



EXPLANATORY MEMO
Zoning Bylaw, 1996, No. 2100
Amendment No. 221
Bylaw No. 3322

Bylaw No. 3322 proposes to add a pharmacy as a secondary use that is associated with a medical clinic at 20334 56 Avenue. In response to comments received on the application, Stellar Health has agreed to limit the floor area of the proposed pharmacy to a maximum of 100 square metres to reflect its secondary use nature (the total floor area of the clinic and pharmacy is approximately 315 square metres).

As stated by staff at the December 1, 2025 Public Hearing for Bylaw No. 3322, it is recommended that Council amend this bylaw at 3rd reading to include 'a maximum floor area of 100 square metres' by giving the bylaw 3rd reading as amended to include this statement under Section 2.1 of this bylaw:

No pharmacy shall be located within 400 metres of any other pharmacy, except that a pharmacy shall be permitted on the following property:

20334 56 Avenue (Lot 2 District Lot 36 Group 2 New Westminster District Plan 3693) with a maximum floor area of 100 square metres.

It was also noted at the December 1, 2025 Public Hearing that the proposed pharmacy is to have the same operating hours as the medical clinic. According to the Business Licence and Regulation Bylaw No. 2916, this requirement can be implemented by staff when the business licences for the Stellar Health clinic and pharmacy are issued, or Council may pass a resolution to require the pharmacy to have the same operating hours as the medical clinic in its business licence.

Further to questions raised at the public hearing regarding the outward appearance of the pharmacy component of the proposed facility, staff have obtained further clarity from the applicant. For signage, pharmacies are licensed and regulated by the College of Pharmacists of British Columbia and are required by the College to have a clearly identifiable sign that is readable from at least 25 feet or 7.6 m away. The applicant has noted that the pharmacy sign will be unlit and smaller than the medical clinic sign, consistent with the minimum requirements of the College of Pharmacists (e.g. window decal) and staff will work with the applicant to implement this. Regarding access, the applicant intends to have a common entrance shared between the pharmacy and medical clinic, subject to meeting applicable Building Code requirements.