



**Proposal:** Development Permit for external remodelling of an existing Save On Foods building and to allow changes to existing fascia signs.

**Recommendation:** Approval

**Location:** 1711 - 152 Street      **Zoning:** CD (By-law No. 13881)

**OCP Designation:** Town Centre

**LAP Designation:** Town Centre      **Owner:** 671531 B.C. Ltd.

PROJECT TIMELINE

Completed Application Submission Date:	June 29, 2004
Application Revision & Re-submission Date:	July 28, 2004
Planning Report Date:	October 18, 2004

The applicant is proposing:

- a Development Permit

in order to permit external remodelling of the existing Save On Foods building and changes to the existing fascia signs.

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7904-0260-00 (Appendix IV), authorize the Mayor and Clerk to sign the Development Permit and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

## REFERRALS

Engineering: No concerns (Appendix III).

## SITE CHARACTERISTICS

- **Existing Land Use** Semiahmoo Shopping Centre.
- **East:** Commercial, zoned CD (By-law No. 13881), designated Town Centre in the OCP.
- **South:** Commercial in the City of White Rock.
- **West:** Apartments, zoned Land Use Contract No. 371, designated Urban in the OCP.
- **North:** Commercial, zoned C-8, designated Commercial in the OCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

- The subject site is located at 1641 – 152 Street, in the Semiahmoo Town centre, in South Surrey. The site is designated Town Centre in both the Official Community Plan and the Semiahmoo Town centre Development Concept Plan and is zoned CD (By-law No. 13881).
- A major interior renovation of the Save On Food store is planned to be initiated in the foreseeable future. Expansion of the existing store is not planned.
- The applicant has applied for a Development Permit to undertake external remodeling of the Existing Save On Foods store and to make alterations to the existing fascia signs currently mounted on the west and south faces of the store.

## DESIGN PROPOSAL AND REVIEW

- The proposed exterior remodeling involves alterations to the west and south elevations of the building.
- Changes to the west elevation of the store comprise of the replacement of the present glazed entrance canopy with the new "free standing" entrance element with distinctive "high-tech" look and detail, replacement of existing fascia signs, painting of existing stucco walls, columns and metal door, installation of 4 windows and a

pair of automatic doors and a new curved galvalume metal canopy for improved appearance and weather protection. The glazed entrance canopy will also be used for mounting the new signage.

- Changes to the south elevation of the store comprise of replacement of existing fascia signage, addition of a new curved metal canopy, painting of existing stucco walls and columns, addition of a new metal door, installation of 4 windows and a pair of automatic doors, storefront double glazing at the eastern part of the store, a new curved galvalume metal canopy, vertical metal siding and a new parapet extension.
- The following changes to the existing fascia signs on the west and south elevations of the store are proposed:
  - The applicant proposes to split the existing fascia sign on the western elevation of the store into "save on foods" (to be mounted at the south end of the mounting of the western elevation of the building) and "pharmacy" (to be mounted at the north end of the mounting on the west elevation of the building).
  - The fascia sign on the south elevation mounting of the store will be reduced from "SAVE ON FOODS & DRUGS" to "save on foods".
- The proposed exterior renovations, changes to fascia signs and the new colour scheme materials are to provide a fresh, crisp, clean appearance, (reflective of the planned future interior changes) and to enhance the corporate image through provision of a more modern and fresher look to its customers.
- The design of the proposed exterior renovations is compatible to the rest of the building.

#### ADVISORY DESIGN PANEL

- Because of the minor nature of the proposed external renovation and changes to the fascia signs, review of the proposed development by the Advisory Design Panel was not required. The proposed development enhances the development quality of the Semiahmoo Town Centre and has no adverse impact on the adjacent developments. The Planning and Development Department supports the proposed changes.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Development Permit No. 7904-0260-00

#### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated July 26, 2004.

Murray Dinwoodie  
General Manager  
Planning and Development

