

DESIGN PANEL

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Jan. 10, 1989
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of January 10, 1989

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, January 10, 1989, with the following persons present:

COMMITTEE:

Mr. K. Anand
Ms. L. Burman
Mr. W. Roper
Mr. A. Smode

STAFF:

Ken McLaren, Development Control Technician
Neil Maxwell, Planning Assistant

GUESTS:

Mr. D. Epp
Mr. B. McLeod
Mr. S. Piets
Ms. J. Reeve

1. PRELIMINARY REVIEW OF PROPOSED ADDITION TO THE OUR LADY OF LOURDES CHURCH AT 828 LAVAL SQUARE

The Committee reviewed the plans received in the Planning Department 1988 12 21, as well as the covering letter and photographs submitted on 1989 01 04.

The Committee recommends acceptance of the addition in preliminary.

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2. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO DAY CARE CENTRE AT
2222 KUGLER AVENUE

The Committee reviewed the plans and coloured photographs received in the Planning Department 1988 12 21.

The Committee recommends acceptance of the proposed addition.

3. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL "BUILDING B" ON THE NE
CORNER OF BARNET HIGHWAY AND LANSDOWNE DRIVE AT 2773 BARNET HIGHWAY

The Committee reviewed the plans received in the Planning Department 1989 01 10 and the coloured elevations submitted previously on 1988 10 23.

The Committee recommends acceptance of the proposed building.

4. BUILDING PERMIT REVIEW OF PROPOSED 46-UNIT TOWNHOUSE PROJECT ON EAST
SIDE OF LAVAL STREET SOUTH OF BRUNETTE AVENUE AT 99 LAVAL STREET

The Committee reviewed the plans received in the Planning Department 1988 12 19 and the enlarged coloured elevation submitted previously on 1988 11 07.

The Committee recommends acceptance of the project subject to the applicant first clarifying, to the satisfaction of the Planning Director, the siding colours proposed for the three-storey units. It is not clear if these units will be clad in one or two siding colours. If two colours are to be utilized, the Committee trusts the darker colour will be applied to the lower portions of the units.

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5. REVIEW OF PROPOSED MODIFICATIONS TO PLANS FOR A HIGH-RISE APARTMENT BUILDING UNDER CONSTRUCTION AT 545 AUSTIN AVENUE

The Committee reviewed the plans received in the Planning Department 1989 01 05 and the follow-up explanatory letter received 1989 01 09.

Mr. D. Epp, the project architect, was in attendance to provide greater detail on the requested alterations. After explaining the proposed modifications and after answering the Committee's questions. Mr. Epp left the meeting.

The Committee recommends acceptance of the requested adjustments in exterior finish, balcony fronts, window sill heights and amount of glass block in the bathrooms.

6. PRELIMINARY REVIEW OF PROPOSED 144-UNIT, MULTIPLE-FAMILY PROJECT ON NORTH SIDE OF GLEN DRIVE EAST OF JOHNSON STREET AT 2925 GLEN DRIVE

The project architect, Mr. B. McLeod, was present to respond to the Committee's previous comments in relation to the upper skylights and the stucco and accent colours. After providing a sketch plan of a new skylight design and after providing background information on the colour choices, Mr. McLeod left the meeting.

The Committee feels that the new skylight design is much improved over the original proposal and, given the limited use of the accent colours, they are now prepared to recommend acceptance of the project in preliminary. It was noted that the stucco is currently proposed to be an acrylic type and the Committee trusts this will be brought forward to the working drawings.

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7. Z-1-89 - PRELIMINARY REVIEW OF PROPOSED 70-UNIT, HIGH-RISE APARTMENT BUILDING ON THE NORTH SIDE OF AUSTIN AVENUE EAST OF NORTH ROAD AT 507-515 AUSTIN AVENUE

The Committee reviewed the preliminary plans received in the Planning Department 1989 01 03 and the presentation drawings presented at this meeting by the project architect, Mr. S. Piets, and the landscape architect, Ms. J. Reeve.

The Committee commented that even though the initial submission did not include the usual coloured perspective and coloured material samples, the presentation drawings indicate that the project will be quite interesting. While the Committee awaits receipt of the foregoing information to finalize their preliminary review of this project, they would suggest the applicants review the following:

- 1) the proportions of the upper windows;
- 2) the possible introduction of some type of barrier adjacent to the Austin Avenue pedestrian access point to prevent vehicle drivers from misinterpreting its function;
- 3) the location of the street trees in the Austin Avenue and Whiting Way road allowances in relation to required road improvements.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Jan. 24, 1989
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of January 24, 1989

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, January 24, 1989, with the following persons present:

COMMITTEE:

Mr. K. Anand
Ms. L. Burman
Mr. W. Roper
Mr. G. Shinkewski
Mr. A. Smode

STAFF:

Neil Maxwell, Planning Assistant

GUESTS:

Mr. S. Piets
Mr. D. Tolentino

Mr. W. Roper left the meeting.

1. REVIEW OF PROPOSED UNIT SUBSTITUTION FOR 52-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 350 MARINER WAY

The Committee reviewed the site plan received in the Planning Department 1989 01 19, which outlines the unit substitutions in the southern portion of the development.

The Committee has no objection to the proposed unit type substitutions.

Mr. W. Roper returned to the meeting.

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2. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON NORTHEAST
CORNER OF SHERWOOD AVENUE AND BLUE MOUNTAIN STREET AT 903 SHERWOOD

The Committee reviewed the plans received in the Planning Department 1989 01 19 and the coloured elevations submitted previously on 1988 08 12.

The Committee noted that the detailed submission did not include a response to their earlier comment on colours, nor did it provide the colour information as required by the Zoning Bylaw. Consequently the application was tabled pending receipt of the colour scheme. The Committee requests that the colour scheme include information on the colours proposed for the overhead doors, window mullions, concrete blocks, etc.

3. BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO THE
NEIGHBOURHOOD PUB AT 935 BRUNETTE AVENUE

The Committee reviewed the plans received in the Planning Department 1989 01 24 and the coloured perspective submitted earlier on 1988 09 16.

The Committee recommends acceptance of the proposed alterations.

4. REVIEW OF PROPOSED LANDSCAPING FOR 123-UNIT HIGH-RISE APARTMENT
COMPLEX AT 736 FARROW STREET

The Committee reviewed and recommended acceptance of the detailed landscape plans received in the Planning Department 1989 01 24.

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5. Z-1-89 - PRELIMINARY REVIEW OF PROPOSED 70-UNIT HIGH-RISE APARTMENT BUILDING ON NORTH SIDE OF AUSTIN AVENUE EAST OF NORTH ROAD AT 507-515 AUSTIN AVENUE

The project architect, Mr. S. Piets, was in attendance to present the coloured perspective and coloured chips. After explaining the colour proposal and after answering the Committee's questions, Mr. Piets left the meeting.

The Committee is quite pleased with the proposed design of this building and have no hesitation in recommending acceptance of this project in preliminary. If the development does proceed to the working drawing stage, they would be looking for the usual detailed information. Prior to the actual preparation of the detailed plans, the Committee would suggest that the applicants give consideration to the following:

- 1) the elimination of the problem of having different colours meeting on an outside corner, as depicted on the coloured perspective for the stucco volume on the sixth and seventh floors on the south and north elevations. Perhaps the sand colour could be changed to the peach or vice versa.
- 2) a "lightening up" of the metal roof around the upper penthouse units. The enlarged windows depicted on the elevations are an improvement, however, through a review of the roofing material and or its colour, this Committee concern could possibly be resolved.
- 3) an adjustment of the driveway configuration adjacent to the access to remove the possibility of vehicles parking in that area and also to increase the proposed landscape strip in that same area as discussed.

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6. Z-32-84 - PRELIMINARY REVIEW OF PROPOSED 24-UNIT TOWNHOUSE PROJECT
ON THE WEST SIDE OF WESTWOOD STREET NORTH OF LINCOLN AVENUE AT
1148 WESTWOOD STREET

The Committee reviewed the preliminary plans and uncoloured perspective, all received in the Planning Department 1989 01 23.

Mr. D. Tolentino, the project designer, was in attendance to present the revised proposal for this site. After explaining the development and after answering the Committee's questions, Mr. Tolentino left the meeting.

In the Committee's opinion, the plans contain several interesting features such as the sloped skylights and the solariums. There was, however, concern expressed in terms of the regimented unit placement, the large blank end conditions, the lack of unit type variety and the large amount of blacktop around the site. Given these fundamental design problems, the Committee cannot endorse the project as presently proposed and would therefore suggest that the applicants restudy the development.

7. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDINGS ON NORTH SIDE
OF LOUGHEED HIGHWAY EAST OF GUILBY STREET AT 641 LOUGHEED HIGHWAY

The Committee reviewed the preliminary plans and coloured elevations, all received in the Planning Department 1989 01 20.

