

DESIGN COMMITTEE MINUTES

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT

DATE: Jan. 10, 1973

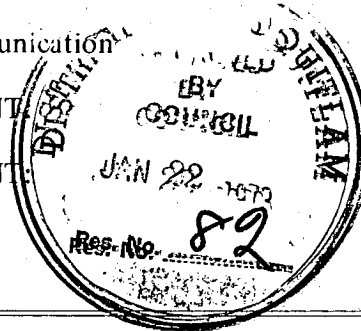
FROM: Design Committee

DEPARTMENT

YOUR FILE:

SUBJECT: Design Committee Minutes
January 10, 1973

OUR FILE:



A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, January 10, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mrs. R.S. Fairweather
Mr. L.E. Gower
Mr. R.D. Insley
Mr. K.R. Webber

STAFF:

Mr. D.M. Buchanan, Planning Director (until 5:30 p.m.)
Mr. S. Jackson, Current Planner

- 9 stories*
1. Z-32-72 - PROPOSED 81 SUITE MEDIUM-DENSITY HIGH-RISE APARTMENT ON BLUE MTN. STREET AT RODERICK AVE. - 2ND PRELIMINARY REVIEW

The Current Planner reported that since this is a preliminary review, the applicant has not been requested to submit detailed drawings, and no full by-law check has been done. The Committee reviewed this application in the light of Advisory Planning Commission Resolution #2587, dated January 3, 1973, and reports from the Fire Chief, Building Inspector and Design Technician of the Engineering Department, submitted at the Committee's request.

The Committee comments as follows:

- 1) The aesthetic design of the building exterior is commendable. However, concern is expressed regarding the unimaginative interior layout and minimal amenities, for example, the storage areas.
- 2) The Committee accepts the report of the Fire Chief, requesting that the Committee table the application for a period of two weeks so that he may be given an opportunity to prepare a more detailed report.
- 3) The Building Inspector is requested to submit a further report reviewing the fire and safety requirements for high-rise buildings.

Design Committee Minutes
January 10, 1973

Z-32-72 cont'd

The Committee therefore tables this application for a full report on fire and safety measures in high-rise apartments from the Fire Chief and the Building Inspector, to be presented to the next meeting of the Design Committee scheduled for January 24, 1973.

TABLED FOR FURTHER REPORTS

2. ^{9 story} Z-46-72 - PROPOSED 88 SUITE MEDIUM-DENSITY HIGH-RISE APARTMENT AT NORTH RD. & SMITH AVE. - 2ND PRELIMINARY REVIEW

The Current Planner stated that again, since this is a preliminary review, the applicant has not been requested to submit detailed drawings, and no full by-law check has been done. The Committee also reviewed this application in the light of Advisory Planning Commission Resolution #2587, and reports from the Fire Chief and the Building Inspector, submitted at the Committee's request.

The Committee comments as follows:

- 1) The aesthetic design of the building exterior is commendable. However, this building very closely resembles Z-32-72, and the Committee is concerned that new apartment developments not be uniform in character. Again, interior layout is unimaginative, and amenities appear to be minimal, for example, storage areas.
- 2) The Committee accepted the report of the Fire Chief, requesting that the Committee table the application for a period of two weeks so that he may be given an opportunity to prepare a more detailed report.
- 3) The Building Inspector is requested to submit a further report reviewing the fire and safety requirements for high-rise buildings.

The Committee therefore tables this application for a full report on fire and safety measures in high-rise apartments from the Fire Chief and the Building Inspector, to be presented to the next meeting of the Design Committee, scheduled for January 24, 1973.

TABLED FOR FURTHER REPORTS

Design Committee Minutes
January 10, 1973

3. B-945 - PROPOSED SECOND PHASE ADDITION TO WAREHOUSE AND OFFICES AT 224 CAYER STREET - 1ST REVIEW

The Committee finds the plans submitted to the Planning Department on December 12, 1972, for the second phase of this industrial building, acceptable. The Committee reiterates its comments for the first phase, noting that approval was subject to the Planning Director's approval of the landscaping and sign programme.

APPROVED

4. B-933 - PROPOSED COMMERCIAL BUILDING AT 511 COTTONWOOD AVENUE - 2ND REVIEW

The Committee tabled this application to review the impact on the area in view of the intensity of development in this vicinity, and requests:

- 1) The Planning Department to prepare a site plan layout of the area showing the existing and proposed developments, the road and lane layout.
- 2) The Fire Chief to comment on accessibility for firefighting purposes in view of the remarks expressed in the Building Inspector's memo to the Current Planner dated January 5, 1973.

TABLED FOR FURTHER REVIEW

5. PROPOSED WAREHOUSE COMPLEX AT 175 SCHOOLHOUSE STREET - 1ST PRELIMINARY REVIEW

The Committee notes that the applicant requested some preliminary remarks regarding this proposal; that no by-law check has been made; and comments as follows:

- 1) The neutral colours proposed are acceptable, however, it would be advisable to provide additional colour accent by the use of co-ordinated colours on the door accesses.
- 2) Some attention might be given to the details of the fencing, making it compatible with that on the adjoining property, since this would relieve the warehouse ^{concept} in some measure, and add to the aesthetic qualities of the development.
- 3) The applicant might give some additional emphasis to landscaping this project.

Design Committee Minutes
January 10, 1973

5. cont'd

The Committee would like to receive details of the fence and the landscaping when plans are submitted for this development.

REVISED PLANS SUGGESTED

6. SERVICING OF COMMERCIAL DEVELOPMENTS


The Committee discussed Advisory Planning Commission Resolution No. 2593, as suggested to the Planning Director by Council on January 9, 1973, and noted that the Committee's terms of reference do not cover a review of services where new commercial developments are proposed on properties zoned for commercial use. The Committee may comment on these in a limited way when reviewing the general aesthetics of the area, the parking arrangements or landscaping.

7. Z-51-72 - PROPOSED AMENDMENT TO ZONING BY-LAW TO PERMIT CERTAIN ROOFTOP SIGNS

The Planning Director reported on Council's Resolution #34 adopted January 9, 1973, which referred to the Committee for study and review the proposed by-law wording for certain signs on rooftop structures which are integrated in the building design.

The Committee tabled the proposed by-law wording for further study at its next meeting where pictures of various existing roof structures and signs will be included in the review.

SJ/ci



S. Jackson
Current Planner

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: Jan. 24, 1973

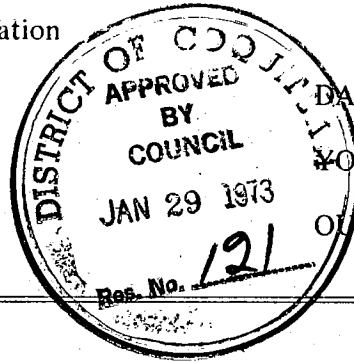
FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
January 24, 1973

OUR FILE:



A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, January 24, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mrs. R.S. Fairweather
Mr. L.E. Gower
Mr. R.D. Insley
Mr. K.R. Webber

STAFF:

Mr. D.M. Buchanan, Planning Director
Mr. B. Falcon, Fire Chief
Mr. R.W. Gidlof, Deputy Fire Chief
Mr. N. Wainman, Chief Building Inspector
Mr. S. Jackson, Current Planner

1. FIRE AND BUILDING DEPARTMENT REPORTS ON SAFETY IN PROPOSED MEDIUM-DENSITY HIGH-RISE DEVELOPMENTS

The Committee accepts the report from the Chief Building Inspector dated January 10, 1973, and a report from the Fire Chief dated January 17, 1973, augmented by verbal reports regarding safety standards in the design of high-rise buildings. A great deal of discussion followed, with expressions of concern about a number of economic, social and environmental problems which appear to be linked with the development of high buildings.

With regard to any proposed high-rise development in the District of Coquitlam, the Committee strongly recommends that:

- 1) Council consider the Fire Chief's report and amend the Zoning By-law to limit the overall height of the building to eight storeys so that it is within the scope of present firefighting resources in the Community.

- 2) At least one elevator servicing all floors of the building be of adequate size to accommodate a wheeled stretcher or emergency gear of similar dimensions.
- 3) A voice communication system be installed as part of the fire alarm system for the building; this voice communication system to conform to the standards set in the "additional requirements for high buildings" in the National Building Code, 1970.

The Committee also expressed a desire to meet with the Advisory Planning Commission at an early date to discuss safety factors in high-rise buildings, so that applications Z-32-72 and Z-46-72 can be dealt with expeditiously.

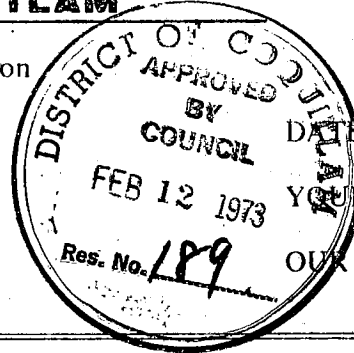
SJ/ci

S. Jackson

S. Jackson
Current Planner

DISTRICT OF COQUITLAM

Inter-Office Communication



DATE: Jan. 29, 1973

TO: Advisory Planning Commission DEPARTMENT:

FROM: Design Committee DEPARTMENT:

SUBJECT: Design Committee Minutes
January 29, 1973

YOUR FILE:

OUR FILE:

A special meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Monday, January 29, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

- Mrs. R.S. Fairweather
- Mr. L.E. Gower
- Mr. R.D. Insley
- Mr. K.R. Webber

STAFF:

Mr. S. Jackson, Current Planner

1. B-933 - PROPOSED COMMERCIAL BUILDING AT 511 COTTONWOOD AVENUE
3RD REVIEW

The Committee discussed in depth the proposed building as it relates to the overall development of the area, taking into account the Fire Chief's report dated January 24, 1973 and a site plan which shows existing and proposed developments, in addition to road and lane layout in the vicinity of Clarke Road from Cottonwood to Smith Avenues.

The Committee believes that the construction of this building would lead to a number of problems in the area, possibly because it appears that the site may be overbuilt -

- 1) The traffic lane and loading bays appear to conflict.
- 2) The turning radius appears to be inadequate for emergency vehicles in the north-west corner of the existing building at 515 Cottonwood Avenue.
- 3) It would seriously hamper traffic flow in the area.

The Committee emphasizes that development in the area must proceed jointly with neighbouring property owners, and recommends that the Planning and Engineering Departments look at the area in depth for a solution to the problems of circulation.

REVIEW BY ADVISORY PLANNING
COMMISSION REQUESTED

Design Committee Minutes
January 29, 1973

2. B-893 - PROPOSED SIGN PROGRAMME FOR COMMERCIAL BUILDING AT
1053 RIDGEWAY AVENUE - 1ST REVIEW

The Committee approves the two fascia signs proposed for this development.

APPROVED

3. B-38 - REVIEW OF EXISTING LOADING AND PARKING FACILITIES AT
CLARKE ROAD AND COTTONWOOD AVENUE

The Committee was requested by the Planning Director to review the loading and parking situation for this existing commercial building, with particular regard for the loading problem at the meat market.

After an intensive study of the existing and proposed developments in the surrounding area and on this particular site, the Committee is of the opinion that the poor parking and loading is evidence of the lack of an overall plan for the development of this vicinity. The Committee notes that if the development proceeds to the north of the subject property, there will be some alleviation in the problem since plans for parking on the second development took into consideration the existing development.

The Committee believes that a temporary solution to the loading problem may be achieved by the installation of rear doors for the meat market, thus making the rear loading bay more accessible and therefore more likely to be used.

REVIEW BY ADVISORY PLANNING
COMMISSION REQUESTED

4. B-865 - PROPOSED COMMERCIAL DEVELOPMENT AT 508 CLARKE ROAD

As part of the review of the overall development in the area along Clarke Road from Cottonwood to Smith Avenues, the Committee reviewed this particular application, noting that a revised development agreement has been prepared which to date has not been signed. The Committee recommends that the question of closing the existing lane south off Smith Avenue and east of Clarke Road be re-examined by the Planning and Engineering Departments in their review of the circulation of traffic for the area.

REVIEW BY ADVISORY PLANNING
COMMISSION REQUESTED

Design Committee Minutes
January 29, 1973

5. Z-1-73 - PROPOSED 48 SUITE APARTMENT AT NORTH ROAD AND FARROW STREET SOUTH OF COMO LAKE AVENUE - 1ST PRELIMINARY REVIEW

The Current Planner reported that since this is a preliminary review, the applicant has not been requested to submit detailed drawings, and no full by-law check has been done. The Committee reviewed this application and suggests that:

- 1) The Architect give further consideration to the plain concrete and stucco walls and end walls, with a view to employing a more exciting architectural treatment for the surfaces.
- 2) In view of the recent reports on safety for high-rise buildings by the Fire Chief and Chief Building Inspector, the Committee is concerned that:
 - a) The building height should be reduced by one floor and consideration be given to filling in the voids on the seventh floor.
 - b) Where high-rise buildings contain an underground parking structure, the slab covering the structure must be made of reinforced concrete to permit the movement of emergency vehicles over it, or the development must show a clearly designated driveway for emergency vehicles.

