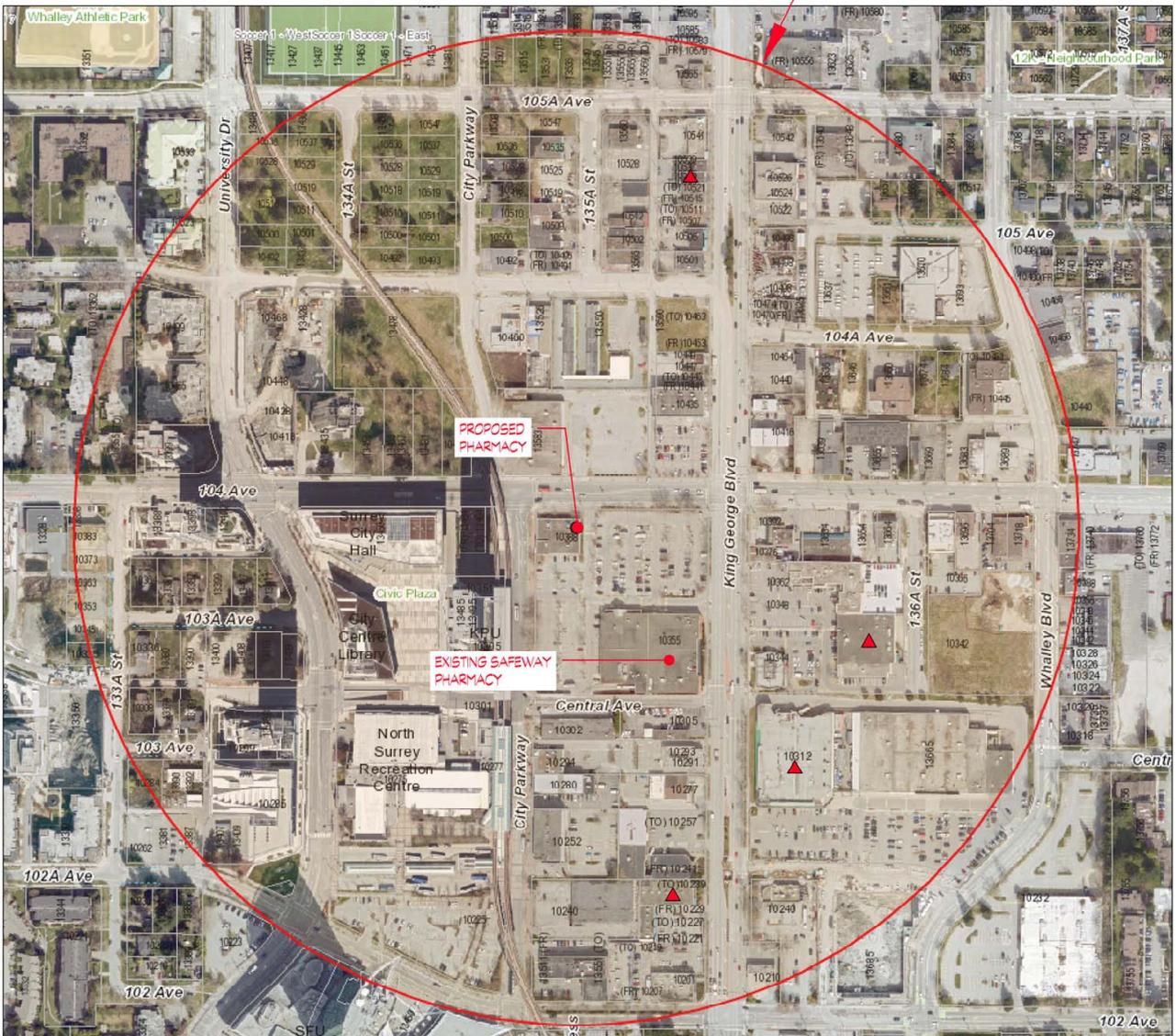
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor - Doug McCallum

City Clerk - Jennifer Ficocelli

▲ EXISTING PHARMACIES WITHIN 400M RADIUS OF THE PROPOSED PHARMACY LOCATION

400m BOUNDARY



1 AREA PLAN - PHARMACIES WITHIN 400m RADIUS



| | | | | |
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