



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Proposed Pharmacy Separation Regulation
Amendment for 20334 56 Avenue

File #: 6620.00

Doc #:

From: Ji-Woo Lee, BSc. MCRP
Planning Assistant II

Date: October 20, 2025

RECOMMENDATION:

THAT the report dated October 20, 2025 and titled Proposed Pharmacy Separation Regulation Amendment for 20334 56 Avenue be received for information.

PURPOSE:

Bylaw No. 3322 proposes an amendment to the Zoning Bylaw to exempt a specific commercial property from the 400-metre separation requirement between Pharmacies. This amendment was prepared in response to an application by Stellar Health, a family medical clinic, to permit Pharmacy as a secondary use at 20334 56 Ave.

POLICY:

The subject property is designated Civic Centre in the Official Community Plan (OCP) which allows for both commercial and residential uses.

The property is zoned C1 Downtown Commercial, which accommodates medical clinic and Pharmacy under Office and Retail uses respectively. Currently, these uses are permitted in the following zones, including a number of site-specific Comprehensive Development (CD) Zones:

- C1 Downtown Commercial Zone
- CD1 Comprehensive Development Zone (20175 Langley Bypass);

- CD9 Comprehensive Development Zone (20875 Fraser Highway);
- CD10 Comprehensive Development Zone (Langley Centre South shopping centre; 20150 Langley Bypass);
- CD12 Comprehensive Development Zone (20370 Logan Avenue);
- CD15 Comprehensive Development Zone (Cascades Casino; 20393 Fraser Highway);
- CD23 Comprehensive Development Zone (the Collection Auto Mall; 5955-6025 Collection Drive);
- CD64 Comprehensive Development Zone (Highland Centre; 20555 56 Avenue); and
- CD73 Comprehensive Development Zone (Icon; 20059 Fraser Highway)

Within its General Provisions, the Zoning Bylaw includes a regulation that requires a minimum 400-metre separation between Pharmacies. All existing Pharmacies within 400 metres of one another currently exist as legally non-conforming uses. Should any of these properties be vacated for over 6 months, they would be subject to all Zoning Bylaw regulations, including separation distances. If an existing Pharmacy were to relocate to a new location, even if it was already operating in the City, it would only be permitted to move to a location at least 400 metres away from any other Pharmacy.

COMMENTS/ANALYSIS:

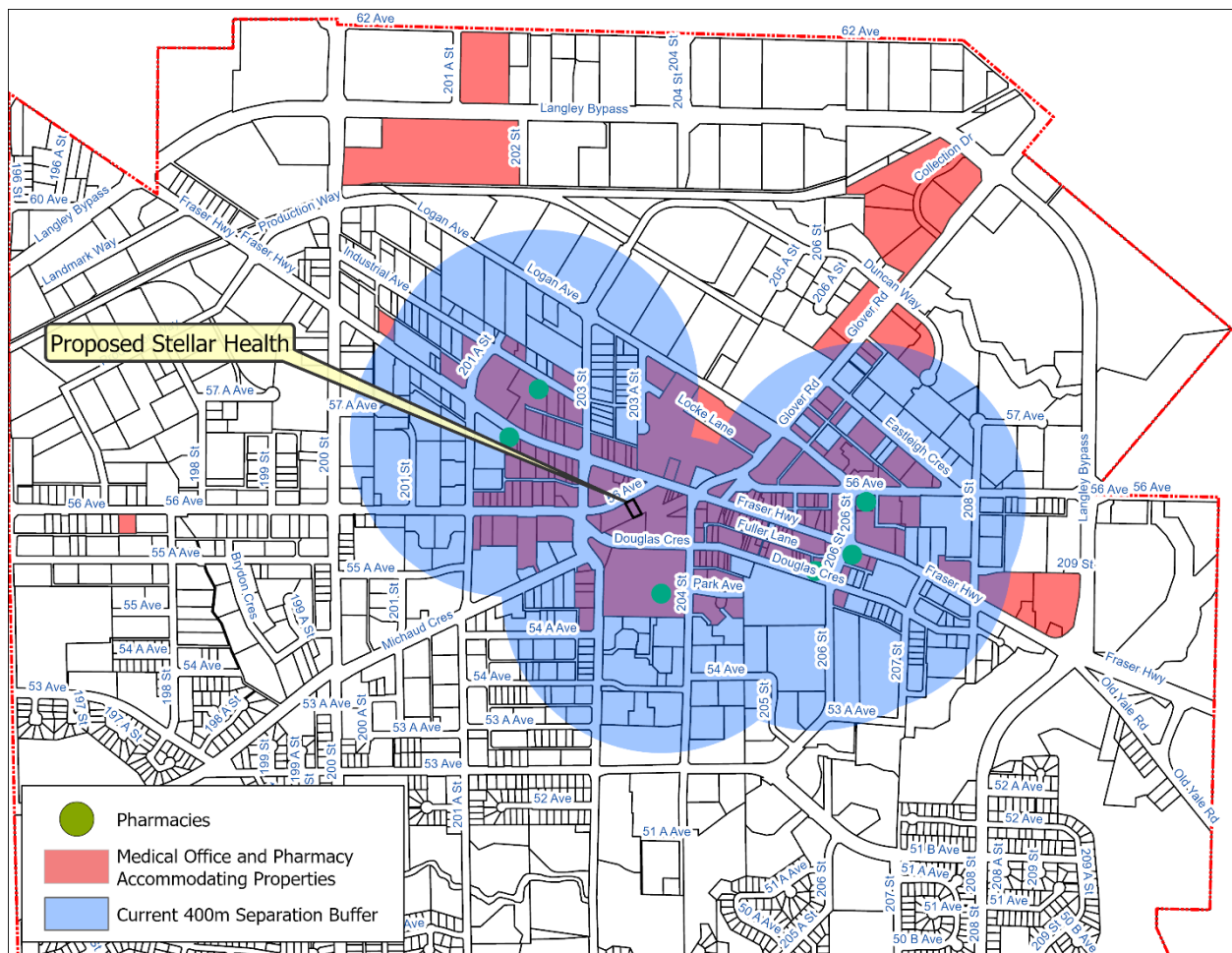
Stellar Health has made an application to amend the Zoning Bylaw, specifically the 400-metre separation distance between Pharmacies regulation, to permit a pharmacy as a secondary use and as a part of their new family medical clinic in Downtown Langley. Currently the Zoning Bylaw does not permit a pharmacy at this location, as it is approximately 240 metres from the nearest existing pharmacy (“The Pharmacy”) located in the Langley Mall (5501 204 Street).

Stellar Health is an established family medical clinic based in Surrey. Its proposed Langley office is built on the Patient Medical Home Model, the care model that provides interdisciplinary medical care with a team of health care professionals including family physicians, nurses, social workers, and pharmacists. This proposed clinic delivers a wide range of medical supports and services for patients including intravenous therapy (IV therapy), which helps reduce strain on hospitals.

As part of the care model, an ancillary Pharmacy is proposed to only operate when the clinic is open, in order to have an onsite pharmacist providing clinically based consultation to the physicians and direct support care for patients.

Integrated inside the clinic unit, the proposed Pharmacy would support the clinic's comprehensive medical care services model and not function as a standalone retail pharmacy.

The intent of Bylaw 3322 is to allow the Pharmacy use on the site which is currently not permitted under the 400-meter separation regulation in the existing Zoning Bylaw (Map 1).