The Committee will discuss this application further following a review of safety for high-rise buildings with the Advisory Planning Commission on February 7, 1973.

REVISED PLANS REQUESTED

6. B-982 - PROPOSED EXTENSIONS AND ALTERATIONS TO THE CHURCH AT 2187 AUSTIN AVENUE - 1ST REVIEW

The Current Planner reported that the plans submitted to the Planning Department January 15, 1973 do not fully comply with the Zoning By-law. In addition, this project does not comply with a submission made to and approved by the Board of Variance. This project was brought to the Design Committee for its review, since it can be brought into compliance with the Zoning By-law with only minor changes made to the plans submitted.

The Committee wishes to commend the applicant for the proposed improvement in appearance for this existing structure, but would strongly suggest that reconsideration be given to the entry for this building. The Committee feels that it may be advisable to recess the doorway in view of the inclement weather which often comes from the south-west. The Committee also recommends augmented landscaping, particularly on Hillcrest Street.

REVISED PLANS REQUESTED

Design Committee Minutes
January 29, 1973

7. Z-51-72 - PROPOSED AMENDMENT TO ZONING BY-LAW TO PERMIT
CERTAIN ROOFTOP SIGNS

The Committee records its objections to this proposal to amend the Zoning By-law to permit certain rooftop signs and requested that a comprehensive report on this matter be prepared for the approval of the Committee, and subsequently submitted to the Advisory Planning Commission at its next scheduled meeting of February 7, 1973.

A film strip dealing with signs was given consideration by the members of the Committee, and it is hoped that a brief film clip may be prepared for submission to the February 7 meeting of the Advisory Planning Commission.

SJ/ci



S. Jackson
Current Planner

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT

FROM: Design Committee

DEPARTMENT

SUBJECT: Design Committee Minutes
February 21, 1973

DATE: Feb. 21, 1973

YOUR FILE:

OUR FILE:



A special meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Lunch Room on Wednesday, February 21, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mrs. R.S. Fairweather
Mr. L.E. Gower
Mr. R.D. Insley

STAFF:

Mr. S. Jackson, Current Planner

1. B-987, B-988, B-989, B-990, B-1034, B-1035 - PROPOSED SIGN PROGRAMME FOR WESTWOOD MALL - 1ST REVIEW

The Committee finds the sign programme acceptable and notes that the consistent 3 foot height for signs in the Mall area will result in a more aesthetic appearance.

APPROVED

2. B-999 - PROPOSED FOURTH INDUSTRIAL BUILDING AT 115 SCHOOL-HOUSE STREET - 1ST REVIEW

The Committee approves the plans submitted to the Planning Department on January 25, 1973, as revised in the plans submitted February 20, 1973, subject to:

- 1) the "typical foundation planting" shown in Detail Z being installed along each building, and
- 2) receipt in the Planning Department of a letter from a soils engineer clarifying the matter of paving the site.

APPROVED WITH CONDITIONS

Design Committee Minutes
February 21, 1973

3. B-796 - PROPOSED COMMERCIAL DEVELOPMENT AT NORTH-EAST
CORNER CLARKE ROAD AND COMO LAKE AVENUE - 4TH REVIEW

The Committee approves the plans subject to the Project Architect submitting details to the satisfaction of the Planning Director which resolve the problem of enclosing the rooftop equipment on the west side.

APPROVED WITH CONDITIONS

4. Z-450 - PROPOSED CANOPY ADDITION TO THE COMMERCIAL BUILDINGS
AT 1111 AND 1115 AUSTIN AVENUE - 2ND REVIEW

The Committee approves the revised canopy design for the two buildings since this permits and encourages an improved integrated sign programme for this development.

APPROVED

5. B-953, B-954 - PROPOSED TWO 27 SUITE APARTMENT BUILDINGS AT
1055-1065 HOWIE AVENUE - 2ND REVIEW

The Committee approves the project subject to:

- 1) The installation of a children's play area east of Building A; and
- 2) The installation of an adult recreation or rest area, suitably fitted and landscaped, and located north of Building B; or the installation of augmented landscaping in this area.

APPROVED WITH CONDITIONS

6. Z-1-73 - PROPOSED 48 SUITE APARTMENT BETWEEN NORTH ROAD AND
FARROW STREET, SOUTH OF COMO LAKE AVENUE - 2ND PRELIMINARY REVIEW

The Committee reviewed the revised No. 1 preliminary site plans received in the Planning Department February 12, 1973 and the coloured perspective submitted earlier, and notes that a detailed by-law check has not been carried out. A more complete review will be made of this project when complete plans are submitted.

Design Committee Minutes
February 21, 1973

Z-1-73 cont'd

The Committee approves the plans for submission to Public Hearing subject to the applicant providing more details, information and changes as follows:

- 1) Revised treatment of the end walls, from the plain masonry block walls to something more architecturally interesting.
- 2) A reinforced concrete slab over the underground parking structure to permit the movement of emergency vehicles over it, or alternatively, a clearly designated access for these public safety vehicles.
- 3) An off-street loading space.
- 4) A children's play area suitably fitted and landscaped.
- 5) Clarification of:
 - a) the parking ramp and entrance in the north-west corner. For safety reasons the applicant may wish to install fencing or a guard rail.
 - b) where and how the refuse storage will be handled.

RECOMMENDED FOR PUBLIC
HEARING WITH CONDITIONS

7. B-1002 - PROPOSED ADDITION TO INDUSTRIAL BUILDINGS AT
101 SCHOOLHOUSE STREET - 1ST REVIEW

The Committee approves the proposed changes to this industrial development subject to the submission of landscaping plans which show increased areas of planting to the satisfaction of the Planning Director, in view of the possibility of three new warehouses going into the area.

APPROVED WITH CONDITIONS

SJ/ci



S. Jackson
Current Planner

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: Feb. 28, 1973

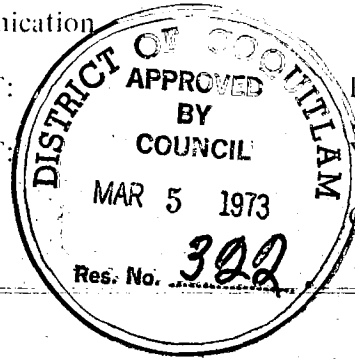
FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
February 28, 1973

OUR FILE:



A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, February 28, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mrs. R.S. Fairweather
Mr. R.D. Insley
Mr. K.R. Webber

STAFF:

Mr. S. Jackson, Current Planner

1. B-1011 - PROPOSED CARWASH AND SERVICE STATION AT 750 LOUGHEED HIGHWAY, CORNER BERNATCHEY - 1ST REVIEW

The Committee is concerned with traffic and pedestrian safety at this intersection and suggests that the appropriate authorities consider the problems.

The Committee finds this development acceptable subject to the applicant providing revised drawings to the satisfaction of the Planning Director showing:

- 1) Increased landscape planting for the site by some 15%, and ground covered with a suitable material such as bark mulch.
- 2) Augmented landscaping with evergreen shrubs densely planted in the area of the dryer end of the car wash to reduce the noise factor.
- 3) Floodlighting with diffused light, beamed in a manner which prevents glare in adjacent properties.

The Committee wishes to review the sign programme for this project when an application is made for this programme.

APPROVED WITH CONDITIONS

Design Committee Minutes
February 28, 1973

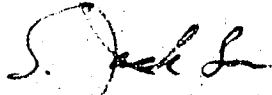
2. B-1036 - PROPOSED INDUSTRIAL BUILDING AT 45 LEEDER AVENUE -
1ST REVIEW

The Committee commends the quality of the building being proposed, and requests the applicant to submit colour chits to confirm the colours shown on the sketch. The Committee would like to see the high quality of the building reflected in landscaping, and suggests that the landscaping be augmented, or alternatively extend the landscaping across the whole of the property.

REVISED PLANS REQUESTED

3. A copy of the letter to the Mayor and Council from Mr. P.E. Hansen, Architect, dated February 22, 1973, and dealing with safety in high-rise buildings was received by the Committee for information.

SJ/ci



S. Jackson
Current Planner

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT

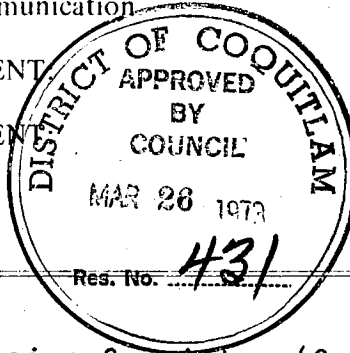
DATE: Mar. 13, 1973

FROM: Design Committee

DEPARTMENT

YOUR FILE:

SUBJECT: Design Committee Minutes
March 13, 1973



OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Tuesday, March 13, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mrs. R.S. Fairweather
Mr. R.D. Insley
Mr. K.R. Webber

STAFF:

Mr. D.M. Buchanan, Planning Director
Mr. S. Jackson, Current Planner

1. B-796 - PROPOSED COMMERCIAL DEVELOPMENT AT NORTH-EAST CORNER CLARKE ROAD AND COMO LAKE AVENUE - 5TH REVIEW

The Committee approves the proposed relocation of the garbage enclosure subject to it being adequately landscaped to the satisfaction of the Planning Director.

APPROVED WITH CONDITIONS

2. Z-1-73 - PROPOSED 48 SUITE APARTMENT BETWEEN NORTH ROAD AND FARROW STREET, SOUTH OF COMO LAKE AVENUE - 3RD PRELIMINARY REVIEW

The Committee suggests that the revised #2 preliminary plans be submitted to Public Hearing, but is concerned with the following matters:

- 1) The proposed use of pre-cast concrete gives the applicant an opportunity to provide a variety of textures for this development by relieving the large surface areas with a uniform appearance. This may be accomplished with the use of vertical or horizontal markings, exposed aggregate, or channelling divisions.

Design Committee Minutes
March 13, 1973

- 2) The approximately 90 feet wide sparsely landscaped area is totally unacceptable. The Committee strongly recommends that a landscape plan drawn up by a professional landscape architect be submitted for this development, and that this plan should consider the use of children's and adults' recreation and rest areas with furniture, fountains and so forth.
- 3) Consideration should be given to the retaining wall for both safety and aesthetics by employing a landscaped bank, a screened wall or architectural fencing.
- 4) The location of the loading bay should be reviewed to make it more accessible and utilitarian.

The Committee notes that:

- 5) The coloured perspective does not reflect the area surrounding the proposed development.
- 6) The elevation drawings do not show the ground elevations, and that final grades and elevations may alter the situation considerably.
- 7) It will review the proposal in greater depth, for example, the interior particulars, when more detailed drawings are submitted.

ACCEPTABLE FOR PUBLIC HEARING

3. B-1051 - PROPOSED COMMERCIAL BUILDING AT 1071 AUSTIN AVENUE AND MARMONT STREET - 1ST REVIEW

The Committee gave this application a preliminary review, noting that the plans do not comply with the provisions of the Zoning By-law, and revised plans are expected to be submitted. At that time, a detailed review will be made of the proposed development.

The Committee requests the applicant to:

- 1) Consider the possibility of linking the on-site parking for this project with that of the existing development to the west.
- 2) Conceal the rooftop mechanical devices in a manner which blends in with the proposed building.
- 3) Augment the landscaping, with particular consideration being given to the planting of trees along Austin Avenue. The Committee also requests comment from the Engineering

Design Committee Minutes
March 13, 1973

Department's Design Technologist regarding the adequacy of traffic aisles for the underground parking layout.

REVISED PLANS REQUESTED

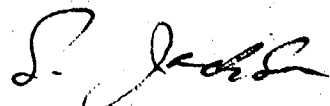
4. NIGHT MEETINGS AND QUORUM

The Committee discussed the February 26, 1973 resolution No. 287 by Council regarding Committee size and meeting times. The Committee is in favour of continuing afternoon meetings and notes that the problems in getting a quorum are a result of having only four active members on the Design Panel at present. The Committee is looking forward to having an enlarged group of six members.

5. LANDSCAPING GUIDE

The Committee acknowledges receipt of two copies each of "Guide Specification for Nursery Stock" and "General Specifications as Endorsed by the B.C. Nursery Trades Association and CMHC", courtesy of David Hunter Landscape Nurseries Ltd. The Committee requests the Current Planner to prepare a report for discussion by the Panel on landscaping standards.

