

2026-019-RZ, 21783 Lougheed Highway Zone Amending Bylaw No. 8090-2026

Recommendations:

THAT a Public Hearing be waived in accordance with Section 464(2) of the *Local Government Act*.

THAT *Zone Amending Bylaw No. 8090-2026* be given first, second and third reading; and

THAT staff be directed to work with the applicant to address the outstanding terms and conditions as outlined in the Staff report dated April 21, 2026, and any other as identified by Council, prior to recommending bylaw adoption.

THAT the release of Restrictive Covenant CB747706, which prohibits a Pharmacy Use at 21783 Lougheed Highway, be authorized.

Report Purpose and Summary Statement:

To recommend that Council waive a Public Hearing and consider first, second and third readings of *Zone Amending Bylaw No. 8090-2026* to allow an Accessory Pharmacy Use associated with a new doctor's office at 21783 Lougheed Highway. This report also recommends that the existing Restrictive Covenant CB747706 prohibiting a Pharmacy Use on the subject property be released.

Strategic Alignment:

Diversified, Thriving Economy

Communications:

Pursuant to Section 467 of the *Local Government Act*, and Section 94 of the *Community Charter*, public notice that Council will consider waiving the Public Hearing and consider first, second and third reading of the bylaw was published on April 17, 2026, and subsequently scheduled for publication on April 24, 2026, in the local newspaper. Written notices were mailed out to area residents.

To: Mayor and Council

File number: 2026-019-RZ

2026-019-RZ, 21783 Lougheed Highway Zone Amending Bylaw No. 8090-2026

BACKGROUND:

Applicant:	Mihirkumar Gopalbhai Shah
Legal Description:	Lot 1, District Lot 247, Group 1, New Westminster District Plan EPP125212
OCP Designation:	<i>Lougheed Mixed-Use</i> [no change]
Within Urban Area Boundary:	Yes
Area Plan:	Lougheed Transit Corridor
OCP Major Corridor:	Yes [Lougheed Highway]
Zoning:	C-7 (Lougheed Transit Corridor Mixed-Use) [no change]
Surrounding Uses:	
North:	Use: Single Detached Residential Zone: RS-1 (Single Detached Residential) Designation: <i>Ground-Oriented Residential</i>
South:	Use: Restaurant/Retail/Single Detached Residential Zone: CS-1 (Service Commercial)/RS-1 (Single Detached Residential) Designation: <i>Lougheed Mixed-Use/ Lougheed Apartment</i>
East:	Use: Single Detached Residential Zone: RS-1 (Single Detached Residential) Designation: <i>Lougheed Apartment</i>
West:	Use: Professional Services Zone: C-2 (Community Commercial) Designation: <i>Lougheed Mixed-Use</i>
Existing Use of Property:	Mixed-Use Building that is currently under construction
Site Area:	0.485 ha
Vehicular Access:	Lougheed Highway
Servicing Requirement:	Urban Standard
Flood Plain:	No
Fraser Sewer Area:	Yes

BACKGROUND:

Property Description:

The subject property is located on the north side of Lougheed Highway, between 216 Street and 220 Street, with direct access from Lougheed Highway (Attachments A and B). It is situated along the R-3 Rapid Bus Transit route, near a planned Bus Rapid Transit (BRT) stop and approximately one kilometre from the Ridge Meadows Hospital.

The property is designated *Lougheed Transit Corridor Mixed-Use* by the Official Community Plan, and was rezoned to the C-7 (Lougheed Transit Corridor Mixed-Use) zone under previous application 2021-061-RZ on July 11, 2023 (Attachment C). Council also approved Development Permit (2021-061-DP) for a six-storey mixed-use building with 121 rental apartment dwelling units, 660 m² of ground-floor commercial space, and one level of underground parking, which is currently under construction.

Proposed Zoning Text Amendment:

The construction of the approved mixed-use building is nearing completion. The subject application has been submitted by a prospective tenant who is proposing to establish an integrated medical clinic and pharmacy within two of the five ground floor commercial retail units.