The Committee feels the project is acceptable in preliminary noting, of course, that if the development does proceed, they will be looking for the usual detailed information. This should include landscaping, coloured material samples, rooftop and refuse container screening details.

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8. Z-25-88 - PRELIMINARY REVIEW OF PROPOSED 36-UNIT TOWNHOUSE PROJECT ON THE NORTHWEST CORNER OF DEWDNEY TRUNK ROAD AND LOUGHEED HIGHWAY AT 2907-2925 DEWDNEY TRUNK ROAD

The Committee reviewed the revised preliminary plans, coloured elevations and coloured perspective, all received in the Planning Department 1989 01 17, as well as the coloured material sample board submitted on 1989 01 18.

The Committee recommends acceptance of the project in preliminary. If the development does proceed, the Committee would be looking for the usual detailed information such as landscaping, refuse container screening, etc. In the meantime, the Committee requests that the applicants review:

- 1) the limited amount of exterior embellishments such as window and corner trim boards on Blocks 6, 7 and 8;
- 2) the roofing colour. The brown roof colour proposed is, in the Committee's opinion, too dark. Perhaps a grey-toned asphalt shingle may be more appropriate.
- 3) the horizontal member of the "T" design feature on the end elevations of the fourplex buildings.

9. BUILDING PERMIT REVIEW OF PROPOSED 20-UNIT APARTMENT ON SOUTHWEST CORNER OF LAVAL STREET AND BRUNETTE AVENUE, BEING 100 LAVAL STREET - PHASE II

The Committee reviewed the plans received in the Planning Department 1989 01 18 and the uncoloured perspective submitted previously on 1988 06 14.

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9. cont'd

The Committee stated that as the package of drawings did not include a coloured perspective including coloured material samples, the application was tabled. During the review which did take place, the Committee noticed several adjustments which they believe lower the overall appearance of the project and should therefore, if possible, be reintroduced. These include:

- 1) the picket-type balcony detail;
- 2) the turret windows on the side elevation of Blocks 1 and 2;
- 3) the use of glass panels in the upper portions of the windows.

In summary, the Committee awaits the submission of the colour information plus a response to the above points.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Feb. 7, 1989
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of February 7, 1989

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, February 7, 1989, with the following persons present:

COMMITTEE:

Mr. K. Anand
Mr. W. Roper
Mr. W. Haley
Mr. D. Nichols

STAFF:

Ken McLaren, Development Control Technician
Neil Maxwell, Planning Assistant

GUEST:

Mr. H. Hatch

1. PRELIMINARY REVIEW OF PROPOSED RESTAURANT ON NORTH SIDE OF RUNNEL DRIVE EAST OF FALCON DRIVE AT 2585 RUNNEL DRIVE

Mr. W. Roper left the meeting at this point.

Mr. H. Hatch, the project architect, was in attendance to present the proposed development and answer any Committee questions. Mr. Hatch then left the meeting.

The Committee reviewed the coloured perspective received in the Planning Department February 2, 1989, the background information plans submitted by Mr. Hatch at the meeting, and the earlier preliminary plans submitted August 16, 1988.

The Committee is still very much concerned with the design for this project. The submission suggests the applicants wish to do something fairly exciting in the Town Centre area, however, in the Committee's opinion, they are proceeding in conflicting directions.

The Committee feels that the interior layout is playing too large a role in the exterior design and is, in fact, in conflict with the exterior facade and fenestration.

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1. cont'd

The Committee is concerned with the massing of this building, particularly the large blank walls facing north and east. The entryway seems to be awkward and in conflict with the design theme.

The Committee feels the project architect should look at the plan to see what compromises are possible, in addition to reviewing the exterior design. If the New Orleans flavour is to be pursued, major changes will be required to the exterior design, massing and the plan.

Overall, the Committee cannot recommend acceptance of this project and suggests reconsideration of the design.

Mr. Roper returned to the meeting at this point.

2. BUILDING PERMIT APPLICATION REVIEW OF PROPOSED ANIMAL HOSPITAL ON NORTH SIDE OF RUNNEL DRIVE EAST OF FALCON DRIVE AT 2599 RUNNEL DRIVE

The Committee reviewed the plans received January 27, 1989, the coloured elevation received June 27, 1988, and the material sample board received June 28, 1988.

In general, the Committee is concerned with the loss of some of the design features which they felt contributed to the success of this project, and therefore would ask the applicants to reconsider the following:

- a) the loss of the fairly large glass block area on the west elevation;
- b) the deletion of the circular backlit sign on the front canopy-like structure;
- c) how the man door into the grooming area is treated;
- d) the change in the window shapes and floor separation for the curtain wall. The Committee prefers the window proportions and the full curtain wall effect indicated on the preliminary plans.

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2. cont'd

- e) the change in the windows on the upper floor of the east elevation. The Committee preferred the earlier treatment.
- f) the change in the window form on the north elevation, which is now inconsistent with the window treatment on the east elevation.

The Committee cannot recommend acceptance of this project as submitted for building permit with the changes that have been instituted.

3. REVIEW OF REVISED BUILDING PERMIT APPLICATION PLANS FOR PROPOSED NEIGHBOURHOOD PUB AT THE SOUTHEAST CORNER OF AUSTIN AVENUE AND LEBLEU STREET AT 1000 AUSTIN AVENUE

The Committee reviewed the revised plans received in the Planning Department February 2, 1989, and received a report from Planning Department staff with regard to the changes which had been instituted.

The Committee recommends acceptance of the revised preliminary plans for this project.

4. Z-34-88 - REVIEW OF REVISED PRELIMINARY PLANS FOR A 46-UNIT LOW-DENSITY APARTMENT PROJECT AT 1216 JOHNSON STREET

The Committee reviewed the earlier preliminary plans received on December 20, 1988, and the revised preliminary plans received February 6, 1989.

In the Committee's opinion, the revised Unit D elevations are not near as successful as the earlier design. It is difficult to properly review this change without the floor plans and cross sections, however, initially the Committee would note that the articulation in the roofline on the new elevations is not as good as the articulation which was portrayed on the earlier elevation for the D unit.

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4. cont'd

The Committee would request reconsideration of the D unit and inclusion of floor plans and cross sections in the future submission.

In relation to the site plan, the Committee feels that the revisions are a significant improvement over the earlier layout.

5. Z-1-89 - REVISED PRELIMINARY PLANS FOR A HIGH-DENSITY, MULTIPLE-STOREY HIGH-RISE BUILDING IN THE 500 BLOCK AUSTIN AVENUE

The Committee reviewed the revised preliminary plans received in the Planning Department February 7, 1989, and received a report from Planning Department staff that the building has been reduced from 20 storeys to 17 storeys, and the unit count has been reduced from 70 units to 62 units.

The Committee has no objection to the revisions proposed on these plans and recommends acceptance of the project in preliminary, noting their earlier comments of January 24, 1989.

Mr. Roper left the meeting at this point.

6. BUILDING PERMIT APPLICATION REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 25 BRAID STREET

The Committee reviewed the plans received in the Planning Department February 7, 1989.

The Committee recommends acceptance of this building proposal, however, tabled the application for submission of the required detailed landscape drawing.

Mr. Roper returned to the meeting at this point.

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7. BUILDING PERMIT APPLICATION REVIEW OF A PROPOSED 20-UNIT, MEDIUM-DENSITY APARTMENT PROJECT ON THE SOUTH SIDE OF BRUNETTE AVENUE WEST OF LAVAL STREET AT 100 LAVAL STREET (PHASE II)

The Committee reviewed the plans received January 18, 1989, the coloured perspective received February 7, 1989, and the colour sample board received April 5, 1988.

The Committee recommends acceptance of this project while requesting that the following matters be resolved to the satisfaction of the Planning Director:

- a) institution of the glass panels in the upper portion of the windows;
- b) clarification that the brick entryway, brick pavers and brick columns in the fence, will be carried forward and incorporated into the working drawings.

8. Z-2-89 - PRELIMINARY REVIEW OF A PROPOSED CANOPY OVER A PUMP ISLAND FOR SUPERIOR PROPANE AT 51 GLACIER STREET

The Committee reviewed the preliminary plans received February 7, 1989, along with the coloured photographs of an existing facility.

The Committee recommends acceptance of the canopy in preliminary.

KM/cr


Ken McLaren
Acting Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Feb. 21, 1989
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of February 21, 1989

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, February 21, 1989, with the following persons present:

COMMITTEE:

Mr. W. Haley
Mr. W. Roper
Mr. G. Shinkewski
Mr. A. Smodi

STAFF:

Ken McLaren, Development Control Technician
Neil Maxwell, Planning Assistant

GUEST:

Mr. H. Hatch

Mr. Roper left the meeting at this point.