SJ/ci



S. Jackson,
Current Planner

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

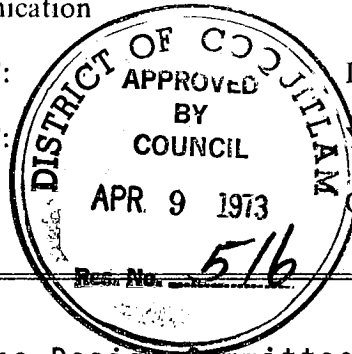
DATE: Mar. 28, 1973

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
March 28, 1973



OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, March 28, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mrs. R.S. Fairweather
Mr. L.E. Gower
Mr. K.D. Harford

STAFF:

Mr. D.M. Buchanan, Planning Director
Mr. S. Jackson, Current Planner

1. Z-14-73 - PROPOSED AUTO REPAIR CENTRE AT 819-823 BRUNETTE AVENUE - PRELIMINARY REVIEW

The Committee gave this application a preliminary review, noting that a thorough evaluation will be carried out when detailed plans are received with a building permit application. The Committee made the following comments:

- 1) The building is acceptable for design, materials and finishes, and is in accord with proposed development in the area.
- 2) Landscaping appears minimal, and the Committee suggests that the applicant consider augmenting it, particularly on the west side of the property.
- 3) The number of signs being proposed may be excessive, however, this will be reviewed when applications for building permits are made for these signs.
- 4) Consideration by the applicant may be given to the possibility of some mutual access aisles with the development to the west.

ACCEPTABLE FOR PUBLIC HEARING

Design Committee Minutes
March 28, 1973

2. Z-17-73 - PROPOSED OFFICES AND STORES AT 1108 AUSTIN AVENUE
PRELIMINARY REVIEW

The Committee reviewed this application in a preliminary way, noting that the plans have not been thoroughly examined for by-law matters by the Planning Department. A more complete check will be made of this project when revised complete plans are submitted as part of a building permit application. The changes required to comply with the Zoning By-law may affect the design to some considerable degree and therefore a review is somewhat difficult, however, the Committee comments as follows:

- 1) The coloured perspective and the front and left elevation plans do not coincide, particularly with regard to the choice of materials and vertical lines of the building. The vertical columns shown on the perspective drawing appear to be more satisfactory than the elevation drawings.
- 2) The rear elevations with the exterior balcony and stairways may not be a satisfactory solution for this commercial structure.
- 3) The window space on the south side of the building appears to be inadequate and does not take advantage of the natural light available.
- 4) The project architect might wish to consider the use of an entrance canopy or recess on the north side of the building.

REVISED PLANS REQUESTED
ACCEPTABLE FOR PUBLIC HEARING

3. Z-21-73 - PROPOSED THREE HIGH-RISE APARTMENTS, EACH WITH 40
SUITES AT GATENSBURY AND AUSTIN - PRELIMINARY REVIEW

The Committee notes that this is a preliminary review without the benefit of a coloured perspective or model, and that the elevation drawings are not adequate to properly evaluate the proposal. Based on the information available to the Committee at the present time, the project is not acceptable, and Committee comments are as follows:

- 1) The Committee questions whether or not the development meets the Fire Chief's criteria of an effective eight-storey height in view of the double storey parking blocks and the extremely sloping site.

Design Committee Minutes
March 28, 1973

Z-21-73 cont'd

- 2) The effect of the exterior elevations are uninteresting and present a somewhat institutional environment to the complex. Concern was expressed regarding the visual effect of the massive blank surfaces and flat plane areas, noting that surface finishes are not indicated.
- 3) No landscaping details are shown as required. The Committee resolutely requests the applicant to have prepared a tree survey by a registered landscape architect before any site clearance occurs, and that the same landscape architect prepare the landscaping plans for the development if it proceeds.
- 4) The applicant should consider installation of an acoustical barrier or fence on the southern exposures to screen the traffic noises from Austin Avenue.

REVISED PLANS REQUESTED

4. B-1051 - PROPOSED COMMERCIAL BUILDING AT 1071 AUSTIN AVENUE AND MARMONT STREET - 2ND REVIEW

The Committee reviewed the revised plans and finds the overall design very commendable. The Committee requests:

- a) the applicant to submit plans showing the details of the roof enclosure.
- b) the applicant to confirm the intention to install a two foot cedar hedge around the on-site parking area, noting that the other landscaping details are acceptable.
- c) the Planning Department to determine whether or not a pedestrian access can be located in a manner which links this project with the development to the west.

REVISED PLANS AND
COMMENTS REQUESTED

5. B-933 - PROPOSED COMMERCIAL BUILDING AT 511 COTTONWOOD AVENUE - 2ND REVIEW

The Committee received reports from the Current Planner and the Design Technologist in the Engineering Department on traffic and pedestrian circulation at present, and under

Design Committee Minutes
March 28, 1973

B-933 cont'd

various alternative future developments in the area between Cottonwood and Smith Avenues, east of Clarke Road. In the Committee's view, development of individual parcels has proceeded to a stage where it would be extremely difficult to facilitate the development of joint traffic and parking facilities which can be meaningful at the present time.

The Committee recommends:

- 1) That the proposed building at 511 Cottonwood be constructed in a manner which permits and encourages pedestrian access from the developments at 511 and 515 Cottonwood Avenue, the commercial building at 504 Clarke Road, and the new building being erected at 508 Clarke Road.
- 2) That when the three properties east of the subject property are proposed for development, and the proposed replotting of the rear portion of the property at 508 Clarke Road proceeds, that consideration be given to installation of a lane from the north-easterly corner of the subject property easterly to Whiting Way.


The Committee therefore requests revised plans showing the proposed treatment to facilitate the pedestrian access mentioned in point one above.

REVISED PLANS REQUESTED

6. INTERIOR MALL AREA SIGNS FOR WESTWOOD MALL

The Current Planner reported that the Project Architect has set certain criteria for style and size of signs in the interior mall area of the development, as required by the agreement signed between the Municipality and the developer, and in keeping with the stated recommendation of the Design Panel. The Committee reiterated its desire to review exterior signs for this project and notes that in view of the Architect's stringent control of the sign programme in the interior mall area, believes that these signs should be approved if the Planning Director finds them acceptable.

SJ/ci



S. Jackson
Current Planner

Exec

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

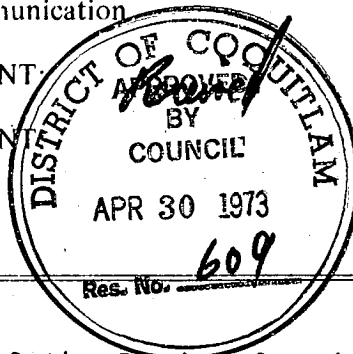
DATE: Apr. 11, 1973

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
April 11, 1973



OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, April 11, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

- Mrs. R.S. Fairweather
- Mr. J.H. Finlay
- Mr. K.D. Harford
- Mr. R.D. Insley
- Mr. K.R. Webber

STAFF:

- Mr. D.M. Buchanan, Planning Director
- Mr. E. Tiessen, Assistant Planning Director
- Mr. S. Jackson, Current Planner

1. Z-15-73 - PROPOSED 175 UNIT HOUSING SCHEME ON 19 ACRES AT DEWDNEY TRUNK ROAD & IRVINE STREET - 1ST PRELIMINARY REVIEW

The Assistant Planning Director gave the Committee a brief review of the Municipal Council's objectives for this innovative housing proposal. Following this, Mr. Thomas Meyer, Architect, used drawings and a scale model to show the general design concept of this zero lot line, and mainly detached housing scheme.

After a good deal of discussion, the Committee commended the Architect for his numerous fresh ideas and the variety of housing being put forward. The Committee believes the following proposals show particular merit:

- The road system with its use of cul-de-sacs but with no through roads on the site.
- The landscaping to be installed by the developer.
- The group clustering of 15-27 units for purposes of creating communities.
- The focus on green spaces from the residences rather than on parking lots.
- The pedestrian walkway system.
- The use of varying window and siding patterns.

Design Committee Minutes
April 11, 1973

Z-15-73 cont'd

The use made of the southern exposure on the north facing units.

The privacy afforded each unit.

The amount of usable space on these small lots.

The Architect's use of a tree survey, adjusting some units to fit in with the existing landscaping.

The Committee notes that the colour, landscaping and maintenance, and roof-top vents will be important design factors, and recommends that the Architect give consideration to:

- 1) clustering the colours, while employing a universal trim to tie the project together.
- 2) a landscape plan which requires a minimum of maintenance, and some provision made for the continued maintenance of the landscaping and common areas, including the walkway system.
- 3) reducing the visual impact of the roof-top vents by the use of colour or some other suitable solution.

APPROVED FOR PUBLIC HEARING

At this point in the meeting, Mr. Meyer and Mr. Tiessen left.

2. The Committee discussed the appointment of a Secretary for the Design Panel.

MOVED BY MR. FINLAY
SECONDED BY MRS. FAIRWEATHER

That Mr. Jackson be appointed as Secretary of Group B of the Advisory Planning Commission.

CARRIED.

Design Committee Minutes
April 11, 1973

3. B-933 - PROPOSED COMMERCIAL BUILDING AT 511 COTTONWOOD AVENUE - 3RD REVIEW

The Committee reiterates its concern that development in the area proceeded individually with the resultant problems in traffic circulation. In anticipation of future development to the east, the Committee believes that the plans submitted to the Planning Department April 11, 1973 would be a satisfactory compromise provided that they comply with the requirements of the Zoning By-law, and are approved by the Fire Chief, noting that the one way fire lane would be 12 feet and not 14 feet wide.

The Committee requests that revised plans be submitted to the satisfaction of the Planning Director showing:

- 1) a consolidated pedestrian linkage with the existing development at Clarke and Cottonwood, as well as the future development at 504 Clarke Road.
- 2) the loading bay at the south-westerly corner of the proposed building and not at the easterly side of this building.
- 3) the landscaping schedule approximately doubled, with a suitable ground cover such as bark mulch being employed.

The Committee recommends that consideration be given to the construction of Whiting Way as quickly as development permits to help solve the overall traffic problem in the area.

APPROVED WITH CONDITIONS

4. B-1051 - PROPOSED COMMERCIAL BUILDING AT 1071 AUSTIN AVENUE AT MARMONT STREET - 3RD REVIEW

The Committee suggests the following modifications to the revised plans:

- 1) The upper roof screen with its vertical lines would be acceptable if the spacing was reduced to approximately 3½" on centre, leaving some 1½" clearance between the boards.
- 2) The lower level screen would be more inobtrusive if siding was employed horizontally so that it would blend with the building.

Design Committee Minutes
April 11, 1973

B-1051 cont'd

- 3) That the sidewalk on the south-west corner of the building be extended so that it links up with the existing development to the west.
- 4) The two foot landscape hedge be completed around the parking area.

In order to expedite this application, these revisions may be approved by the Planning Director.

The Committee notes that if an external stairwell is required, the Committee would appreciate an opportunity to review plans showing this structure.

APPROVED WITH CONDITIONS

SJ/ci



S. Jackson,
Current Planner

DISTRICT OF COQUITLAM

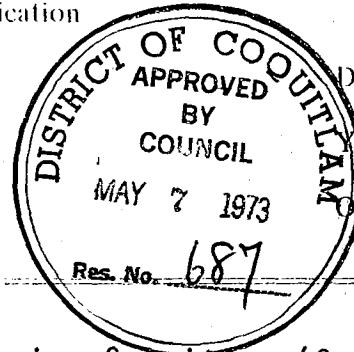
Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: Apr. 25, 1973

FROM: Design Committee

DEPARTMENT:



YOUR FILE:

SUBJECT: Design Committee Minutes
April 25, 1973

YOUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, April 25, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

- Mr. J.H. Finlay
- Mr. L.E. Gower
- Mr. K.D. Harford
- Mr. R.D. Insley

STAFF:

Mr. S. Jackson, Current Planner

1. Z-19-73 - PROPOSED FIVE UNIT TOWNHOUSE DEVELOPMENT AT 305 DECAIRE STREET - PRELIMINARY REVIEW

The Committee gave this application a preliminary review, noting that a thorough evaluation will be carried out when detailed plans are received with a building permit application. The Committee made the following comments:

The Committee finds the proposed project architecturally pleasing, and the colour scheme acceptable.

The Committee requests the Architect to consider:

- 1) Some form of safety barriers in areas where there is more than a 3 foot differential in elevations, noting that berming, if feasible, is more desirable than fencing.
- 2) Relocating the tot lot from the north-west corner of the development to an area more suitable for the purpose. The screening of this corner by landscaping, as shown in the original drawings, appears to serve a worthwhile purpose.
- 3) The roof vent treatment, to assure that they blend in with the structures and the surrounding areas.

APPROVED FOR PUBLIC HEARING

Design Committee Minutes
April 25, 1973

2. Z-17-73 - PROPOSED OFFICES AND STORES AT 1108 AUSTIN AVENUE -
2ND PRELIMINARY REVIEW

The Committee reviewed the revised plans received in the Planning Department April 25, 1973, and finds the rear of the building moderately improved. The changes now presented in the plans do not appear to comply with the coloured perspective, however, the Committee notes that it is very difficult to perceive the effect of the proposed building.