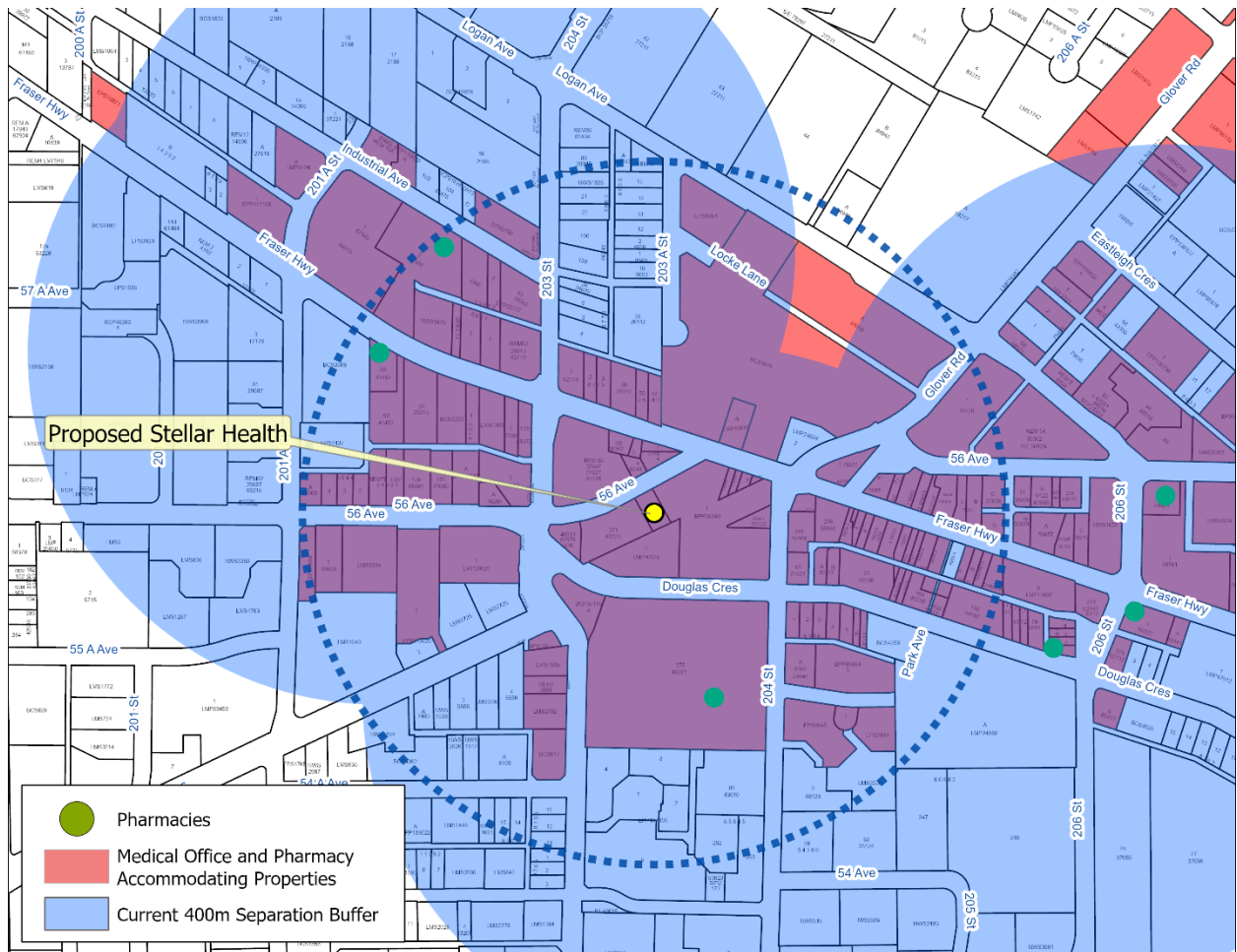


Map 1: Existing pharmacies

If Bylaw 3322 is adopted by Council and Stellar Health opens at the subject property, a new buffer area would be created by the 400-metre separation requirement. However, the resulting buffer would bring only a limited change to the existing Pharmacy buffer, affecting only two new properties, both of which are zoned I1 Light

Industrial and are not permitted to host retail stores, including pharmacies, regardless of distance (see Map 2).

The addition of this ancillary Pharmacy would continue to uphold the intent of the 400-metre separation requirement by limiting the number of standalone retail pharmacies while supporting the clinic's care model.



This addition of the clinic would expand access to primary health care providers within the Downtown, supporting multiple OCP key directions and policies including:

- More amenities are needed for a growing population.
- 3.22. Community Services
Align social services with community needs and population growth through:

3.22.1. Supporting greater access to health care, childcare, family resources, settlement and integration, local employment services, and more.

- 3.33. Health Care Facilities Encourage
The retention and expansion of health care facilities and services to meet the needs of City residents.
- 4.24. High-Amenity Community
Invest in creating a high-amenity community to attract businesses and workers (e.g., arts and cultural facilities, high-quality parks and public spaces, recreation facilities, childcare and schools)

Bylaw 3322 would enable a new use supporting expanded medical services in the City. If the bylaw is adopted, it will not affect the rights or permissions of any other Pharmacies. As such, staff recommend that Council consider 1st and 2nd Readings of Bylaw 3322.

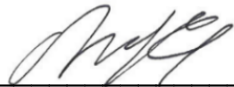
BUDGET IMPLICATIONS:

None.

ALTERNATIVES:

1. Refuse the application.

Respectfully Submitted,



Ji Woo Lee, BSc., MCRP
Planning Assistant

Concurrence:



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:



Francis Cheung, P. Eng.
Chief Administrative Officer