1. BUILDING PERMIT APPLICATION REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 25 BRAID STREET

The Committee reviewed the detailed landscape plan, received in the Planning Department February 16, 1989.

The Committee recommends acceptance of this project as now proposed.

2. PRELIMINARY REVIEW OF PROPOSED RESTAURANT ON NORTH SIDE OF RUNNEL DRIVE EAST OF FALCON DRIVE AT 2585 RUNNEL DRIVE

The Committee reviewed the revised coloured elevation drawings and floor plan, received in the Planning Department February 17, 1989, and the coloured perspective presented at the meeting.

Mr. H. Hatch, the project architect, was in attendance to present the revised plans. After explaining the revisions and after answering the Committee's questions, Mr. Hatch left the meeting.

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2. cont'd

The Committee is generally quite pleased with the outcome of the design review on this project. Additional emphasis on the New Orleans design theme could be achieved with the introduction of the delicate wrought iron detail work depicted on the example drawings submitted by the project architect. This wrought iron detail could be utilized in the front gate area, as well as the slotted windows around the lower elevation. In addition, a small solid wall with wrought iron detailing above could be considered for the front landscaped area adjacent the entry. It is also suggested that the landscaped area be enlarged as much as possible in the immediate area of the entryway, as discussed with the project architect. This, of course, will depend on the availability of accessory off-street parking elsewhere on the site.

In conclusion, the Committee recommends acceptance of this project in preliminary and looks forward to reviewing the detailed working drawings. The Committee does feel that the detailing on this project will be very important to maintain the design theme and therefore will be looking for significant detailing information on the working drawings.

Mr. Roper returned to the meeting at this point.

3. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO THE
SAFEWAY BUILDING AT 1033 AUSTIN AVENUE

The Committee reviewed the plans, coloured elevations and paint chips, all received in the Planning Department February 20, 1989.

The Committee recommends acceptance of the proposed alterations.

4. Z-8-89 - PRELIMINARY REVIEW OF PROPOSED 29-UNIT APARTMENT BUILDING
ON WEST SIDE OF WESTWOOD STREET SOUTH OF GLEN DRIVE AT 1162 WESTWOOD

The Committee reviewed the preliminary plans, received in the Planning Department February 16, 1989 and February 20, 1989, as well as the coloured elevation and colour material sample board received at this meeting.

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4. cont'd

The Committee recommends acceptance of this project in preliminary. The Committee would request the applicants to consider retention of existing trees on this site wherever possible.

5. PRELIMINARY REVIEW OF PLANS FOR PROPOSED 46-UNIT TOWNHOUSE PROJECT ON THE NORTHWEST CORNER OF JOHNSON STREET AND GUILDFORD WAY AT 1216 JOHNSON STREET

The Committee reviewed the revised plans for the D Unit, received in the Planning Department February 15, 1989.

The Committee cannot recommend acceptance of the revised D Unit elevation. In addition, Planning Department staff advised the Committee of changes in elevations of the A and B Units and the elimination of the C Unit.

The Committee would request that the project architect attend the next Committee meeting to clarify the design changes proposed for this project. The Committee would also request that the project architect reconsider the revised D Unit elevation.

6. Z-6-89 - PRELIMINARY REVIEW OF PROPOSED 41-UNIT APARTMENT BUILDING ON EAST SIDE OF PIPELINE ROAD NORTH OF GLEN DRIVE AT 1187 PIPELINE

The Committee reviewed the preliminary plans, received in the Planning Department February 13, 1989.

Mr. W. Roper, the project designer, was in attendance to present the development. After explaining the project and after answering the Committee's questions, Mr. Roper left the meeting.

The Committee recommends acceptance of this project in preliminary. They would, however, request that further consideration be given the following:

- 1) increasing the depth of the fascia;
- 2) widening the chimneys;
- 3) breaking up the large flat facades on both ends of the buildings.

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6. cont'd

The Committee would also request clarification that the window trims will be utilized throughout the building since they do not appear to be drawn on the front elevation.

Mr. Roper returned to the meeting at this point.

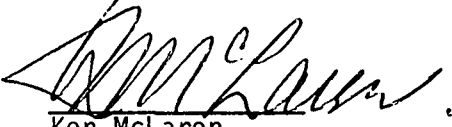
7. BUILDING PERMIT APPLICATION REVIEW OF PROPOSED 144-UNIT APARTMENT
COMPLEX ON NORTHWEST CORNER OF GLEN DRIVE AND PACIFIC STREET AT
2925 GLEN DRIVE

The Committee reviewed the plans received in the Planning Department February 7, 1989.

The Committee recommends acceptance of the building, noting that it does not appear that a detail of the skylight has been included in the plans.

The Committee tabled further review of this project for submission of the skylight detail and a detailed landscape plan as required under the Zoning Bylaw.

KM/cr


Ken McLaren
Acting Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Mar. 7, 1989
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of March 7, 1989

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, March 7, 1989, with the following persons present:

COMMITTEE:

Ms. L. Burman
Mr. W. Haley
Mr. W. Roper
Mr. A. Smode

STAFF:

Ken McLaren, Development Control Technician
Neil Maxwell, Planning Assistant

GUEST:

Mr. G. Crockart
Mr. S. Hein
Mr. D. Andrews

1. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO THE DAIRY QUEEN RESTAURANT AT 554 CLARKE ROAD

The Committee reviewed the plans received in the Planning Department 1989 02 21 and the coloured photographs submitted previously on 1988 12 07.

The Committee recommends acceptance of the proposed works.

2. PRELIMINARY REVIEW OF PROPOSED 46-UNIT TOWNHOUSE PROJECT ON NORTH-WEST CORNER OF JOHNSON STREET & GUILDFORD WAY AT 1216 JOHNSON STREET

The Committee reviewed the updated plans and information presented at this meeting by the project architect, Mr. G. Crockart. After explaining the latest submission and after answering the Committee's questions, Mr. Crockart left the meeting.

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2. cont'd

The Committee appreciates the explanation on how the project has evolved to its present form. The Committee now recommends acceptance of the project in preliminary.

3. REVIEW OF ADJUSTMENTS TO A PROPOSED 123-UNIT HIGH-RISE APARTMENT PROJECT AT 728-738 FARROW STREET

The project architect, Mr. S. Hein, was in attendance to present revised plans for the Committee's consideration. After explaining the suggested changes and after answering the Committee's questions, Mr. Hein left the meeting.

The Committee commented that they are in general agreement with the concept of a two-level parking garage versus a four-level structure. The resulting problem of the exposure of the parking structure wall along the north lot line must, however, be given special consideration. In this regard, the Committee recommends that the applicants undertake the following to mitigate their concerns with this large wall:

- 1) utilize an acrylic stucco as the architectural finish on the concrete wall;
- 2) plant a vine or creeper along the top of the wall which will hang down from the upper edge;
- 3) provide substantial planting along the base of the wall, noting that the consent of the adjacent owner will be required;
- 4) utilize a plastic-coated, colour coordinated chain link fencing in the openings.

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4. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL/APARTMENT PROJECT AT
927 BRUNETTE AVENUE

The Committee reviewed the revised preliminary plans received in the Planning Department 1989 02 27 and the coloured perspective submitted previously on 1988 12 02.

Mr. D. Andrews, the project architect, was in attendance to present the revised submission. After explaining the plans and after answering the Committee's questions, Mr. Andrews left the meeting.

The Committee recommends acceptance of the revised preliminary submission subject to the applicant first:

- 1) adjusting the building height on the portion of Building A closest to Roderick Avenue to ensure that no portion of the building in this area will exceed 7.6 meters in height. This may necessitate a change in roof forms as discussed, or a modification to the perimeter finished grades.
- 2) reintroducing slate tiles as a base material to the commercial storefronts.

If the project proceeds to the building permit application stage, the Committee will be looking for a response to the above comments as well as usual detailed information, including a landscape plan.

5. BUILDING PERMIT REVIEW OF PROPOSED 26-UNIT APARTMENT BUILDING ON THE
EAST SIDE OF BROMLEY STREET SOUTH OF AUSTIN AVENUE AT 455 BROMLEY

The Committee reviewed the plans received in the Planning Department 1989 02 23 and the coloured material sample board submitted previously on 1988 06 16.


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5. cont'd

The Committee noted several adjustments in the building design from the approved concept plans, most notably the balconies/chimney modification, the roof forms, trim boards and fenestration. Given the degree of change, the Committee invites the project architect to attend the next meeting to provide a detailed explanation. In addition, the Committee requests a large-scale partial elevation drawing which would clearly indicate colours, trims, siding material, window framing, etc. The Committee also suggests that the applicants interchange the proposed lighter stucco colours for Buildings "A" and "B".

NM/cr


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Mar. 21, 1989
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
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of March 21, 1989

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COMMITTEE:

Ms. L. Burman
Mr. W. Haley
Mr. D. Nichols
Mr. A. Smode

STAFF:

Ken McLaren, Development Control Technician
Neil Maxwell, Planning Assistant

GUEST:

Mr. R. Hoffart
Mr. H. Hatch

1. REVIEW OF PROPOSED SIGNAGE FOR COMMERCIAL BUILDING AT 1140 AUSTIN

The Committee reviewed the plans, coloured elevation and coloured photograph, all received in the Planning Department 1989 03 16.

The Committee recommends acceptance of the proposed canopy sign.

2. BUILDING PERMIT REVIEW OF PROPOSED 144-UNIT APARTMENT PROJECT AT 2925 GLEN DRIVE

The Committee reviewed the detailed landscape plans received in the Planning Department 1989 03 21.

The Committee recommends acceptance of the proposed landscaping.

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3. REVIEW OF PROPOSED HEIGHT ADJUSTMENT TO 75-UNIT APARTMENT BUILDING
AT 98 LAVAL STREET

The Committee reviewed the plans received in the Planning Department 1989 03 01 and the letter supplied on 1989 03 09.

The Committee has no objection to the applicants raising the second building at 98 Laval Street the two feet as requested.

4. Z-15-89 - PRELIMINARY REVIEW OF PROPOSED 129-UNIT APARTMENT COMPLEX
ON NORTH SIDE OF BRUNETTE AVENUE BETWEEN BEGIN STREET & LAVAL STREET

The Committee reviewed the preliminary plans received in the Planning Department 1989 03 16 and the coloured perspective, elevations and material samples, all presented at this meeting by the project architect, Mr. R. Hoffart. After explaining the development and after answering the Committee's questions, Mr. Hoffart left the meeting.

The Committee commented that, in general, they are in agreement with the design concept for the apartment portion of the project. In particular, the Committee believes the site planning along Brunette Avenue with the open space areas, the perimeter brick walls with iron railings, terraced landscaping and brick pavers, could be quite effective if handled properly. The details of the slope retainment should be designed to allow for the introduction of planting in the wall itself.

In relation to the townhouses, the Committee requests the submission of coloured drawings, developed to the same presentation level as the apartments, prior to commenting on this portion of the project. Turning to other aspects of the development, the Committee suggests that the applicants review:

- 1) the visual weakness of the support columns of the gazebos. Large brick columns or some sort of ornamental ironwork may be more appropriate.

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4. Z-15-89 cont'd

- 2) the details of the wing walls on the roofs and how the sloped roofs are handled in behind them. Perhaps a built-in gutter going back onto the roof may solve the detailing problem.
- 3) the brick volumes on the apartment buildings to increase their massing, as the rendering suggests a rather thin brick application;
- 4) the finishes on the existing building, which are to be retained. The Committee believes they should be original materials (e.g. wood siding, not vinyl).

5. BUILDING PERMIT REVIEW OF PROPOSED 26-UNIT APARTMENT BUILDING ON EAST SIDE OF BROMLEY STREET SOUTH OF AUSTIN AVENUE AT 455 BROMLEY

The Committee reviewed the revised plans received in the Planning Department 1989 03 09 and the large-scale, coloured elevation and coloured perspective submitted 1989 03 20.

The project architect, Mr. H. Hatch, was in attendance to present the development. After explaining the project and after answering the Committee's questions, Mr. Hatch left the meeting.

The Committee recommends acceptance of the project subject to the applicant first resubmitting a coloured material sample board which adjusts the darker stucco colours as discussed.

6. PRELIMINARY REVIEW OF REVISED PLANS FOR A PROPOSED ANIMAL HOSPITAL AT 2599 RUNNEL DRIVE

The Committee reviewed the preliminary plans received in the Planning Department 1989 03 21.

Mr. H. Hatch, the project architect, was in attendance to present the new plans for this development. After explaining the project and after answering the Committee's questions, Mr. Hatch left the meeting.


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6. cont'd

The Committee stated that they cannot recommend acceptance of the new design for this building as presently proposed. In their opinion, a major restudy of the exterior treatment should be undertaken, with particular attention being given to the building massing, fascias and accent stripping.

NM/cr


Neil Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Apr. 18, 1989
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of April 18, 1989

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, April 18, 1989, with the following persons present:

COMMITTEE:

Mr. W. Haley
Mr. W. Roper
Mr. A. Smode

STAFF:

Ken McLaren, Development Control Technician
Neil Maxwell, Planning Assistant

GUEST:

Mr. I. Mirko

1. REVIEW OF ADJUSTMENTS TO TOWNHOUSE PROJECT AT 1235 JOHNSON STREET

The Committee reviewed the original development plans and the photographs and covering letter received 1989 04 14 which explain the proposed alterations which have occurred.

The Committee recommends acceptance of the modifications to the balcony design. They cannot, however, recommend in favour of the deletion of both of the two landscaped areas as proposed. At least one of these areas should be planted as originally approved, noting that a protective curb should be installed around the planting.

2. REVIEW OF PROPOSED ALTERATIONS TO AN INDUSTRIAL BUILDING UNDER CONSTRUCTION AT 91 GOLDEN DRIVE

The Committee reviewed the coloured elevation drawing, coloured material chips and the covering letter, all received in the Planning Department 1989 04 14.

The Committee recommends acceptance of the adjustments in the building materials as requested, however, would suggest that a softer warmer red colour be considered for the man doors and columns. The applicants should also consider removal of the red colour from the concrete panels and replacing it with a grey.

3. PRELIMINARY REVIEW OF PROPOSED SERVICE STATION FOR CHEVRON CANADA LIMITED AT 945 BRUNETTE AVENUE

The Committee reviewed the revised preliminary plans and the coloured elevation drawings received in the Planning Department 1989 04 17.

Mr. I. Mirko, the project architect, was in attendance to present the revised plans. After explaining the latest submission and after answering the Committee's questions, Mr. Mirko left the meeting.

The Committee would commend the applicants on the revised submission as it is a significant improvement over the original concept. If the development does proceed, the Committee would be looking for the usual details. In addition, the Committee suggests that:

- 1) an architectural finish such as exposed aggregate be utilized on the retaining walls;
- 2) the fence detail be rethought;
- 3) the yard lighting be designed so that very little, if any, night light will be cast onto the residential property to the north.

3. cont'd

It was noted by the Committee that the Bylaw requirement for a 3.0-meter wide landscape buffer is not proposed for the entire length along the north lot line. Given the effort in maintaining and supplementing the existing landscaping on this and the adjoining site, the Committee would endorse the applicant's request for a relaxation of this requirement from Council.

4. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON SOUTH SIDE OF TUPPER AVENUE EAST OF BLUE MOUNTAIN STREET AT 930 TUPPER

The Committee reviewed the revised plans and coloured perspective, all received in the Planning Department 1989 04 11.

The Committee recommends acceptance of the project subject to clarification of the paint colour proposed for the south and west walls of the building.

5. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON NORTH SIDE OF ANSON AVENUE WEST OF WESTWOOD STREET AT 3025 ANSON AVENUE

The Committee reviewed the plans received in the Planning Department 1989 04 14 and the coloured perspective and coloured photographs submitted on 1989 04 18.

The Committee recommends acceptance of the project in preliminary. If the development does proceed, the Committee would be looking for the usual detailed drawings, as well as information on the type of stucco. An acrylic finish is recommended to improve on the longer term appearance for this type of finish.

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6. BUILDING PERMIT REVIEW OF PROPOSED 36-UNIT TOWNHOUSE PROJECT ON
THE NORTH SIDE OF DEWDNEY TRUNK ROAD WEST OF LOUGHEED HIGHWAY AT
2915 DEWDNEY TRUNK ROAD

The Committee reviewed the plans received in the Planning Department 1989 04 03 and the coloured information supplied earlier on 1989 01 17 and 1989 01 18.

The Committee recommends acceptance of the building portion of the project, however, as the package of drawings did not include a detailed landscape plan, the application was tabled.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: May 2, 1989
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of May 2, 1989

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, May 2, 1989, with the following persons present:

COMMITTEE:

Mr. K. Anand
Mr. W. Haley
Mr. D. Nichols
Mr. W. Roper

STAFF:

Ken McLaren, Development Control Technician
Neil Maxwell, Planning Assistant

GUEST:

Mr. H. Hatch
Mr. D. Thom
Mr. U. de los Rios

1. REVIEW OF PROPOSED ADJUSTMENT TO THE LANDSCAPING FOR TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 200 MARMONT STREET

The Committee reviewed the letter from the applicant received in the Planning Department 1989 04 26, wherein the Committee was requested to endorse a change to the landscaping/fencing along the west property line.

The Committee does not recommend the use of a chain link fence as proposed. They suggest the installation of a cedar hedge utilizing the species "thuja plicata", planted 3' on centres with an initial planting size of 4'-5' along the side of the older home to the rear property line. In addition, they suggest a 4' high fence from the corner of the home down to the southwest corner of the site.

Mr. Roper joined the meeting at this point.

2. BUILDING PERMIT REVIEW OF PROPOSED 36-UNIT TOWNHOUSE PROJECT ON
NORTHWEST CORNER OF DEWDNEY TRUNK ROAD AND LOUGHEED HIGHWAY AT
2915 DEWDNEY TRUNK ROAD

The Committee reviewed the landscape plans received in the Planning Department 1989 04 19.

The Committee recommends acceptance of the project subject to the applicants reconsidering the design of the low-rise 900 m high fence. A solid board type fence is recommended to create more of a visual and sound buffer.

3. REVIEW OF PROPOSED ADJUSTMENTS TO LOW-RISE APARTMENT BUILDING
UNDER CONSTRUCTION AT 525 AUSTIN AVENUE

The Committee reviewed a letter from the applicants, received in the Planning Department 1989 04 19, wherein consideration of the introduction of skylights was requested.

The Committee recommends acceptance of the skylights as requested.

4. Z-49-88 - PRELIMINARY REVIEW OF PROPOSED HIGH-DENSITY APARTMENT/
COMMERCIAL COMPLEX ON WEST SIDE OF PINETREE WAY SOUTH OF GLEN
DRIVE AT 1160 PINETREE WAY

The Committee reviewed the preliminary plans received in the Planning Department 1989 05 02 and the coloured perspective and colour boards and materials presented at this meeting by a delegation consisting of Mr. D. Thom and Mr. U. de los Rios. After explaining the development and after responding to questions from the Committee, the delegation left the meeting.

4. cont'd

It was recognized that modifications to the site planning will be required in order to bring the project into conformity with the subdivision layout found technically feasible by the District's Subdivision Committee.

The applicant's desire to create a distinct and separate development visually was also recognized as were the site constraints pertaining to water table and soils, marketing objectives and Official Community Plan objectives as factors in building height, floor space mix and building siting.

In general, the Committee is pleased with the design concept and architectural expression. The Committee, however, was somewhat uncomfortable with the location of the high-rise residential tower closest Pinetree Way. Some further consideration to the location of this tower in relation to the other residential towers and perhaps even the commercial structures is suggested. Alternatively, consideration could be given to treating this tower in a unique manner given its location, perhaps in the way of exterior materials or colour changes.

In summary, the Committee endorses the project in general, however, would request review of the siting concerns.

5. PRELIMINARY REVIEW OF PROPOSED ANIMAL HOSPITAL ON NORTH SIDE OF
RUNNEL DRIVE WEST OF FALCON DRIVE AT 2599 RUNNEL DRIVE

The Committee reviewed the revised preliminary plans received in the Planning Department 1989 04 17 and the coloured elevations presented at this meeting by the project architect, Mr. H. Hatch. After explaining the latest design and after answering the Committee's questions, Mr. Hatch left the meeting.

The Committee feels the latest design is a significant improvement over the previous submission. Consequently, the Committee can now recommend acceptance of the building in preliminary. If the project does proceed, the Committee will be looking for the usual details plus:

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5. cont'd

- 1) the retention of the large column on the southeast corner of the building;
- 2) the introduction of base planting along the east side of the building, between the building and the property line;
- 3) the raising of the height of the front planter as discussed.

6. REVIEW OF PROPOSED ADJUSTMENT TO 75-UNIT APARTMENT BUILDING UNDER CONSTRUCTION AT 99 BEGIN STREET (LE CHATEAU I)

The Committee reviewed the letter from the project architect received in the Planning Department 1989 05 01 and the coloured material sample supplied the same date.


The Committee recommends acceptance of the new primary stucco colour, Imasco 6-64, but at the same time requests clarification as to what is the colour proposed for the trims. The Committee is of the opinion that a slightly darker trim colour should be utilized and perhaps the colour of the textured concrete base may be the appropriate colour.

7. BUILDING PERMIT REVIEW OF PROPOSED 75-UNIT APARTMENT PROJECT AT 98 LAVAL STREET (LE CHATEAU II)

The Committee reviewed the plans received in the Planning Department 1989 04 10.

The Committee recommends acceptance of the project subject to the applicants first clarifying the colour scheme to ensure continuity with the identical project currently under construction on the adjoining site.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: May 16, 1989
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of May 16, 1989

A meeting of the Design Committee was held at 6:30 p.m. on Tuesday, May 16, 1989 in the Engineering Department Committee Room, with the following persons present:

COMMITTEE:

Mr. K. Anand
Mr. W. Roper
Mr. G. Shinkewski
Mr. A. Smode

STAFF:

Mr. K. McLaren, Development Control Technician

GUESTS:

Mr. C. Grout
Mr. B. North
Mr. H. Hatch
Mr. J. Longson
Mr. J. Jarvis

1. BUILDING PERMIT APPLICATION REVIEW OF PROPOSED ADDITION TO AN INDUSTRIAL BUILDING ON THE SOUTH SIDE OF ABERDEEN AVENUE EAST OF LANSDOWNE DRIVE AT 2784 ABERDEEN AVENUE

The Committee recommends acceptance of the proposed addition for a storage area at the rear of this building.

2. MODIFICATIONS TO A COMMERCIAL BUILDING UNDER CONSTRUCTION AT 170 GOLDEN DRIVE

The Committee reviewed the revised plans and sample materials received in the Planning Department May 16, 1989. Although the Committee feels that the original awning shape would have been more appropriate for the building design, they have no objection to the revised awning proposal.

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Mr. Shinkewski joined the meeting at this point.

3. REVISED PRELIMINARY PLANS FOR PROPOSED COMMERCIAL COMPLEX AT THE SOUTHEAST CORNER OF GLEN DRIVE AND JOHNSON STREET AT 2900-2916 GLEN DRIVE (Z-42-88)

The Committee reviewed the revised plans received in the Planning Department May 9, 1989.

The Committee recommends acceptance of the revised preliminary drawings for purposes of development permit application. Between now and the time of building permit application, the Committee would request that the applicants give some consideration to ways and means of reintroducing the curved fenestration and columns at the entryway, which are indicated on the coloured perspective and earlier preliminary plans.

4. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON SOUTH SIDE OF UNITED BOULEVARD EAST OF LEEDER AVENUE AND WEST OF BURBIDGE STREET AT 2330 UNITED BOULEVARD

The Committee reviewed the plans received May 1, 1989 and the coloured elevations received May 5, 1989.

The Committee recommends acceptance of the building in preliminary. They would request, however, that the applicant restudy how he has used his graphics and the amount of colour on the building. These are very intense colours although the Committee recognizes that they are corporate colours and need to be reflected on the building.

The Committee also questions the angular jog in the parapet, noting that perhaps the raised portion could be carried further north to die into a raised fin wall.

5. PRELIMINARY REVIEW OF PROPOSED EXPANSION TO COQUITLAM CENTRE AT
2929 BARNET HIGHWAY

The Committee reviewed the plans and coloured elevations received May 12, 1989 in the Planning Department.

Mr. Clive Grout and Mr. Brent North of Waisman, Dewar, Grout, Carter, Architects, were in attendance to present the proposed expansion to Coquitlam Centre to accommodate Zeller's. After answering the Committee's questions and presenting the project, Mr. Grout and Mr. North left the meeting.

The Committee notes that in general the materials and character of the proposed expansion are in keeping with the existing Coquitlam Centre development. The Committee feels, however, that the long expansive flat wall between the raised portion on the east elevation is of concern. Throughout the Coquitlam Centre, attempts have been made to break up these long flat walls. This area will no longer be the "rear" of Coquitlam Centre with the new expansion and should receive the same level of design consideration as the remainder of the centre.

The Committee also feels that more consideration could be given to the screening and loading functions associated with this area of the building.

The Committee would request a response to these concerns as part of the preliminary plan review prior to entering the development permit stage.

6. REZONING APPLICATION REVIEW OF PROPOSED 8-STOREY MEDIUM-DENSITY
HIGH-RISE BUILDING IN THE 1100 BLOCK DUFFERIN STREET NORTH OF
PACKARD AVENUE

The Committee reviewed the plans received in the Planning Department May 12, 1989 and the landscape concept and coloured perspective received at this meeting.

Mr. H. Hatch, Mr. J. Longson and Mr. J. Jarvis were in attendance to present the project and answer any Committee questions. The delegation then left the meeting.

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6. cont'd

In general, the Committee is quite pleased with this project. In particular, the Committee notes the siting and orientation of the building, a separate amenity building, and the landscape concept.

Minor areas of concern include the following:

- 1) More interest could be introduced into the walkway system.
- 2) Further consideration could be given the treatment on the two opposing ends of the building opposite the entrance, as discussed.

7. PROPOSED ALTERATIONS TO PLANS FOR HIGH-DENSITY HIGH-RISE PROJECT ON THE EAST SIDE OF FARROW STREET SOUTH OF COMO LAKE AVENUE AT 728-738 FARROW STREET

The Committee reviewed the revised plans received in the Planning Department May 8, 1989 and the colour sample board received January 24, 1989.

The Committee recommends acceptance of the project, as shown on the revised preliminary plans.

Mr. Roper left the meeting at this point.

8. REVIEW OF PROPOSED COLOUR ADJUSTMENT TO TWO 75-UNIT UNIT APARTMENT BUILDINGS, BEING LE CHATEAU I AND LE CHATEAU II AT 99 BEGIN STREET AND 98 LAVAL STREET

The Committee reviewed the letter from the project architect dated April 27, 1989, requesting reconsideration of the exterior stucco application for these two sister projects.

The Committee still feels that there should be at least a subtle change in colour on the surround, however, having provided this observation, will leave the ultimate decision on this matter to the project architect.

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9. BUILDING PERMIT APPLICATION REVIEW OF PROPOSED CHURCH STEEPLE FOR
OUR LADY OF LOURDES PARISH AT 828 LAVAL SQUARE

The Committee reviewed the plans received in the Planning Department May 10, 1989.

The Committee recommends acceptance of the proposed church steeple.

10. REVIEW OF REVISED PRELIMINARY PLANS ON PROPOSED MODIFICATIONS AND
ADDITION OF ONE UNIT TO A LOW-DENSITY APARTMENT PROJECT UNDER
CONSTRUCTION AT 1216 JOHNSON STREET AT GUILDFORD WAY


The Committee reviewed the revised plans and covering letter, received in the Planning Department May 15, 1989.

Firstly, the Committee cannot endorse the reduction in the roof pitches. The Committee feels strongly these should be maintained as proposed on the building permit drawings.

In relation to the other alterations to the site plan, the Committee questions the effect this new unit has on the overall site planning, and in particular questions the usability of the new "amenity area" in that location.

Further consideration should be given the site planning to better integrate the amenity areas and the new unit into the site planning.

KM/cr


Ken McLaren
Acting Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee

DEPARTMENT:

DATE: May 30, 1989

FROM: Design Committee

DEPARTMENT: Planning

YOUR FILE:

SUBJECT: Design Committee Minutes
of May 30, 1989

OUR FILE:

A meeting of the Design Committee was held at 6:30 p.m. on Tuesday, May 30, 1989, in the Engineering Department Committee Room, with the following persons present:

COMMITTEE:

Mr. K. Anand
Mr. W. Haley
Mr. W. Roper
Mr. G. Shinkewski

STAFF:

Ken McLaren, Development Control Technician
Neil Maxwell, Planning Assistant

GUESTS:

Mr. R. Knill
Mr. N. Gregg
Mr. H. Hatch
Mr. J. Nagel
Ms. M. Berris

1. REVIEW OF PROPOSED ADJUSTMENTS TO THE THREE HIGH-RISE TOWERS UNDER CONSTRUCTION AT 545 AUSTIN AVENUE

The Committee reviewed the request from the applicants, received in the Planning Department 1989 05 26 for the deletion of certain windows in the B and D type units.

The Committee recommends acceptance of the window elimination as requested.

Mr. K. Anand arrived at this point in the meeting.

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2. PRELIMINARY REVIEW OF PROPOSED EXPANSION TO COQUITLAM CENTRE MALL
AT 2929 BARNET HIGHWAY

The Committee reviewed the preliminary plans and coloured information submitted previously on 1989 05 12 and the revised coloured elevation drawings presented at this meeting by Mr. R. Knill. After explaining the development and providing more background information on how the current design evolved, Mr. Knill left the meeting.

The Committee would have much preferred to see an architectural solution to the design problem instead of the utilization of the landscaping as now proposed. However, given all factors, the Committee recommends acceptance of the expansion. They would, however, request the applicants review whether it would be possible to widen the 3'-0" landscape strip at the base of the building, thereby increasing the landscape options in this area.

3. PRELIMINARY REVIEW OF PROPOSED AUTOMOTIVE CENTRE ON THE WEST SIDE
OF JOHNSON STREET NORTH OF BARNET HIGHWAY AT 1140 JOHNSON STREET

The Committee reviewed the plans received in the Planning Department 1989 05 25, the coloured perspective and brick samples submitted on 1989 05 26 and the colour board supplied on 1989 05 29.

Mr. N. Gregg, owner representative/project coordinator, was in attendance to present the development. After explaining the project and after answering the Committee's questions, Mr. Gregg left the meeting.

The Committee feels that the building designs are acceptable in preliminary and would have no objection to this project proceeding to the working drawing stage. If the development does proceed, the Committee would be looking for the usual details, plus a response to the following landscape concerns:

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3. cont'd

- 1) The sumac tree should be replaced with an evergreen tree species and the bark mulch with a ground cover such as kinnikinnick.
- 2) A cedar hedge should be planted adjacent the fence to provide more of a visual barrier for the development to the north.

4. PRELIMINARY REVIEW OF A PROPOSED 54-UNIT APARTMENT PROJECT ON THE WEST SIDE OF BROMLEY STREET SOUTH OF AUSTIN AVENUE AT 450 BROMLEY STREET

The Committee reviewed the coloured elevation drawings and coloured material sample board, both received in the Planning Department 1989 05 29.

Mr. H. Hatch, the project architect, was in attendance to present the proposed development. After explaining the project and after answering the Committee's questions, Mr. Hatch left the meeting.

The Committee stated that the design is not in keeping with the architectural theme or quality of development currently under construction on adjacent sites. In addition, it is not consistent with the preliminary plans presented at the Public Hearing. Consequently, the Committee cannot recommend acceptance of the project as presently proposed.

5. PRELIMINARY REVIEW OF A PROPOSED FREESTANDING RESTAURANT AND ADDITIONS TO WESTWOOD MALL SHOPPING CENTRE AT 3000 LOUGHEED HWY.

The Committee reviewed the plans received in the Planning Department 1989 05 15 and the coloured elevations and landscaping concept submitted on 1989 05 30.

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5. cont'd

A delegation consisting of Mr. J. Nagel and Ms. M. Berris was present. Mr. Nagel explained the proposed additions to the shopping centre, while Ms. Berris provided information on the proposed restaurant. After answering the Committee's questions, the delegation left the meeting.

The Committee feels that the proposed additions to the centre are acceptable in preliminary, however, they expressed concern in relation to the new building. In their opinion, other than the colour of the fabric awning, there is little or no architectural similarity between the existing shopping centre and the proposed building. Consequently, the Committee cannot recommend acceptance of the building as currently proposed and would suggest that the building design be restudied.

If this project (the new building) does proceed, the Committee will be looking for a detailed landscape plan which upgrades the quality and quantities of plant materials which currently exist in the parking lot throughout the shopping centre.

6. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON NORTHWEST CORNER OF JOHNSON STREET AND BARNET HIGHWAY AT 1120 JOHNSON STREET

The Committee reviewed the plans received in the Planning Department 1989 05 12, 1989 05 16, and the coloured perspective submitted on 1989 05 30.

Ms. M. Berris, representing the design firm, was in attendance to explain the project. After providing background information and after answering the Committee's questions, Ms. Berris left the meeting.

The Committee recommends acceptance of the project in preliminary, noting they would endorse the applicant's anticipated appeal in relation to building height. Some concern was expressed in relation to the sloped metal roof on the upper floor. The Committee suggests consideration be given to adjusting the sloped surface back onto the roof, perhaps 10"-12".

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7. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 2330 UNITED BOULEVARD IN THE MAYFAIR INDUSTRIAL PARK

The Committee reviewed the revised preliminary plans, coloured perspective and accompanying explanatory letter, all received in the Planning Department 1989 05 30.

The Committee appreciates the response to their previous concern in relation to the building colours. The project is acceptable in preliminary and therefore the Committee would have no objection to this project proceeding to the working drawing stage.

NM/cr


Neil Maxwell
Secretary

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2) continued

The Committee reviewed the preliminary plans received in the Planning Department June 23 and June 27, 1989 and the colour sample board, colour elevations and coloured perspective received June 27, 1989.

The Committee notes that this project is located within the Town Centre development permit area under the Official Community Plan. One of the objectives of this development permit area, with regard to design, is to recognize the role of the development as a visible gateway to Coquitlam, and as a community focal point. The guidelines to achieve objectives in the Official Community Plan, indicate that the quality of design and appearance of new development shall be in keeping with these objectives and be appropriately landscaped.

The Committee does not feel that this project as presently proposed, meets the objectives of the Official Community Plan. The water table and soils problems on this site appear to be factors in the choice of building height and the exposure of the underground structure.

The Committee would recommend that the project architect give consideration to the following:

- 1) providing a significant variation in the height of the 2 buildings, perhaps in the area of 3-4 storeys. The Committee feels that each project should be looking at providing some height variation throughout the Town Centre area.
- 2) carrying the brick up the building to emphasize the vertical and enhance the quality of the appearance of the project;
- 3) stepping the top few floors and/or treating the roof forms differently in order to further mitigate the Committee's concern with the height of the buildings;
- 4) demonstrate how it is proposed to handle the exposed underground structure which will be a major consideration to be addressed prior to development permit.

The Committee would encourage the applicants in the interest they have shown in giving similar attention to the pedestrian level to that given in the first phase. In addition, the Committee feels the curved balcony forms are a major design feature to be retained and highlighted with the simple brick planes suggested above.

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2) continued

In conclusion, the Committee sees some positive aspects to this development, but feels that a better project is possible if the above concerns can be resolved.

3) PRELIMINARY REVIEW OF A PROPOSED 54-UNIT RENTAL APARTMENT PROJECT ON THE WEST SIDE OF BROMLEY ST. SOUTH OF AUSTIN AVE. AT 450 BROMLEY ST.

The Committee reviewed the revised coloured elevation drawings received in the Planning Department June 27, 1989 and the coloured sample board received May 29, 1989.

Mr. H. Hatch, the project architect, was in attendance to discuss the revisions to the plans made in response to earlier Committee questions. After explaining and discussing the latest drawings and answering the Committee's questions, Mr. Hatch left the meeting.

The Committee agrees that the Bromley Street elevation is the key elevation on this building in terms of visibility.

They do not feel, however, that the revised elevations submitted resolve their concerns in this area. The Committee feels that the siding and concrete are too close to the same plane and should be offset a significant amount. In addition, the window proportions need to be restudied as discussed. Furthermore, the Committee would lean toward the cottage roofs depicted on 2 of the alternatives.

In conclusion, the Committee feels that if the Bromley Street elevation can be resolved, they would be in a position to recommend acceptance of this project.

4) Z-25-89 PRELIMINARY REVIEW OF A PROPOSED 54-UNIT APARTMENT PROJECT ON THE NORTHEAST CORNER OF PIPELINE ROAD AND INLET STREET AT 1165-1171 PIPELINE ROAD AND 1105 INLET STREET

Mr. D. Yakimovitch, the project architect, was in attendance to present revised plans on this application. After explaining the revised plans and answering the Committee's questions, Mr. Yakimovitch left the meeting.

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4) continued

The Committee then reviewed the revised plans and revised colour board received at the meeting.

The Committee notes the response to their earlier comments, and in particular, the revised colour scheme. In general, the Committee can accept the colour scheme as now proposed, however the following concerns were expressed with the building:

- 1) The entry warrants further design consideration, noting that this could be an element that enhances the simple detailing and creates a feature for the project.
- 2) Further consideration should be given the stairwell at the end of the building in terms of enhancing this elevation.

In addition, the Committee would request the submission of a detail of the peaked roof element which they feel is an important design feature.

At the project architect's request, the Committee has no objection to this application proceeding towards Council consideration of a Public Hearing on the understanding that revised plans will be submitted between now and any Public Hearing held on this application.

5) BUILDING PERMIT APPLICATION REVIEW OF A PROPOSED INDUSTRIAL BUILDING
AT 2330 UNITED BOULEVARD IN THE MAYFAIR INDUSTRIAL PARK

The Committee reviewed the coloured perspective received in the Planning Department May 30, 1989, the drawings received June 20, 1989 and the landscape drawings received June 27, 1989.

The Committee recommends acceptance of the building as proposed. Concern was expressed, however, with the landscaping plan, and particularly, the lack of landscaping along the boulevard. The Committee feels that landscaping along the boulevard should be continued substantially the same as has been done to the east.

The Committee recommends acceptance of this project subject to the above landscaping concern being resolved to the satisfaction of the Planning Director.

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6) PRELIMINARY REVIEW OF A PROPOSED SERVICE COMMERCIAL BUILDING ON THE SOUTH SIDE OF LOUGHEED HIGHWAY EAST OF KING EDWARD STREET AT 1300 LOUGHEED HIGHWAY

The Committee reviewed the preliminary plans received in the Planning Department June 15, 1989 along with the brochure of colour information on other similar dealerships.

The Committee notes that this is the first proposed building within a proposed new subdivision along the south side of the Lougheed Highway, east of King Edward Street. This is a highly visible location on 2 major highways running through the southerly portion of Coquitlam, being the Lougheed Highway at the front and the 401 Freeway at the rear.

The Committee does not feel that the design proposed responds to the role that this building should be playing within this visible gateway to Coquitlam. They therefore cannot recommend acceptance of the proposal as submitted.

Future submissions should include specifics of exterior materials proposed and a colour sample board.

7) BUILDING PERMIT APPLICATION REVIEW OF A PROPOSED EXPANSION TO COQUITLAM CENTRE TO ACCOMMODATE ZELLERS

The Committee reviewed the coloured elevations received in the Planning Department May 12, 1989 and the building permit application drawings received June 23, 1989.

The Committee recommends acceptance of the project subject to the following matters being clarified on the plans:

- 1) the paint colour for the metal tubing;
- 2) details on the railing and screen wall indicated on the north elevation on plan ZL-2.

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8) BUILDING PERMIT APPLICATION REVIEW OF A PROPOSED AUTO SERVICE CENTRE
ON THE NORTH SIDE OF LOUGHEED HIGHWAY EAST OF GUILBY STREET AT
641 LOUGHEED HIGHWAY

The Committee reviewed the revised landscape plan, the revised elevation and coloured sample board, all received in the Planning Department June 27, 1989.

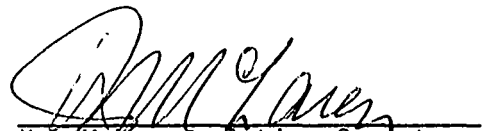
The Committee appreciates the response to their earlier comments and notes the stepped parapet and indentation with the tree planting on the west elevation.

Although the Committee would have preferred something more permanent in the way of landscaping in the areas earlier mentioned, they trust the applicants will carry forward in their endeavour to plant bedding plants in the spring and flowering bulbs in the fall.

In relation to the building wall, the Committee feels that the indentations should be centred between the stepped parapet and that the slots should be carried up to the roof line so that the tree is exposed to the weather.

The Committee recommends acceptance of this project subject to the above concern being resolved to the satisfaction of the Planning Director.

KDM/je


Ken McLaren, Acting Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: June 13, 1989
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of June 13, 1989.

A meeting of the Design Committee was held at 6:30 p.m. on Tuesday, June 13, 1989, in the Engineering Department Committee Room, with the following persons present:

COMMITTEE:

Mr. K. Anand
Mr. W. Haley
Mr. W. Roper
Mr. A. Smode

STAFF:

K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

GUESTS:

Mr. W. Fung
Mr. N. Gregg
Mr. R. Jones
Mr. R. Knill
Mr. B. North
Mr. G. Scheffel

1. PRELIMINARY REVIEW OF PROPOSED ADDITION TO THE ROYAL BANK IN THE
COMO LAKE VILLAGE SHOPPING CENTRE AT 1960 COMO LAKE AVENUE

The Committee reviewed the plans received in the Planning Department 1989 06 08.

The Committee recommends acceptance of the proposed addition.

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2. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS TO COMMERCIAL
BUILDING AT 1133 CARTIER AVENUE

The Committee reviewed the plans and coloured photographs, all received in the Planning Department 1989 06 09.

The Committee stated that the proposed colours are not in keeping with the colours indicated on the Maillardville colour palette and that the drawings do not appear to accurately reflect the existing construction on the site. However, given that the alterations proposed are relatively minor in nature, the Committee recommends acceptance of the work subject to the applicant resolving the following matters to the satisfaction of the Planning Director:

- 1) The drawings should be redrawn to accurately reflect the as-constructed situation.
- 2) The proposed colours should be modified to be in keeping with the Maillardville colour palette. Coral tan for the body of the building, with tawny coral and black umber for accenting is suggested since it is the scheme closest to the applicant's proposed main colour.

3. REVIEW OF PROPOSED ALTERATIONS TO THE THREE HIGH-RISE TOWERS UNDER
CONSTRUCTION AT 545 AUSTIN AVENUE

The Committee reviewed the plans and accompanying explanatory letter from the project architect, all received in the Planning Department 1989 06 13.

The Committee recommends acceptance of the internal unit modifications, which in turn necessitate minor adjustments in the window treatment for the upper floor penthouse units.

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4. BUILDING PERMIT REVIEW OF A PROPOSED TEXACO GAS BAR IN THE
MAILLARDVILLE SHOPPING CENTRE AT 929 BRUNETTE AVENUE

The Committee reviewed the plans received in the Planning Department 1989 05 15 and the coloured perspective submitted previously on 1988 12 02.

The Committee recommends acceptance of the project subject to the applicant first lowering the display panels approximately one to two feet to be consistent with the other panels under the roof structure.

5. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL/RESIDENTIAL
BUILDINGS IN THE MAILLARDVILLE SHOPPING CENTRE AT 927 BRUNETTE

The Committee reviewed the plans received in the Planning Department 1989 06 07.

The Committee recommends acceptance of the project subject to the Planning Department first confirming that no major deviations to the drawings listed under the development permit have occurred.

Mr. Kirat Anand arrived at this point in the meeting.

6. PRELIMINARY REVIEW OF A PROPOSED 54-UNIT APARTMENT PROJECT ON THE
WEST SIDE OF BROMLEY STREET SOUTH OF AUSTIN AVENUE AT 450 BROMLEY

The Committee reviewed the revised coloured elevation drawing and material sample board, both received in the Planning Department 1989 06 13.

Mr. W. Fung, representing the project architect, was in attendance to provide background information on the revisions. After explaining the latest drawings and answering the Committee's questions, Mr. Fung left the meeting.

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6. cont'd

The Committee stated that the revised submission has improved significantly over the initial submission, particularly in the choice of roofing material and balcony detail. Concerns were, however, still expressed in relation to the lack of any vertical design elements and the limited emphasis of the arches. Future submissions should include elevation drawings of all sides of the building, a response to the foregoing concerns, and fully coloured elevations drawings, not just partial colouration as previously supplied. Once a full submission has been received, the Committee will review this application again and provide additional comments.

7. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE SOUTHWEST CORNER OF AUSTIN AVENUE AND NELSON STREET AT 1020 AUSTIN

The Committee reviewed the plans received in the Planning Department 1989 05 15, the coloured material sample board submitted on 1989 06 12, and the coloured perspective received 1989 06 13.

Mr. R. Jones, Project Architect, was in attendance to answer any Committee questions. After discussing the project and answering the Committee's questions, Mr. Jones left the meeting.

The Committee recommends acceptance of the proposed building.

8. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE EAST SIDE OF LEBLEU STREET SOUTH OF AUSTIN AVENUE AT 429 LEBLEU

The Committee reviewed the plans received in the Planning Department 1989 05 29, the coloured material sample board submitted on 1989 06 12, and the coloured perspective received 1989 06 13.

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8. cont'd

The project Architect, Mr. R. Jones, was in attendance to answer Committee questions. After explaining the project and answering the Committee's questions, Mr. Jones left the meeting.

The Committee recommends acceptance of the proposed building.

9. Z-23-89 - PRELIMINARY REVIEW OF PROPOSED EXPANSION TO COQUITLAM CENTRE MALL AT 2929 BARNET HIGHWAY

The Committee reviewed the plans received in the Planning Department 1989 06 05.

The Project Architects, Mr. B. North and Mr. R. Knill, were in attendance to provide a detailed explanation of the Mall expansion. The delegation also provided a model and coloured interior and exterior perspective drawings. After explaining the proposed expansion and answering the Committee's questions, Mr. North and Mr. Knill left the meeting.

The Committee stated that they would support the applicant's endeavours relating to the upgrading of the interior of the Mall in general, and in particular the lighting. In relation to the actual expansion, the Committee commends the applicants on the thoroughness of their submission and recommends acceptance of the project in preliminary.

10. PRELIMINARY REVIEW OF AUTO SERVICE CENTRE ON WEST SIDE OF JOHNSON STREET NORTH OF BARNET HIGHWAY AT 1140 JOHNSON STREET

The Committee reviewed the revised preliminary plans and the coloured elevation drawings, received in the Planning Department 1989 06 13.

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10. cont'd

A delegation consisting of Mr. N. Gregg and Mr. G. Scheffel were in attendance to present the revisions. After explaining the proposed adjustments and answering the Committee's questions, the delegation left the meeting.

The Committee stated that the proposed modification to the roof forms are not as successful as the one endorsed previously by the Committee. The Committee suggested that a gable end condition as proposed earlier and as indicated on other proposed buildings in the centre be utilized, not the cottage style roof indicated on this revised submission.

The Committee recommends acceptance of the project in preliminary, subject to the applicant first adjusting the roof forms to the satisfaction of the Planning Director prior to the preparation of any development permit.

11. BUILDING PERMIT REVIEW OF PROPOSED 30-UNIT TEMPORARY BED FACILITY
IN COLONY FARM AT 70 COLONY FARM ROAD

The Committee reviewed the plans received in the Planning Department 1989 05 03 and the coloured elevations and material samples submitted on 1989 06 13.

Given the location of the project and the fact that it is to be temporary in nature, the Committee would recommend acceptance of the proposed building.

12. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO SCHOOL BOARD
OFFICES AT 550 POIRIER STREET

The Committee reviewed the plans, coloured elevations and coloured photographs, all received in the Planning Department 1989 06 05.

The Committee recommends acceptance of the proposed addition.

13. BUILDING PERMIT REVIEW OF PROPOSED AUTO SERVICE CENTRE ON NORTH SIDE OF LOUGHEED HIGHWAY EAST OF GUILBY STREET AT 641 LOUGHEED

The Committee reviewed the plans received in the Planning Department 1989 06 06 and the coloured elevation drawings received 1989 06 05.

The Committee stated that the buildings are fairly consistent with the preliminary plans reviewed and endorsed previously. The Committee did, however, raise some concerns with the project and therefore they requested revised plans and information covering the following:

- 1) A coloured material sample board clearly depicting the colours proposed for all building materials.
- 2) A greater contrast in the proposed brick colours is suggested. Perhaps since the applicants appear to be using Ocean Construction's building materials, the sandstone colour can be lightened through the use of a cream coloured brick.
- 3) Any rooftop mechanical equipment should be "painted out" to lessen any visual impact.
- 4) The highly visible, long, flat wall on the west property line should be broken up.

Turning to the landscaping aspects of the project, the Committee requests the submission of a more professional landscape design plan. During preparation of the plan, the Committee suggests the applicants give consideration to the following:

- a) the introduction of more design interest into the plan along Lougheed Highway;
- b) the planting of the areas to the north of the tunnel wash building, this area to include the removal of the asphalt beyond the wheel stop and planting it with low-growing, hardy plant material;
- c) the creation of a landscape screen around the propane tank in the southeast corner of the site.

In summary, the Committee requests revised plans and information covering the above items.

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14. PRELIMINARY REVIEW OF PROPOSED 54-UNIT APARTMENT PROJECT ON THE
NORTHEAST CORNER OF PIPELINE ROAD AND INLET STREET AT 1165-1171
PIPELINE ROAD AND 1105 INLET STREET

The Committee reviewed the plans, coloured perspective and coloured material sample board, all received in the Planning Department 1989 06 13.

The Committee noted the quality building materials such as shake roofs and acrylic stucco finish, however, they went on to state that the project in general is not that cohesive. Perhaps the coloured perspective is misleading and rather than request the submission of a proper perspective, the Committee would suggest that the applicants restudy:

- a) the roof forms,
- b) the punched windows,
- c) the limited overhang adjacent the entrance,
- d) the lobby, stairwell and elevator area in general;
- e) the heaviness of the upper fascia,
- f) the colour scheme in general and the dark green in particular.

In summary, the Committee requests revised plans and information which respond to the above. If revised plans are received, the Committee would request that they include a balcony detail and a sketch perspective.

15. PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO THE
CARIBOO SHOPPING CENTRE AT 445 NORTH ROAD

The Committee reviewed the preliminary plans received in the Planning Department 1989 06 13.

The Committee recommends acceptance of the project in preliminary subject to the applicants first supplying coloured photographs of the existing building to clarify the intended colour scheme.

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16. REVIEW OF PROPOSED MODIFICATIONS TO A TOWNHOUSE PROJECT UNDER
CONSTRUCTION AT 1216 JOHNSON STREET AND THE INTRODUCTION OF ONE
ADDITIONAL UNIT

The Committee reviewed the plans and covering letter from the project architect, all received in the Planning Department on 1989 06 13.

The Committee recommends acceptance of the proposed unit adjustments as requested and the introduction of the additional unit.

NM/cr


Neil Maxwell, Secretary