The Committee would appreciate the submission of:

- 1) A line drawing in perspective view, and coloured in by the Architect, to clarify the appearance of the front facade of the building.
- 2) Colour chits showing the colours proposed to be employed.
- 3) Revised landscaping for the front of the building. The Committee noted Council's Resolution #535 dated April 9, 1973 and in consideration of this, requests that the landscaping would present a less sterile appearance if either circular or free-form planting areas were shown, with plantings of mixed shrubs and clumps of trees varying in height. A paved walkway with benches would also enhance the scheme.

REVISED PLANS AND
PERSPECTIVE REQUESTED

3. B-1148 - PROPOSED ASPHALT PLANT DEVELOPMENT AT LEEDER AVENUE -
1ST REVIEW

The Committee reviewed plans received in the Planning Department April 18 and April 25, 1973, and suggests that the applicant give consideration to:

- 1) Seeking professional advice on a revised colour scheme, with a view to making it more attractive. The Committee believes that consideration should be given to featuring the shapes and structures - the functional components - of the development.

Design Committee Minutes
April 25, 1973

B-1148 cont'd

- 2) Retaining as much of the natural growth in the area as possible, particularly mature trees on the west property line when constructing the right-of-way.
- 3) The planting of both deciduous and evergreen trees, interspersed and staggered for a more natural effect, on the north property line.
- 4) The standards being proposed by the Greater Vancouver Regional District Noise Pollution Control By-law, in order to deal with the matter during construction, since source noise control may be more feasible than external shielding.

REVISED PLANS AND COMMENTS
REQUESTED

4. PROPOSED INDUSTRIAL BUILDING AT TUPPER AVENUE WEST OF
WOOLRIDGE STREET - PRELIMINARY REVIEW


The Committee reviewed these preliminary plans, noting that a more complete evaluation will be carried through when detailed plans are received in conjunction with a building permit application.

The Committee finds the general proposal very commendable, and the proposed colour scheme suitable.

A plant schedule has not as yet been submitted, and while the landscaping appears to be generally acceptable, the Committee suggests that it might be augmented with some tall specimen trees around the storage areas, as a visual focus as well as for screening purposes.

PRELIMINARY PLANS ACCEPTED
WITH CONDITIONS

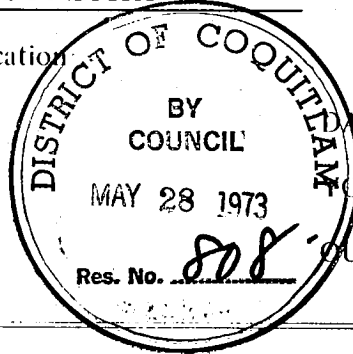
SJ/ci



S. Jackson
Current Planner

DISTRICT OF COQUITLAM

Inter-Office Communication



Advisory Planning Commission DEPARTMENT:

DATE: May 9, 1973

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
May 9, 1973

YOUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Council Chambers on Wednesday, May 9, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

- Mr. J.H. Finlay
- Mr. K.D. Harford
- Mr. K.R. Webber

STAFF:

- Mr. S. Jackson, Current Planner

1. Z-21-73 - PROPOSED THREE HIGH-RISE APARTMENTS, TOTALLING 111 SUITES AT GATENSBURY AND AUSTIN - 2ND PRELIMINARY REVIEW

Under review were the combined Revised #3 and #4 plans, the "alternate design" Preliminary Plans showing Block "A" considerably depressed, and the coloured perspective. These plans were received in the Planning Department April 19, May 7 and May 9, 1973. The Committee believes this development proposal has considerable merit, however, due to the complexities of the site, the coloured perspective and plans do not present a clear visual image of the project, and the Committee therefore requests the applicant to prepare a model showing correct elevations, particularly from Austin Avenue. The model should include a general and undetailed massing of structures on the site, so that the amount of green space and open areas, as well as their interrelationship with the proposed buildings, can be viewed from different perspectives.

The structures with their flat plane faces appear to be somewhat institutional in appearance, and because of the magnitude of the project, the choice of suitable materials is important.

The "alternate design", with its lower profile, but with a cantilevered pool cover, as shown in Revised #4 plans, would enhance the view from Austin Avenue, would ease the visual impact of the next level of building, and would appear to be

Design Committee Minutes
May 9, 1973

Z-21-73 cont'd

an improvement over the Revised #4 proposal. This alternative with a variant of the landscaped bank in the form of a stepped back, landscaped retaining wall, could be an effective and attractive noise barrier. However, the retaining wall should meet by-law requirements.

FURTHER INFORMATION
AND MODEL REQUESTED

2. B-1036 - PROPOSED INDUSTRIAL BUILDING AT 45 LEEDER AVENUE

The colour chits and brick sample submitted to the Planning Department May 3, 1973 reflect an acceptable colour scheme for this project.

APPROVED

3. B-1011 - PROPOSED SIGN PROGRAMME FOR THE CAR WASH AND SERVICE STATION AT 750 LOUGHEED HIGHWAY - 1ST REVIEW

The plans received in the Planning Department April 25, 1973 show a proposal which is unacceptable due to the massive area of sign face for this project.

The applicant is requested to submit revised plans showing a much smaller sign area for the freestanding sign. Consideration might be given to employing a fascia sign to advertise the car wash.

REVISED PLANS REQUESTED

4. B-181 - PROPOSED DESIGN MODIFICATIONS TO THE 65 SUITE APARTMENT DEVELOPMENT AT 565 SMITH AVENUE - 1ST REVIEW (Z-47-70)

The Committee is not satisfied that the changes proposed will enhance the external appearance of the building, and favours the original concept with its more rounded lines. The use of wood would achieve a contrast on this large structure which would not be achieved by the use of metal.

B-181 cont'd

The Committee notes the following:


- 1) The elimination of the skylights over the stairwells is acceptable.
- 2) The roof access revision, if approved by the Building Inspector, is acceptable.

The Committee would appreciate the submission of:

- a) a coloured rendering in perspective to effectively show the intent of the changes in the balcony ends, the aluminum fascia, and the recessed areas of the building; and
- b) samples and chits showing the colours and textures of the materials being proposed, including the cultured stone.

CHITS AND REVISED
PLANS REQUESTED

SJ/ci



S. Jackson
Current Planner

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: May 23, 1973

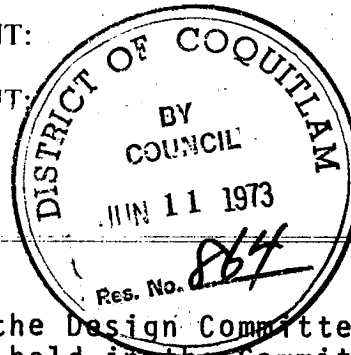
FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
May 23, 1973

OUR FILE:



A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, May 23, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mrs. R.S. Fairweather
Mr. J.H. Finlay
Mr. L.E. Gower
Mr. R.D. Insley
Mr. K.R. Webber

STAFF:

Mr. S. Jackson, Current Planner

1. Z-21-73 - PROPOSED THREE HIGH-RISE APARTMENTS, TOTALLING 111 SUITES AT GATENSBURY AND AUSTIN - 3RD PRELIMINARY REVIEW

The scale model of this proposed development, received in the Planning Department May 23, 1973, was reviewed in conjunction with the plans received May 9 and marked "alternate design".

The Committee feels that the design aspects of this project are acceptable on a preliminary basis, but suggests that:

- 1) the pool be enclosed to provide a sound barrier, to enhance the aesthetic appearance of the project with the proposed arched roof line, as well as to ensure year-round use of the facility. If the Zoning By-law discourages the enclosure of such pools by including the floor area of the pool in calculations of Gross Floor Area, the Committee recommends that the Zoning By-law be amended to remedy this situation. Should the pool not be enclosed, the Committee feels that erection of the decorative archways would be a visual asset to the development.
- 2) while the aesthetic appearance of the retaining wall on Austin Avenue is acceptable, large trees should be planted inside the retaining wall so that they are not removed when road widening occurs. The Committee requests the Planning

Design Committee Minutes
May 23, 1973

Z-21-73 cont'd

Department to consider the advisability of revising the Zoning By-law to permit a stepped back landscaped retaining wall which is no higher than 4 feet on any portion of its length.

- 3) the elevator penthouse detail should be as low as possible. This will be reviewed when detailed plans are submitted. The treatment of the stair access to the roof will be reviewed at that time as well.

PRELIMINARY PLANS ACCEPTABLE

2. B-181 - PROPOSED DESIGN MODIFICATIONS TO THE 65 SUITE APARTMENT DEVELOPMENT AT 565 SMITH AVENUE - 2ND REVIEW (Z-47-70)

The Committee understands that the soffits are proposed to follow the contours shown in the perspective drawing received in the Planning Department December 19, 1972. If the preceding assumption is correct, the Committee finds the use of the dark brown aluminum fascia material acceptable. If the assumption is not accurate, the Committee would appreciate an opportunity to discuss the proposed modifications with the Development Co-ordinator or the Project Constructor, since the Committee is concerned with the time involved in getting detailed information from the applicant.

The Committee approves the requested deletion of the open trellis work on the face of ^ building, as a safety precaution.
the

ALTERNATIVE FASCIA MATERIAL
ACCEPTABLE WITH CONDITIONS

3. B-1195 - PROPOSED FIFTH INDUSTRIAL BUILDING AT 115 SCHOOLHOUSE STREET - 1ST REVIEW

The Committee approves the plans submitted to the Planning Department on May 11, 1973.

APPROVED

Design Committee Minutes
May 23, 1973

4. PROPOSED INDUSTRIAL BUILDING, 1000 BLOCK LOUGHEED HIGHWAY -
PRELIMINARY REVIEW

The building is acceptable for design and colour, and would be suitable to the proposed use.

The Committee is concerned:

- 1) about the apparent conflict in the location of the loading area and the turning area at the north-west corner of the building.
- 2) that the landscaping should be of a standard which would greatly enhance and break the monotony of the site. The applicant is requested to consider a bermed landscaped area and planting closer to the building, and with trees and rock areas.

In the next presentation, the Committee will be looking for a well screened storage area.

PRELIMINARY PLANS ACCEPTABLE
WITH CONDITIONS

5. B-933 - PROPOSED COMMERCIAL BUILDING AT 511 COTTONWOOD
AVENUE -4TH REVIEW

The alternative proposal made by the Project Architect on May 11, 1973 and presented to the Committee by the Current Planner are acceptable, since the elevations on the adjacent lot to the north make it impractical to link it with this development.

The Committee repeats its request for revised plans to be submitted to the satisfaction of the Planning Director, as noted in the letter to Racanello Construction dated April 18, 1973.

ACCEPTABLE WITH CONDITIONS

SJ/ci


S. Jackson
Current Planner

DISTRICT OF COQUITLAM

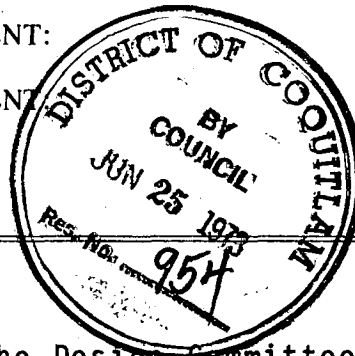
Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:
FROM: Design Committee DEPARTMENT:
SUBJECT: Design Committee Minutes
June 13, 1973

DATE: June 13, 1973

YOUR FILE:

OUR FILE:



A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, June 13, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mr. J.H. Finlay
Mr. L.E. Gower
Mr. K.D. Harford
Mr. K.R. Webber

STAFF:

Mr. S. Jackson, Current Planner

1. Z-17-73 - PROPOSED OFFICES AND STORES AT 1108 AUSTIN AVENUE
3RD PRELIMINARY REVIEW

The Committee finds the preliminary plans showing the brick fascia, with a canopy over the main entrance, as shown on the revised #2 plans submitted to the Planning Department April 25, 1973, with free-form planters and the existing mature tree being retained, acceptable for Public Hearing.

The Committee notes that this acceptance need not have been delayed had the original drawings been in agreement with the coloured perspective submitted March 6, 1973. The applicant will recall that the Design Panel requested clarification of the columns shown in the original plans, and added the suggestion that a canopy be installed over the main doors to help define the entranceway.

Should this application proceed following the Public Hearing, the applicant is encouraged to seek professional architectural advice because of the problems inherent in the design submitted to this date.

PRELIMINARY PLANS ACCEPTABLE

Design Committee Minutes
June 13, 1973

2. COUNCIL RESOLUTION NO. 809, MAY 28, 1973

In reply to Council's request for a report clarifying the Design Committee's solicitation of a model in addition to a coloured perspective and plans for a particular proposal, the Committee reports as follows:

In complex developments, such as an apartment project which consists of three high-rise buildings, it is not possible to approve the three dimensional aspects of the proposal without a clear understanding of the interrelationships which exist between the buildings and the site. This is especially so in a location with as varied a terrain as the site at Austin and Gatsensbury.