The proposed medical clinic is to include five family physicians accepting new patients, and will be co-located with a community pharmacy intended to serve both clinic patients and the surrounding neighbourhood. The site's proximity to the Ridge Meadows Hospital would also make it a convenient location for hospital-based specialists seeking office space near the hospital. The proposed pharmacy is intended to function as an integral component of a coordinated primary healthcare hub in close collaboration with on-site family physicians.

A Pharmacy Use is not currently permitted under the existing C-7 zoning on the property. Proposed *Zone Amending Bylaw No. 8090-2026* (Attachment D) would permit an Accessory Pharmacy Use on the subject property, subject to the Pharmacy Regulations contained in Section 402.28 of *Zoning Bylaw No. 7600-2019*.

A Restrictive Covenant prohibiting a Pharmacy Use was registered as a condition of the previous rezoning application (2021-061-RZ) on the property (Attachment E). Should Council support the current application to permit an Accessory Pharmacy Use, the release of the Restrictive Covenant will also be required.

Restricting Pharmacy Uses:

During Council's consideration of first reading of the rezoning application 2021-061-RZ on March 30, 2021, some concern was expressed by Council members about the growing number of pharmacies per capita in the community. In response to these concerns, a Restrictive Covenant prohibiting a Pharmacy Use on the subject property was registered as a condition of final reading of the rezoning application.

Council continued reviewing the City's pharmacy-related policy in 2021. At its September 14, 2021, Council directed staff to review the options available to limit pharmacies in the community. Staff presented options to Council at its meeting on November 2, 2021, and Council subsequently adopted *Zone Amending Bylaw No. 7790-2021* on [April 26, 2022](#). That bylaw introduced the following changes:

1. Defined "Pharmacy";
2. Prohibited Pharmacy as a Principal Use;
3. Permitted Pharmacy as an Accessory Use within the Town Centre Area where the commercial establishment has a Gross Leasable Area greater than 700 m²;
4. Prohibited Pharmacy as an Accessory Use within the Town Centre Area when the commercial establishment has a Gross Leasable Area of less than 700 m²; and
5. Permitted Pharmacy as an Accessory Use outside of the Town Centre Area, provided it is located more than 400 metres to another Pharmacy use.

PLANNING ANALYSIS:

Official Community Plan:

The proposed site-specific text amendment to permit an Accessory Pharmacy Use at the subject property is supported under the Lougheed Transit Corridor Area Plan and is consistent with the following policies:

Policy 3-5: Mixed-use, commercial, and other forms of non-residential development are required on lots near Bus Rapid Transit stations to create vibrant transit hubs and increase the amount of jobs, shopping, and services available to residents. These lots are designated as Lougheed Mixed-Use, Lougheed Transit Core, or Commercial in this Area Plan.

Staff comment: The C-7 zone is intended to support mixed-use development in the Lougheed Transit Corridor Area by providing a combination of residential and commercial uses. The proposed Accessory Pharmacy Use would contribute employment opportunities and improve access to professional medical services to Maple Ridge residents.

Policy 3-42: The Lougheed Mixed-Use designation supports non-residential uses that do not conflict with residential uses located on the same lot. These non-residential uses may include but are not limited to offices, hotels, retail, services, restaurants, and daycares.

Staff comment: The proposed Pharmacy would be integrated with a new professional medical office and is considered a low-impact commercial use which would operate with predictable business hours.

Zoning Bylaw:

In addition to the requirement that a Pharmacy be identified as a permitted use in the applicable Zone, all new Pharmacies must satisfy the General Regulations for a Pharmacy Use contained in Section 402.28 of the Zoning Bylaw. The General Regulations which apply to Pharmacy Uses are as follows:

402.28(1) - A Pharmacy Use:

a) shall not be permitted as a Principal Use;

Staff Comment: The subject application proposes an integrated Medical Services and Pharmacy model in which the Pharmacy is an Accessory Use to the Medical Services, as shown on the provided preliminary floor plan (Attachment F).

d) shall be permitted as an Accessory Use outside of the Town Centre Area ... if located more than 400.0 metres, measured in a straight line from the Lot Lines, to another Pharmacy Use.

Staff Comment: The subject property is outside of the Town Centre Area and is located approximately 800 metres from the nearest Pharmacy Use (Attachment G).