Normally an applicant may choose to present a model for review rather than a coloured perspective. In this case, the coloured perspective, with its "birds-eye" view, did not present a view which was meaningful, since it appeared to show the project from approximately 150 feet or 15 storeys above grade. Because this proposal had enough merit to consider recommending it go to Public Hearing, the Committee felt that a massing model with accurate ground elevations would more accurately reveal the proposal. The cost of this model was less than the cost of two coloured perspectives, despite the fact that the applicant undertook to have prepared a more detailed model than the Committee requested. The Committee notes that all projects other than single and duplex dwellings require the submission of a coloured perspective.

In addition, the model would be available to help provide a better understanding of the project for members of the Advisory Planning Commission, Council, Staff, and particularly the public at the Hearing.

3. B-1011 - PROPOSED SIGN PROGRAMME FOR THE CAR WASH AND SERVICE STATION AT 750 LOUGHEED HIGHWAY - 2ND REVIEW (Z-78-69)

The sign plans received in the Planning Department June 1, 1973 showing a freestanding sign width of 6 feet 5 inches were reviewed by the Committee.

In addition the Committee received a report from the Current Planner regarding the applicant's proposal to install lighter boxes without the Chevron insignia, and lighted canopies without the Standard name. The Committee finds this sign programme acceptable.

ACCEPTED

Design Committee Minutes
June 13, 1973

4. Z-84-71 - PROPOSED SIGN PROGRAMME FOR THE CAR WASH AND SERVICE STATION AT AUSTIN AND BLUE MOUNTAIN - 1ST REVIEW

The sign plan received in the Planning Department June 7, 1973 showing a freestanding sign with a stationary 8' 7" diameter Gulf logo, was reviewed by the Committee.

The Committee would find the sign programme acceptable if the applicant scaled the proposal down to accommodate a 6' 0" diameter logo, and installed a small fascia logo on the building.

ACCEPTABLE WITH CONDITIONS

5. B-865 - PROPOSED REVISIONS TO THE LANDSCAPING AND PARKING LAYOUT FOR THE COMMERCIAL BUILDING AT 508 CLARKE ROAD - 1ST REVIEW

The Committee reviewed the plans proposing revisions to the agreement plans and received in the Planning Department June 8, 1973. The Committee notes that the landscaping schedule has been revised and somewhat reduced, particularly with regard to the larger tree specimens.

Since the agreement requires replotting of the property at some future time, the revised landscaping is acceptable on condition that when replotting occurs, the landscaping shall be augmented to the satisfaction of the Planning Director.

APPROVED WITH CONDITIONS

SJ/ci

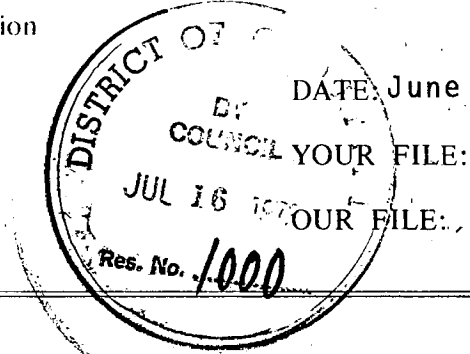


S. Jackson
Current Planner

DISTRICT OF COQUITLAM

Inter-Office Communication

Advisory Planning Commission DEPARTMENT:
FROM: Design Committee DEPARTMENT:
SUBJECT: Design Committee Minutes
June 27, 1973



A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, June 27, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mr. J.H. Finlay
Mr. K.D. Harford
Mr. R.D. Insley
Mr. K.R. Webber

STAFF:

Mr. S. Jackson, Current Planner

1. Z-19-73 - PROPOSED FOUR UNIT TOWNHOUSE DEVELOPMENT AT 305 DECAIRE STREET - PRELIMINARY REVIEW

The Committee heard a report from the Current Planner regarding Council's failure to adopt By-law No. 221 to rezone the applicant's property on June 11, 1973. This by-law would have permitted the construction of a five unit townhouse development. Further, on June 18, 1973, Council carried Resolution No. 946, which stated "that this application for rezoning go to Public Hearing on the basis of four units, compatible with the Planning Department's approval of the density ratio". The Current Planner noted that these plans were received in the Planning Department June 27, 1973 and were not reviewed by the Planning Department for density ratio, but were sent on to the Design Committee in order to expedite the application.

The Committee then reviewed the revised preliminary plans showing four units, and found the design aspects acceptable for Public Hearing. The applicant is requested, however, to consider the feasibility of separating the four units into two groupings and increasing the inner angle of the two walls in the centre of the project.

DESIGN ACCEPTABLE FOR
PUBLIC HEARING

Design Committee Minutes
June 27, 1973

2. B-1191 - PROPOSED FIELD HOUSE FOR BANTING JUNIOR SECONDARY SCHOOL - 1ST REVIEW

The plans received in the Planning Department June 21, 1973 are acceptable, however, the applicant is requested to consider:

- a) leaving the shakes a natural colour in conjunction with some complementary colours such as beige with a dark brown trim, rather than the proposed colour scheme; and
- b) installing a roof overhang with a heavy cedar face to discourage children from climbing on the roof.

ACCEPTABLE WITH CONDITIONS

3. B-1192 - PROPOSED FIELD HOUSE FOR SIR FREDERICK BANTING JUNIOR SECONDARY SCHOOL - 1ST REVIEW

The plans received in the Planning Department June 21, 1973 are acceptable, however, the applicant is requested to consider:

- a) leaving the shakes a natural colour in conjunction with some complementary colours such as beige with a dark brown trim, rather than the proposed colour scheme; and
- b) installing a roof overhang with a heavy cedar face to discourage children from climbing on the roof.

ACCEPTABLE WITH CONDITIONS

At this point, Mr. Webber left the meeting.

4. B-1283 - PROPOSED ADDITION TO MONTGOMERY ELEMENTARY SCHOOL - 1ST REVIEW

The plans received in the Planning Department June 26 and 27, 1973 for the addition of offices and a seminar room are acceptable.

ACCEPTABLE

Design Committee Minutes
June 27, 1973

5. B-1284 - PROPOSED ADDITION TO MOUNTAIN VIEW ELEMENTARY SCHOOL -
1ST REVIEW

The plans received in the Planning Department June 27, 1973 for an addition to the library room are acceptable.

ACCEPTABLE

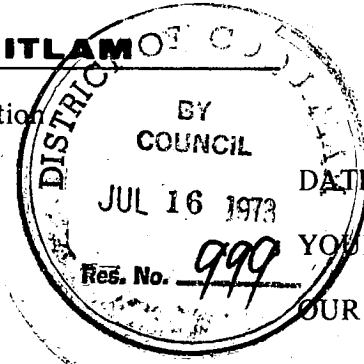
SJ/ci



S. Jackson
Current Planner

DISTRICT OF COQUITLAM

Inter-Office Communication



TO: Advisory Planning Commission DEPARTMENT:

FROM: Design Committee DEPARTMENT:

SUBJECT: Design Committee Minutes
July 11, 1973

DATE: July 11, 1973

YOUR FILE:

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, July 11, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

- Mrs. R.S. Fairweather
- Mr. J.H. Finlay
- Mr. L.E. Gower
- Mr. K.D. Harford

STAFF:

Mr. S. Jackson, Current Planner

1. B-897 - PROPOSED SIGN PROGRAMME FOR CAR WASH AND SERVICE STATION AT AUSTIN AND BLUE MOUNTAIN - 2ND REVIEW

The Committee heard the applicant's letter dated June 26, 1973, which requested the Design Committee to reconsider its decision to decline an 8'7" diameter logo as part of a freestanding sign.

The Committee noted that:

- 1) The proposal greatly exceeds the standards of the Sign By-law which would regulate a new application for the sign programme;
- 2) The proposed sign would effectively cover an area 17 feet high and 9 feet wide;
- 3) Logos which are 6'0" in diameter are apparently a standard size available to the applicant; and

Therefore reiterates its views that if the proposal was scaled down to a size which incorporates a 6'0" diameter logo, the sign programme would be acceptable. The Committee is also prepared to approve the installation on the building of a small fascia logo, approximately 3 feet in diameter.

ACCEPTABLE WITH CONDITIONS

Design Committee Minutes
July 11, 1973

2. B-1310 - PROPOSED INDUSTRIAL AND OFFICE BUILDING AT 1000
LOUGHEED HIGHWAY - 2ND REVIEW

The Committee approves the revised #2 plans received in the Planning Department July 11, 1973. The Committee notes that these plans show a well screened storage area and a high landscaping standard as requested earlier. Because of the flatness of the site, the applicant is requested to confirm in writing that the landscaping will include berming, by undulating the landscaped area along the Lougheed Highway.

APPROVED WITH CONDITIONS

3. B-1295 - PROPOSED ADDITION TO THE NEWSPAPER PLANT AT 321
NORTH ROAD - 1ST REVIEW

The Committee finds the plans received in the Planning Department June 22 and July 9, 1973 acceptable.

ACCEPTED

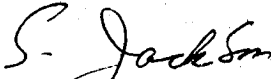
4. PROPOSED ADDITION TO MONTGOMERY JUNIOR SECONDARY SCHOOL ON
EDGEWOOD AVENUE - 1ST REVIEW

The Current Planner reported that this application has not been reviewed for compliance with the Zoning By-law since no building permit application has been made to date.

The Committee notes that the plans for this proposed music room show the lower 8 feet of wall consisting of uncovered concrete block, while the upper 4 feet and the ceiling are faced. The Committee trusts that these factors, along with the shape of the room, have been considered by the applicant for acoustical soundness. The plans received in the Planning Department July 9, 1973 are acceptable.

ACCEPTED

SJ/ci



S. Jackson
Current Planner

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:
FROM: Design Committee DEPARTMENT:
SUBJECT: Design Committee Minutes
July 25, 1973

DATE: July 25, 1973

YOUR FILE:

OUR FILE:



A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, July 25, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mrs. R.S. Fairweather
Mr. J.H. Finlay
Mr. L.E. Gower
Mr. K.R. Webber

STAFF:

Mr. S. Jackson, Current Planner

1. B-1333 - PROPOSED AUTO REPAIR CENTRE AT 819-823 BRUNETTE AVENUE - 2ND REVIEW

This project is acceptable subject to the original planting schedule being employed and dispersed throughout the project, including the area adjacent to the rear property line.

The signs will be reviewed by the Panel when building permit applications are made for them, however, the applicant is requested to consider the feasibility of preparing plans for directional signs made of letters to be attached directly to the face of the building and without an intervening background material.

ACCEPTABLE WITH CONDITIONS.

2. Z-101-70 & B-276 - REVISED LANDSCAPING PLAN - 36 SUITE APARTMENT AT 1110 HOWIE AVENUE - 1ST REVIEW

The Current Planner presented to the Committee for its review revised landscaping plans received in the Planning Department February 26, 1973. These have not been acted upon to date because the Building Inspector has not given his approval of the building, and return of the landscaping bond is contingent upon this approval. It is hoped that the Committee's review will

Design Committee Minutes
July 25, 1973

Z-101-70 & B-276 cont'd

reactivate the application and expedite the final landscaping approval.

The Committee gave detailed consideration of these "as is" landscaping plans, which included an on-site inspection of the existing landscaping. While the Committee notes the difficulties the applicant entailed in a water-main installation, it found the overall landscaping well below the standard originally agreed upon.

The Committee reiterates its approval of the original landscaping plan received in the Planning Department June 11, 1971, noting that the applicant has not provided reasons for the proposed revisions.

REVISED PLANS NOT ACCEPTABLE.

3. Z-13-70 & B-560 - REVISED LANDSCAPING PLAN - CHURCH BUILDING AT BLUE MOUNTAIN STREET AND COMO LAKE AVENUE - 1ST REVIEW

The Committee considered in depth the "as built" landscaping plans and appended information received in the Planning Department July 25, 1973. The review of the landscaping included an inspection of the site by the Design Panel.

The Committee noted that the mature trees retained on the site enhance the appearance of the development immensely. The planted shrubs and trees appear to be in dire need of water if they are to survive. While a good number of shrubs have been planted, the landscaping is not completed as the agreement plans require. The Committee estimated that it would require up to \$1,500.00 to install the necessary landscaping.

The Committee fully expects that the planting will be properly augmented during the fall when transplanting is more successful, and suggests that the Planning Department require 10 per cent of the original bond to be withheld to assure maintenance of the landscaping for a period of three years.

The Committee reiterates its approval of the agreed upon landscaping plan dated February 1972 and received in the Planning Department March 7, 1972.

REVISED PLANS NOT ACCEPTABLE

Design Committee Minutes
July 25, 1973

4. B-1359 - PROPOSED ADDITION TO INDUSTRIAL BUILDING AT
2660 BARNET HIGHWAY - 1ST REVIEW

The Current Planner reported that the plans, coloured perspective and pictures received in the Planning Department July 19, 1973 have not been reviewed for compliance with the Zoning By-law. During the month of August, it may be difficult to hold the scheduled two meetings, and therefore it was considered advisable to bring this application to the Design Committee, noting that the by-law check is proceeding in the Planning Department.

The Committee is concerned with the barren appearance of the site and requests the applicant to give serious consideration to the feasibility of preparing a proper landscaping plan, with some berming to improve the appearance. The 374 foot length of the building and proposed addition parallels and is so close to the highway that the Committee would like some assurance that there will be some visual amenity adjacent to the building wall in this portion of the development. The suggested landscaping should correct the deficiency of the original building in this respect.

LANDSCAPING PLANS REQUESTED

SJ/ci



S. Jackson
Current Planner

DISTRICT OF COQUITLAM

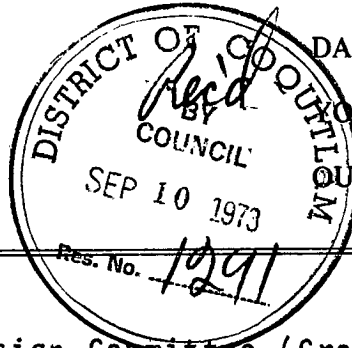
Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: August 22/73

FROM: Design Committee

DEPARTMENT:



OUR FILE:

SUBJECT: Design Committee Minutes
August 22, 1973

OUR FILE:

A regular meeting of the Design Committee (Group B-Advisory Planning Commission) was held in the Committee Room on Wednesday, August 22, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

- Mr. L.E. Gower
- Mr. R.D. Insley
- Mr. K.R. Webber

STAFF:

Mr. S. Jackson, Current Planner

1. B-1380 - PROPOSED RESIDENTIAL DWELLING ACCESSORY TO THE CHURCH AT 821 FAIRFAX STREET - 1ST REVIEW

The revised plans and explanatory letter received in the Planning Department August 21, 1973 were found acceptable.

ACCEPTABLE

2. B-1280 - PROPOSED COMMERCIAL BUILDING AT 2154 AUSTIN AVENUE - 1ST REVIEW

The revised plans received in the Planning Department August 14, 1973 were found acceptable subject to the planting of two taller tree specimens such as Japanese Maple and some taller shrubs within the landscaping in the front setback area.

The Committee also suggests that the applicant consider the installation of a bicycle rack for the use of young customers.

ACCEPTABLE WITH CONDITIONS

3. Z-43-73 - PROPOSED AUTO INSURANCE CLAIM CENTRE AT TUPPER AND BLUE MOUNTAIN - 1ST REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department August 15, 1973, and commends the building design, and the considerations given to the traffic flow within the structure.

Design Committee Minutes
August 22, 1973

The Committee would appreciate an opportunity to review a landscaping plan of the site and expects the standard will be as shown on the coloured perspective. While no landscaping is shown on the south-east corner of the property, the Committee expects this was an oversight, and would appreciate comment on this.

The signing of this structure has not been shown, and the Design Panel anticipates that it will be both functional and aesthetically pleasing.

The traffic pattern to and from the Claims Centre appears to be less than desirable and the Committee is greatly concerned that better access be provided. The Committee requests that the applicant give consideration to the possibility of providing a frontage road with direct access to westerly flowing traffic off Highway 401 (Trans-Canada Highway No. 1) for the exclusive use of Claims Centre patrons and park and ride or commuter club parking facilities. The latter facilities may be provided on the westerly portion of the property.

ACCEPTABLE WITH CONDITIONS



S. Jackson
Current Planner

SJ/jh

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT

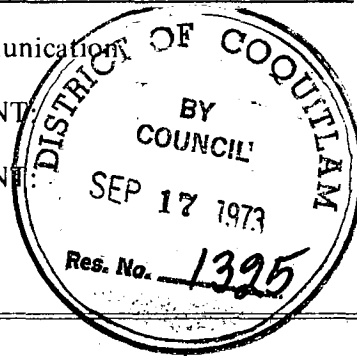
DATE: Sept. 12, 1973

FROM: Design Committee DEPARTMENT

YOUR FILE:

SUBJECT: Design Committee Minutes
September 12, 1973

OUR FILE:



A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, September 12, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mrs. R.S. Fairweather
Mr. J. Finlay
Mr. L.E. Gower
Mr. K. Harford
Mr. R.D. Insley
Mr. K.R. Webber

STAFF:

Mr. S. Jackson, Current Planner

1. B-1419 - PROPOSED SERVICE BUILDING FOR GRAVEL PIT USE AT WESTWOOD RACE TRACK ROAD - 1ST REVIEW

The plans and coloured perspective received in the Planning Department August 29, 1973 are acceptable.

The Committee would appreciate an opportunity to review a landscape plan in the near future.

ACCEPTABLE WITH CONDITIONS

2. B-1435 - PROPOSED ALTERATIONS FOR SERVICE STATION AT 1029 AUSTIN AVENUE - 1ST REVIEW

The Committee discussed at length this proposal to alter and upgrade the exterior of this service station, and suggests the following:

a) Before renovations occur, it may be appropriate to discuss the implications of the Austin Avenue study with members of the Planning Department.

b) Since this project borders a residential area and at

Design Committee Minutes
September 12, 1973

B-1435 cont'd

present has a very stark appearance, the Committee would appreciate an opportunity to review a landscaping plan which would give consideration to some substantial planting at the corner of Nelson and Austin, a separation between the service station and the Safeway to provide a visual break on the east property line of this development. The Committee notes that the coloured picture submitted shows some landscaping.

- c) The Committee is concerned that the existing lighting appears to be hazardous to traffic travelling north on Nelson, and requests details of the lighting for this project to see the effect of the proposed lighting system.

The Design Panel is aware that this application has not been reviewed for by-law matters, and is aware that it may not comply with the setback requirements of the Zoning By-law, and therefore the applicant may have to appeal to the Board of Variance on this matter, however, the Committee feels that the above criteria should be given consideration at the present time.

REVISED PLANS REQUESTED

3. B-1413 - PROPOSED SIGN PROGRAMME FOR COMMERCIAL BUILDING AT 508 CLARKE ROAD - 1ST REVIEW

The plans submitted for the attachment of a fascia sign on the building wall, as shown on the plans received in the Planning Department August 23, 1973, are acceptable.

In view of the concern expressed by the Project Architect to the Current Planner regarding the aesthetics of the sign programme, the owner of the building might wish to consider consulting a graphic firm to prepare an integrated programme for all tenants, thus enhancing the aesthetics of the building.

ACCEPTABLE

4. B-1441 - PROPOSED ADDITION TO WINSLOW JUNIOR SECONDARY SCHOOL - 1ST REVIEW

The Committee notes that the building permit application report has not been completed as yet, and there appear to be some problems with regard to by-law matters. To expedite

Design Committee Minutes
September 12, 1973

B-1441 cont'd

this application, the plans received in the Planning Department on September 5, 1973 were presented to the Committee for review. The Committee finds the plans acceptable.

ACCEPTABLE

5. Z-45-73 - PROPOSED THREE HIGH-RISE APARTMENTS, TOTALLING 111 SUITES AT GATENSBURY & AUSTIN - 1ST PRELIMINARY REVIEW

The Committee notes that this proposed development is essentially the same as the previous proposal, Z-21-73, the preliminary plans of which were found acceptable earlier.

The Committee would appreciate an opportunity to review this proposal in detail, and would request the return of the scale model as an aid in its review of this revised application. If the model is not available, detailed elevation drawings for each individual building would be required.

The Committee notes that no reasons have been advanced for the apparently substantial change in the landscaping proposed.

The Committee will arrange for a detailed on-site inspection of this location before reviewing these plans in detail.

COMMENTS AND REVISED
PLANS REQUESTED

6. B-1478 & B-1408 - PROPOSED SIGN PROGRAMME FOR TIRE SERVICE BUILDING AT 666 LOUGHEED HIGHWAY - 1ST REVIEW

The Committee heard a presentation for the applicant by Mr. L.E. Gower, following which the Committee discussed various aspects of the proposed sign programme, as well as the requirements of the Sign Control By-law.

Mr. Gower excused himself from the meeting.

The Committee finds the freestanding sign acceptable, noting that the sign programme includes one only freestanding sign while two would be permitted by the Sign Control By-law.

The proposed signing shows two fascia signs in addition to a number of directional signs as an aid to on-site traffic. The Committee believes that the Sign Control By-law appears

Design Committee Minutes
September 12, 1973

B-1478 & B-1408 cont'd

to be working out well with few exceptions. The Committee suggests that consideration be given to a revision of the Sign Control By-law to permit, not an increase in the sign area for fascia and canopy signs, but rather a more flexible approach to the use of the permitted sign areas.

The Committee finds the sign programme for this project acceptable for design purposes.

ACCEPTABLE FOR DESIGN

SJ/ci



S. Jackson
Current Planner

DISTRICT OF COQUITLAM

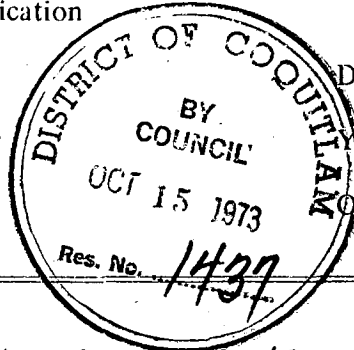
Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: Sept. 26, 1973

FROM: Design Committee

DEPARTMENT:



YOUR FILE:

YOUR FILE:

SUBJECT: Design Committee Minutes
September 26, 1973

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, September 26, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mrs. R.S. Fairweather
Mr. J. Finlay
Mr. K. Harford
Mr. R.E. Insley
Mr. K.R. Webber

STAFF:

Mr. E. Tiessen, Deputy Planning Director
Mr. S. Jackson, Current Planner

1. Z-47-73 - PROPOSED HIGH-RISE HIGH-DENSITY APARTMENT AT
575 AUSTIN AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the model and sketch plans for the two alternative design concepts which the architect has proposed. The Committee considered various points made in Mr. Hansen's brief of August 23, 1973, and in the Planning Department's report of September 6, 1973, and also noted Council Resolution No. 1299, advising the applicants to proceed on the basis of an innovative design complying with the RM-4 regulations.

The Committee believes that a luxury apartment project offering a range of amenities would be suitable on this site, but has the following comments to make in regard to the two design concepts:

- 1) The alternative utilizing two eight-storey towers is not very imaginative or well adapted to the site.
- 2) The alternative utilizing a single building has interesting features, particularly the terraced wings which could provide roof-top patios. However, the Committee feels the building should not exceed eight storeys, as opposed to the fifteen now proposed.

Design Committee Minutes
September 26, 1973

Z-47-73 cont'd

In general, the Committee feels that these are two extreme alternatives, and that it should be possible for the architect to design a further alternative incorporating the desirable features of the second alternative, but complying with by-law requirements.

Z-47-73 NOT ACCEPTABLE
AS PRESENTED

At this point Mr. Tiessen left the meeting.

2. Z-40-73 - PROPOSED COMMERCIAL BUILDING AT CHRISTMAS WAY AND
BARNET MALL - 1ST PRELIMINARY REVIEW

The Committee finds this proposal purely functional and suggests that consideration be given to a more imaginative treatment of the building. Particular concern was expressed about the north elevation, which will face the newly proposed main town centre for the area.

No landscape plan was submitted with these preliminary plans, and the Committee notes that a suitable landscape setting may soften the impact of this box-like structure. Consideration should also be given to a sign which is integrated with the building.

The Committee would appreciate a review by the applicants of this proposal, in light of the Coquitlam Town Centre Plan proposals for a commercial core to the north of their site.

Z-40-73 NOT ACCEPTABLE
REVISED PLANS REQUESTED

3. B-1474 - PROPOSED SIXTH BUILDING FOR WAREHOUSE/FACTORY AT
115 SCHOOLHOUSE STREET - 1ST REVIEW

The Committee finds the plans submitted to the Planning Department September 10, 1973 acceptable.

B-1474 ACCEPTABLE

Design Committee Minutes
September 26, 1973

4. Z-49-73 - PROPOSED AUDIO-VISUAL DISTRIBUTION BUILDING AT
LOUGHEED HIGHWAY EAST OF SCHOOLHOUSE STREET - 1st PRELIMINARY
REVIEW

The Committee notes that the floor plans received in the Planning Department September 21 and the elevation drawings received September 24, 1973 are inconsistent. Also there was no submission of a landscape plan with these preliminary drawings.

The Committee is concerned that this project is proposed to be constructed in a prominent location which will be highly visible from the Loughheed Highway, and is very disappointed in the unimaginative design.

The Committee would appreciate the submission of properly drawn plans along with a colour perspective.

Z-49-73 NOT ACCEPTABLE
REVISED PLANS REQUESTED

5. Z-48-73 - PROPOSED INDUSTRIAL PARK COMPLEX WITH FOUR BUILDINGS
AT 2990 CHRISTMAS WAY - 1ST PRELIMINARY REVIEW

The Committee notes that the plans received in the Planning Department September 24, 1973 do not contain landscaping details and the perspective drawing is not coloured.

This proposed complex of four industrial buildings appears to be well designed, with a good choice of materials which should be substantially maintenance free.

The buildings are generally acceptable and will be more attractive when augmented by a proper landscaping programme. Particular attention might be given to the parking area which should be broken up with planters and plants.

Z-48-73 PRELIMINARY
PLANS ACCEPTABLE

Design Committee Minutes
September 26, 1973

6. Z-21-73 and B-1396 - PROPOSED THREE HIGH-RISE APARTMENT BUILDINGS AT GATENSBURY AND AUSTIN - 3RD REVIEW

The Committee spent some period of time on the site reviewing this application prior to the formal portion of the meeting.

The Current Planner reported that the applicant will be submitting a letter shortly, stating that he wishes to prepare a proposed amendment to the Zoning By-law, which would satisfy Council and the Planning Department regarding landscaped retaining walls. The submitted plans include a retaining wall along Austin Avenue as required by the Zoning By-law. The Committee would like to review any proposed changes to the By-law dealing with retaining walls.

Due to the complexity and size of the project, and in view of the comments by the applicants to the Current Planner on September 26, 1973 with regard to the landscaping plan, the Committee suggests that when it receives a revised proposal for the retaining wall along Austin Avenue, or after the foundations are in and the back-filling is completed, the Landscape Architect be invited to discuss the programme with the Design Panel. The Committee noted the applicant's viewpoint that the natural growth is only being removed on the building portion of the site, and that the earlier high landscaping standard will be retained. The Committee also suggests that the development agreement between the District of Coquitlam and the applicant should contain a clause dealing with landscape maintenance.

As part of the review of the character of the development with regard to livability and human needs, the Committee expressed some concern about the social aspects of this project, noting that it is designed as family living space with 111 suites, the majority of which would house children. The plans show party, game and hobby rooms, and while the applicant has indicated that he will be providing physical facilities for day care use, none are located on the plans.

The Committee is pleased with the progressive attitude the applicant is showing in giving active consideration to using the existing residential dwelling on the lot, with its home-like atmosphere, as a separate children's centre.

Z-21-73 ACCEPTABLE
WITH CONDITIONS

At this point in the meeting, Mr. Webber excused himself.


Design Committee Minutes
September 26, 1973

7. B-1497 - PROPOSED ADDITION TO ROCHESTER ELEMENTARY SCHOOL AT
411 SCHOOLHOUSE STREET - 1ST REVIEW

The Committee finds the plans submitted July 16, 1973, together with the information contained in the Architect's August 21, 1973 letter acceptable.

B-1497 ACCEPTABLE

SJ/ci



S. Jackson
Current Planner

DISTRICT OF COQUITLAM

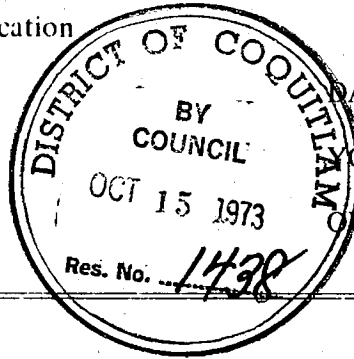
Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: Oct. 10, 1973

FROM: Design Committee

DEPARTMENT:



YOUR FILE:

SUBJECT: Design Committee Minutes
October 10, 1973

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, October 10, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. L.E. Gower
Mr. K. Webber

STAFF:

Mr. S. Jackson, Current Planner

1. B-1515 - PROPOSED AUTO INSURANCE CLAIM CENTRE AT TUPPER AND BLUE MOUNTAIN - 2ND REVIEW

The Committee reviewed the detailed drawings and landscaping plan received in the Planning Department October 4, 1973.

The Committee noted the Landscape Architect's retention of a number of the existing mature trees and natural vegetation on the property. Together with the large lawn areas and dense planting, the Committee finds the landscape plan very commendable, albeit the plans will require some revision to comply with the latest site plan submitted.

The plans for this proposed project are acceptable.

ACCEPTABLE

2. B-897 - PROPOSED ADDITION TO THE WALL AT THE REAR OF THE CAR WASH AND SERVICE STATION AT AUSTIN & BLUE MOUNTAIN - 1ST REVIEW

The Current Planner gave a report on the proposal by the applicant to raise the height of the rear wall near the dryer end of the car wash operation to act as a sound barrier between the operation and the residences across the lane.

The Committee appreciates the applicant's concern in bringing

Design Committee Minutes
October 10, 1973

B-897 cont'd

this matter to the attention of the Planning Department and the Committee, and will be pleased to review the proposal when details are available.

In other such situations, the Committee has suggested that in order to assure the effectiveness of a sound barrier wall, it may be advisable to seek professional advice.

TABLED FOR A PRESENTATION

3. The Committee held a general discussion on certain aspects of its Terms of Reference, procedures and general design criteria.

Following the discussion, the Committee requested the Current Planner to obtain information regarding tree clearance regulations.

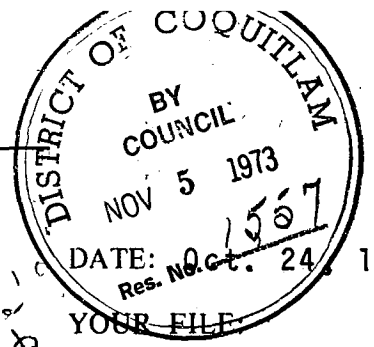
SJ/ci



S. Jackson
Current Planner

DISTRICT OF COQUITLAM

Inter-Office Communication



TO: Advisory Planning Commission DEPARTMENT:

FROM: Design Committee

DEPARTMENT:

SUBJECT: Design Committee Minutes
October 24, 1973

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, October 24, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

- Mrs. R.S. Fairweather
- Mr. J. Finlay
- Mr. L.E. Gower
- Mr. K. Harford
- Mr. R.D. Insley

STAFF:

Mr. S. Jackson, Current Planner

1. Z-52-73 - PROPOSED THREE STOREY, 44 SUITE STRATA TITLE APARTMENT AT WESTVIEW AND DANSEY - 1ST PRELIMINARY REVIEW

This proposed development has a good deal of design appeal since it retains a residential atmosphere well suited to its location as a buffer between apartment and single-family areas. The corridors, too, are well designed and interesting. The Committee suggests that the flat roof areas may be improved by projecting a roof overhanging soffit.

While the plans refer to a children's play area on the landscape plan, the latter plan, received in the Planning Department October 23, 1973, does not specify a recreational play area; nor does the plan contain a plant material list, which would aid any further evaluation of the development. Future submissions should include these two items.

The preliminary plans for this proposal are acceptable for Public Hearing.

ACCEPTABLE FOR PUBLIC HEARING

Design Committee Minutes
October 24, 1973

2. Z-55-73 - PROPOSED 36 SUITE STRATA TITLE APARTMENT AT
EBERT AVENUE AND NORTH ROAD - 1ST PRELIMINARY REVIEW

This apartment project is acceptable for design as an initial proposal.

The Committee, however, objects to the treatment of the inner court area with its minimum space (27'x45') surrounded by tall vertical lines, and notes that this area may not receive any sunlight, would not be suitable for plant growth, and most important may become a location which is unused or abused. The Committee suggests that consideration be given to other alternatives, including the amalgamation of the larger recreation area and the swimming pool presently shown in the open court area.

The preliminary plans for this proposal are acceptable for Public Hearing.

ACCEPTABLE FOR PUBLIC HEARING

3. B-897 - PROPOSED ADDITION TO WALL AT REAR OF CAR WASH AND
SERVICE STATION AT AUSTIN AVENUE & BLUE MOUNTAIN STREET -
1ST REVIEW

The Committee reiterates its appreciation of the applicant's initiation of early remedial measures to reduce the noise from this operation. The major source of this noise will apparently be the blowers at the east end of the building. Before proceeding with the erection of the fence, the applicant may wish to await the installation of the new noise suppressor units and then experiment with plywood shields to determine the desirable height and length for the proposed fence. This structure may look best aesthetically, if constructed of staggered block as an extension of the existing fencing, with the application of rock facing to that side which faces the principal building.

While the station may not require repainting at present, the Committee believes that when repainting is contemplated, the white colour of the building and the new wall would be less stark-looking if it were done in a tone of beige.

Design Committee Minutes
October 24, 1973

4. Z-33-73 - HOUSEKEEPING AMENDMENTS TO ZONING BY-LAW

The Committee was requested by Advisory Planning Commission Resolution No. 2730 to review Clause 16 of the 1973 house-keeping amendments to the Zoning By-law dealing with landscape screens. This clause brings together the zoning regulations dealing with fences, unenclosed storage uses and screening of various types. After considerable discussion on the proposed clause, the Committee requested that Clause 16 be amended to require all landscape screens in zones other than RS-1, RS-2 and RT-1 zones to be subject to Design Committee review. With the proposed amendment, Clause 16 was considered acceptable.

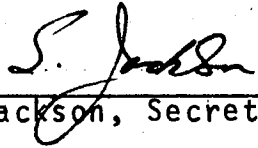
CLAUSE 16 ACCEPTABLE
WITH PROPOSED AMENDMENTS

5. Z-30-73 - AMENDMENT TO ZONING BY-LAW DEALING WITH CURB
STOPS IN OFF-STREET PARKING AREAS

The Advisory Planning Commission, by Resolution No. 2690, instructed the Committee to require of developments coming under its review "additional curb stops, sidewalks or curbed planters where required for safety or because of other special circumstances".

The Committee has noted this matter and will consider each application in light of the above resolution.

SJ/ci



S. Jackson, Secretary

DISTRICT OF COQUITLAM

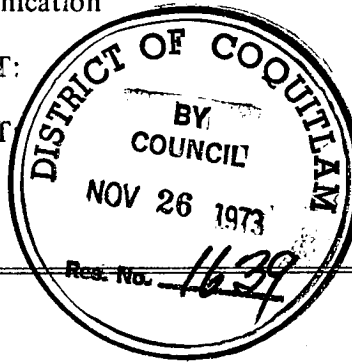
Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: Nov. 14, 1973

FROM: Design Committee

DEPARTMENT



YOUR FILE:

SUBJECT: Design Committee Minutes
November 14, 1973

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, November 14, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

- Mr. J. Finlay
- Mr. L.E. Gower
- Mr. R.D. Insley
- Mr. K.R. Webber

STAFF:

Mr. S. Jackson, Current Planner

1. B-1505 - PROPOSED COMMERCIAL BUILDING AT 335 NORTH ROAD - 1ST REVIEW

The Committee is concerned that the plans and coloured perspective photograph submitted September 26 and October 24, 1973 show a building which would be more suited to an industrial area than to this highly visible commercial site along one of the main thoroughfares in the Municipality. The building as proposed is not in keeping with the upgrading which is occurring along North Road. The Committee is aware that this is a pre-engineered structure, but notes that it lacks scale and proportion. The main entry along North Road, in particular, is very weak and requires further study to bring a better sense of design to this building face which could be integrated with boat displays along this portion of the site. This west elevation shows a sheer face 40 feet long, with a peak approximately 24 feet high...essentially a large dark green coloured wall. If the structure is expected to remain on this site for some period of time, it may be advisable for the applicant to seek professional advice to re-design the North Road side of this building. Consideration might be given to a lower one-storey front with or without a combination of glass which might improve the appearance.

Design Committee Minutes
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B-1505 cont'd

The fence along the north property line in the front portion of the property may be used to advantage in the display of boats, with the planting of larger tree specimens; while the proposed North Road landscaping may be improved with a programme of low height specimens densely planted and well maintained.

REVISED PLANS REQUESTED

2. B-1520 - PROPOSED ADDITION TO THE HALL AT SOBALL STREET AND VICTORIA DRIVE - 1ST REVIEW

The plans and coloured photographs submitted to the Planning Department October 31 and November 14, 1973 are acceptable.

ACCEPTABLE

3. B-1528 - PROPOSED INDUSTRIAL BUILDING AT THE FOOT OF BRAID STREET - 1ST REVIEW

The plans received in the Planning Department October 12, 1973 are acceptable for this particular use and location.

ACCEPTABLE

4. Z-60-73 - PROPOSED COMMERCIAL BUILDING FOR A ROLLER RINK AT FARROW STREET AND COMO LAKE AVENUE - 1ST PRELIMINARY REVIEW

The preliminary plans received in the Planning Department on November 7 and November 8, 1973 show a potential for an attractive structure, with an attempt to keep this rather large building in scale. The Committee will be interested in the materials proposed to be used in this building when further plans are submitted.

The applicants might give more consideration to the accesses for this development in view of the proposals advanced for a connection with Gaglardi Way in Burnaby.

ACCEPTABLE FOR PUBLIC HEARING

Design Committee Minutes
November 14, 1973

5. B-1359 - PROPOSED ADDITION TO INDUSTRIAL BUILDING AT
2660 BARNET HIGHWAY - 2ND REVIEW

The revised site plan and the landscape plan received in the Planning Department October 22 and 30, 1973 would be acceptable if some berming was included in the landscaping. This was requested at the previous Design Committee review, to improve the appearance of this project which is so close to the Highway. This alteration to the plans should be made to the satisfaction of the Planning Director.

ACCEPTABLE WITH CONDITIONS

6. B-1581 - PROPOSED INDUSTRIAL SERVICE BUILDING AT 1404
PIPELINE ROAD - 1ST REVIEW

The plans received in the Planning Department November 1 and 8, 1973 for this industrial service building are acceptable.

ACCEPTABLE

7. B-1546 - PROPOSED OFFICE FOR A SERVICE BUILDING ON
WESTWOOD RACE TRACK ROAD - 1ST REVIEW

The plans received in the Planning Department October 25, 1973 for this office portion of a service building are acceptable. The Committee would still appreciate an opportunity to review a landscape plan for this development in the near future, as requested in its earlier review of the service building.

ACCEPTABLE

8. Z-101-70 & B-276 - REVISED AS BUILT LANDSCAPE PLAN FOR
APARTMENT DEVELOPMENT AT 1110 HOWIE AVENUE - 2ND REVIEW

The revised "as built" landscape plan received in the Planning Department November 14, 1973 was tabled for an on site inspection by members of the Committee.

TABLED

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9. Z-55-73 - PROPOSED 36 SUITE STRATA TITLE APARTMENT AT
EBERT AVENUE AND NORTH ROAD

The Committee reviewed the letter from the Project Architect regarding the courtyard concept, and received the information for further consideration when detailed plans are submitted with a building permit application.

SJ/ci



S. Jackson
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT

DATE: Nov. 28, 1973

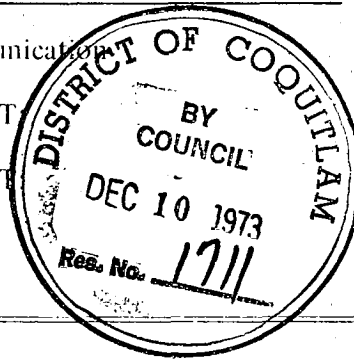
FROM: Design Committee

DEPARTMENT

YOUR FILE:

SUBJECT: Design Committee Minutes
November 28, 1973

OUR FILE:



A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, November 28, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

- Mr. J. Finlay
- Mr. L.E. Gower
- Mr. R.D. Insley

STAFF:

Mr. S. Jackson, Current Planner

1. B-1435 - PROPOSED ALTERATIONS TO SERVICE STATION AT 1029 AUSTIN AVENUE - 2ND REVIEW

The revised site plan showing the proposed landscaping, and submitted to the Planning Department November 13, 1973 is acceptable.

ACCEPTABLE

2. Z-101-70/B-276 - REVISED AS BUILT LANDSCAPE PLAN FOR APARTMENT DEVELOPMENT AT 1110 HOWIE AVENUE - 2ND REVIEW

The revised "as built" landscape plan received in the Planning Department November 14, 1973 is acceptable.

ACCEPTABLE

3. B-1546 - PROPOSED OFFICE FOR A SERVICE BUILDING ON WESTWOOD RACE TRACK ROAD

The letter from the applicant, received in the Planning Department November 26, 1973 stating that there will be a landscaping plan submitted in the future, was read and the contents were noted by the Committee.

Design Committee Minutes
November 28, 1973

4. B-1505 - PROPOSED COMMERCIAL BUILDING AT 335 NORTH ROAD -
2ND REVIEW

The revised coloured perspective drawing submitted to the Planning Department November 23, 1973 was discussed by the Committee in some detail. The Committee believes that the revision proposed does not reflect the type of building face it is looking for in this highly visible area of the Municipality.

While the Committee is reticent about giving the applicant specific advice, the applicant is requested to discuss possible proposals with the Current Planner, since he is conversant with the expressed desires of the Committee for this particular application.

The Committee is most unhappy with the solutions offered by the applicant to date, but is prepared to accept the plans subject to further revisions to the satisfaction of the Planning Director.

ACCEPTABLE WITH CONDITIONS

SJ/ci



S. Jackson, Secretary

DISTRICT OF COQUITLAM

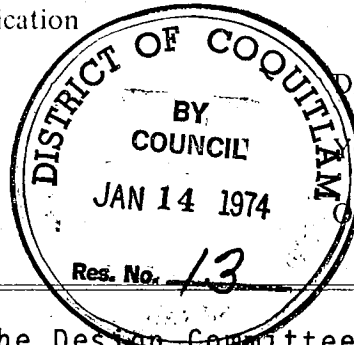
Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: Dec. 12, 1973

FROM: Design Committee

DEPARTMENT:



YOUR FILE:

SUBJECT: Design Committee Minutes
December 12, 1973

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, December 12, 1973 at 4:00 p.m., with the following persons present:

COMMITTEE:

- Mr. J. Finlay
- Mr. L.E. Gower
- Mr. K.D. Harford
- Mr. R.D. Insley
- Mr. K.R. Webber

STAFF:

- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner

1. B-1614 - PROPOSED READY MIX PLANT SHOP AND LUNCH ROOM AT 22 LEEDER AVENUE - 1ST REVIEW

The plans received in the Planning Department December 6, 1973 showing the proposed development and structures are acceptable. The Committee appreciates the retention of the 100 foot strip of trees and wishes to encourage the applicant to carry this practice out in any further future development of this site.

ACCEPTABLE.

2. Z-64-73 - PROPOSED ADDITION TO TELEPHONE EXCHANGE BUILDING AT 701 BLUE MOUNTAIN STREET - 1ST PRELIMINARY REVIEW

The preliminary plans received in the Planning Department on December 6, 1973 show an addition to the rear of the existing structure, with a revised exterior for the existing building, but not a second storey.

The Committee finds the proposed exterior, with its use of cedar and tones of brown, proper for this residential area, and the proposal to berm a very good one, since it lowers the profile of the building.

Design Committee Minutes
December 12, 1973

Z-64-73 cont'd

The Committee is concerned, however, that the Zoning By-law might allow the addition of a second storey to the proposed building which would be in conflict with the residential character of the area due to the sheer mass of a two-storey building which may reach a height of some 45 feet from the existing grade. The Committee would like to suggest that the applicant consider the feasibility of excavating for the proposed addition, with a view to placing an addition in some 10 years time, which would not exceed the 27 foot height now in existence.

PLANS ARE ACCEPTABLE

3. Z-61-73 - PROPOSED MULTI-STOREY HOTEL AND MULTI-STOREY OFFICE AND COMMERCIAL COMPLEX AT 405 NORTH ROAD - 1ST PRELIMINARY REVIEW

This proposed development featuring two multi-storey towers and a parking structure incorporates shapes worth pursuing. The Committee welcomes the applicant's offer to submit models in addition to the coloured perspective and suggests that a rough, undetailed massing model, showing the general shapes of the project and adjacent apartment building at a scale of 1 to 20, would suffice for early design review.

When a more detailed review is made of this proposal, the Committee will be looking for:

- 1) A resolution of the problem of emergency vehicle access to the western elevations of the towers, and suggests that this be discussed at an early stage with the Fire Chief.
- 2) Better pedestrian linkages in the development and adjacent properties.
- 3) A landscaping concept which includes increased planting more integrated with the development, and which screens the parking areas more effectively.
- 4) An impression of the view which the apartment dwellers will face.
- 5) Traffic accesses into the parking structures and circulation in general.

REVISED PLANS AND
MODEL REQUESTED

Design Committee Minutes
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4. B-1333 - PROPOSED AUTO REPAIR CENTRE AT 819-823 BRUNETTE AVENUE - REVISED PLANS - 1ST REVIEW

The Committee believes that the proposed revisions, received in the Planning Department December 3, 1973, if accepted, would seriously downgrade the quality and appearance of the development. The Committee appreciates that this project is part of a national franchise operation, but notes that the design of the original application incorporated a beige to grey coloured fascia of heavily textured stucco, and this was found acceptable.

The Committee finds the proposed revisions unacceptable, particularly in view of the project location - a thoroughfare which is a main entranceway to the Municipality.

REVISIONS UNACCEPTABLE

5. B-1626 - PROPOSED FOUR UNIT STRATA TITLE TOWNHOUSE PROJECT AT 305 DECAIRE STREET - 1ST REVIEW

The Committee is concerned about the grade difference between this proposed project and the existing development on Marathon Court, and suggests that for purposes of safety some separation be installed. The separation should be in a form which would discourage children from playing in this area. The applicant might consider the installation of a low wood fence in conjunction with a dense hedge of prickly bushes such as barbery.

The plans received in the Planning Department December 12, 1973 are acceptable subject to the above revision being installed to the satisfaction of the Planning Director.

ACCEPTABLE WITH
MINOR REVISIONS

6. Z-40-73 - PROPOSED COMMERCIAL BUILDING AT CHRISTMAS WAY AND BARNET HIGHWAY - 2ND PRELIMINARY REVIEW

The Committee is pleased with the new approach shown on the revised preliminary plans submitted to the Planning Department December 5, 1973. The Committee is aware that the submission is only a preliminary statement, and will in future reviews be considering the proposal in detail, taking particular note of the landscaping proposed, the exterior colours and structural elements.

PRELIMINARY PLANS ACCEPTABLE

Design Committee Minutes
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7. B-1615 - PROPOSED COMMERCIAL BUILDING AT 938 BRUNETTE AVENUE - 1ST REVIEW

The plans received December 7, 1973 in the Planning Department show a building design which is acceptable. The plans appear to indicate that the Project Architect is interested in an integrated sign programme, and the Committee would like to encourage this approach.

The Committee is concerned with the unimaginative treatment of the landscaping in the front, and feels that a large planting area in this location can be very attractive as well as utilized as a "people place". The applicant might give consideration to making this a plaza by employing trees, seats, and some brickwork in a circular shape, or some other form which will encourage its use, and require less maintenance.

The Committee notes that the perspective and plans do not coincide, and would like to see a drawing to indicate what the front elevation would look like with the proposed revisions.

REVISED PLANS REQUESTED

8. 8-3056 - PROPOSED TWO BUILDING WAREHOUSE AND OFFICE DEVELOPMENT AT BARNET HIGHWAY AND LANSDOWNE STREET - 1ST PRELIMINARY REVIEW

The plans received in the Planning Department December 5, 1973 show well designed pre-cast concrete buildings.

In view of the long facade of the building along Barnet Highway, the Committee would like the Project Architect to give consideration to a partial screening of this elevation, possibly by the use of a well landscaped bermed area.

PRELIMINARY PLANS ACCEPTABLE

9. COUNCIL RESOLUTION NO. 1640, NOVEMBER 26, 1973

Council requested the Design Committee to clarify its request for berming in the landscaping plans for the proposed addition to the industrial building at 2660 Barnet Highway.

This development, if the proposed addition is erected, would be a building approximately 373 feet long along Barnet Highway. The Committee is concerned that this very long, undisguised wall,

Design Committee Minutes
December 12, 1973

in an area which is very flat, would be a long plane rectangle along a main Provincial Highway, and this would be too monotonous in appearance.

To soften the effect and break the length of this wall, a berm suitably undulated and landscaped would be effective. In addition, berming may help reduce the confusion for passing motorists of headlights from parking cars spilling onto the highway.

10. Z-66-73 - PROPOSED 26 SUITE STRATA TITLE APARTMENT AT 959-1007 HOWIE AVENUE - 1ST PRELIMINARY REVIEW

The Committee is aware that the plans received in the Planning Department on December 10, 1973 are only preliminary, but notes that the submission did not include landscape plans, which could be a very important aspect of this development. The applicant is urged to give serious consideration to the retention of any mature trees on the site when preparing the landscape scheme.

The Committee is concerned with the unimaginative treatment of this project and questions the appropriateness of the facade for this area.

REVISED PLANS REQUESTED

11. Z-35-73 - PROPOSED COMMERCIAL DEVELOPMENT AT 699 SMITH AVENUE AND EMERSON STREET - 1ST PRELIMINARY REVIEW

The Committee found the plans received in the Planning Department December 12, 1973 architecturally interesting, with a good deal of potential. The project is well spaced without a long run of stores, and the large skylights are a worthwhile approach.

The Committee is concerned with the relationship this proposed development would have with the existing Burquitlam Shopping Centre to the north and west, and would like to see some pedestrian traffic links with that centre, as well as an automobile access possibly at the north-east corner of the subject site. Some further consideration should be given to the relationship of the structures to the parking layout. The Committee believes that additional shops and professional offices can serve the area well providing overall traffic patterns are given consideration. Further accesses might improve traffic circulation.


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December 12, 1973

Z-35-73 cont'd

The detailed landscaping plan should give consideration to berming along Emerson Street in order to enhance the visual appearance and reduce the traffic noises for the residential area to the east.

PRELIMINARY PLANS ACCEPTABLE

SJ/ci



S. Jackson, Secretary