Off-Street Parking and Loading Bylaw:

The parking requirements for a Pharmacy Use are consistent with the Retail/Personal Services rate that was applied during the original Development Permit review for the building. The number of commercial parking spaces provided meets the requirements of *Off-Street Parking and Loading Bylaw No. 7970-2023*.

Development Permits:

Adding the proposed Pharmacy Use does not alter the form and character of the building. Therefore, no amendment to the approved Development Permit 2021-061-DP would be required.

Ministry of Transportation and Transit:

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Transit for review and comment. Ministry approval of *Zone Amending Bylaw No. 8090-2026* will be required as a condition of final reading.

Conditions to be Met Prior to Adoption:

Staff have advised the applicant that the adoption of the proposed Zone Amending Bylaw will not be recommended unless the following conditions, and any others that Council identifies, are met:

1. Approval from the Ministry of Transportation and Transit.

OPTIONS & IMPLICATIONS:

Public Hearing:

Pursuant to Section 464(2) of the *Local Government Act*, a local government is not required to hold a public hearing if a proposed bylaw is consistent with the provisions of the corresponding Official Community Plan. The proposed Zone Amending Bylaw is consistent with the City's Official Community Plan's Lougheed Transit Corridor Area Plan and therefore staff recommend that a Public Hearing not be held.

Optional Additional Recommendation:

Council adopted *Zone Amending Bylaw No. 7790-2021* on April 26, 2022, which introduced the General Regulations for Pharmacy Use contained in Section 402.28 of the Zoning Bylaw. Those regulations include limiting a Pharmacy operate only as an Accessory Use and that minimum separation distances be maintained between Pharmacy uses.

Proposed *Zone Amending Bylaw No. 8090-2026* is a site-specific text amendment that would apply only to the subject property. If Council wishes to consider permitting Accessory Pharmacy Uses more broadly in the C-7 zone and/or in other future commercial zones that allow mixed-use developments (e.g., residential units and commercial units), staff recommend that Council consider the following further motion:

That Council direct staff to prepare Zoning Bylaw amendments to permit Accessory Pharmacy Use, subject to the general regulations in Section 402.28 of the Zoning Bylaw, in the C-7 (Lougheed Transit Corridor Mixed-Use) zone and in other new commercial zones, for Council's consideration at a future meeting.

CONCLUSION:

Under the recently adopted Lougheed Transit Corridor Area Plan, the Lougheed Transit Corridor is planned to densify significantly, and future residents will require expanded access to health and other services, including pharmacies. The proposed integrated medical office and pharmacy at 21783 Lougheed Highway would provide a new primary healthcare hub in a central, accessible location close to public transit and the Ridge Meadows Hospital.

Accordingly, staff recommend that Council give first, second, and third readings to *Zone Amending Bylaw No. 8090-2026*, and waive the need for a Public Hearing given that the proposal is consistent with the Official Community Plan and intent of the C-7 zoning of the property. Staff further recommend that the Restrictive Covenant CB747706, which prohibits a Pharmacy Use on the property, be released.

"Erin Mark"

Prepared by: Erin Mark, Planning Technician

Attachments:

- (A) Location Map
- (B) Aerial Photo (dated Spring 2023)
- (C) OCP and Zoning Map
- (D) *Zone Amending Bylaw No. 8090-2026*
- (E) Restrictive Covenant CB747706
- (F) Floor Plan of Proposed Medical Office/Pharmacy
- (G) Map of Surrounding Pharmacy Locations

Report Approval Details

Document Title:	2026-019-RZ, 21783 Lougheed Hwy - Site Specific Text Amendment, First, Second, Third Reading.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Location Map.pdf- Attachment B - Aerial Photo.pdf- Attachment C - OCP and Zoning Map.pdf- Attachment D - Zone Amending Bylaw No. 8090-2026.docx- Attachment E - Restrictive Covenant CB747706.pdf- Attachment F - Floor Plan of Medical Office and Pharmacy.pdf- Attachment G - Map of Surrounding Pharmacy Locations.pdf
Final Approval Date:	Apr 13, 2026

This report and all of its attachments were approved and signed as outlined below:

David Purcell-Chung, Manager of Development and Environmental Services

James Stiver, Director of Planning and Building

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer