



**DISTRICT OF COQUITLAM**

---

Inter-Office Communication

LAND USE COMMITTEE                      DEPARTMENT:                      DATE: 1985 06 18  
FROM: DESIGN COMMITTEE                      DEPARTMENT:                      YOUR FILE:  
SUBJECT: DESIGN COMMITTEE MINUTES                      OUR FILE:  
          OF JUNE 18, 1985

---

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, June 18, 1985 with the following persons present:

COMMITTEE

Mr. W. Haley  
Mr. G. Shinkewski  
Mr. A. Smode

STAFF:

Mr. K. McLaren, Development Control Technician  
Mr. Neil Maxwell, Planning Assistant

GUEST:

Mr. A. Hanson

1. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE SOUTHEAST CORNER OF AUSTIN AVENUE AND MARMONT STREET AT 1102 AUSTIN AVENUE

The project architect, Mr. A. Hanson, was in attendance to present revised plans for the Committee's consideration. After discussing the plans and answering the Committee's questions, Mr. Hanson left the meeting.

The Committee recommends acceptance of the preliminary design drawings. It would now be in order for this project to proceed to the working drawing stage. If this application does proceed, the Committee will be looking for the normal details plus:

- 1) a coloured material sample board;
- 2) a detailed landscape plan which provides information on plant species, sizes, spacings and quantities.

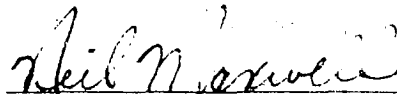
DESIGN COMMITTEE MINUTES  
OF JUNE 18, 1985

JUNE 18, 1985

2. BUILDING PERMIT REVIEW OF PROPOSED ADDITIONS AND ALTERATIONS TO THE  
"COMO LAKE HOSPITAL" AT 657 GATENSBURY STREET

The Committee reviewed the plans received in the Planning Department  
1985 06 10 and the coloured information and landscape plan submitted  
on 1985 06 14.

The Committee recommends acceptance of the proposed alterations and  
additions to the building.

  
NEIL MAXWELL, Secretary

NM/dm

**DISTRICT OF COQUITLAM**

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: July 2, 1985  
FROM: Design Committee DEPARTMENT: YOUR FILE:  
SUBJECT: Design Committee Minutes of July 2, 1985 OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, July 2, 1985, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUEST:

Mr. S. Elsey  
Mr. T. Thompson

1. Z-13-85 - PRELIMINARY REVIEW OF PROPOSED B.C. TELEPHONE BUILDING ON SOUTH SIDE BRUNETTE AVENUE EAST OF SCHOOLHOUSE STREET AT 1510 BRUNETTE AVENUE

The Committee reviewed revised preliminary plans submitted at the meeting by the project architect, Mr. S. Elsey, which respond to their earlier comments. After discussing the development and answering the Committee's questions, Mr. Elsey left the meeting.

The Committee thanks the applicants for their co-operation in formulating a building design which conveys the design theme being encouraged for this portion of the Municipality. The Committee recommends acceptance of the revised building design presented by Mr. Elsey.

If this project reaches the building permit application stage, the Committee suggests that consideration be given to:

- 1) "flipping" the building, north to south, thereby orienting the most residential and attractive elevation to the more visible side of the property, Brunette Avenue;

Design Committee Minutes  
of July 2, 1985

1. cont'd

- 2) reconsidering the use of the Lombardi poplars proposed for the landscape. Perhaps a pyramidal cedar may be more appropriate as a screen along the east property line.

2. BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO THE "CARIBOO SHOPPING CENTRE" AT 445 NORTH ROAD

The Committee reviewed plans presented at this meeting by the project architect, Mr. T. Thompson. After discussing the proposal and answering the Committee's questions, Mr. Thompson left the meeting.

The Committee is pleased to see that the food store elevation is being integrated into the upgrading of the fascias. Of the choices of fascia treatments being considered, the Committee would strongly recommend the use of the "metal alternative". The Committee recognizes the probability of a higher initial cost, however, the long-term benefits should outweigh the initial cost savings associated with a material such as stucco.

In summary, the Committee recommends acceptance of the proposed fascia improvements subject to the use of "Alternate 'A' Canopy/Fascia Metal Cladding".

3. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO THE MORTUARY AT 625 NORTH ROAD

The Committee reviewed the plans received in the Planning Department on June 24, 1985.

The Committee recommends acceptance of the proposed alterations and additions.

Design Committee Minutes  
of July 2, 1985

4. PRELIMINARY REVIEW OF PROPOSED 31-UNIT APARTMENT BUILDING IN "RIVERVIEW HEIGHTS" AT 2733 ATLIN PLACE

The Committee reviewed the preliminary plans received in the Planning Department on June 25, 1985.

The Committee commented that the proposal appears to be a good solution for a difficult site. They realize that the design is not yet to a level which would normally be submitted for review, however, the Committee would offer the following observations:

- 1) Due to the limited availability of any on-street visitor parking, any on-site visitor parking should be located in a more convenient location.
- 2) All exposed concrete walls should be given an architectural finish.

The Committee looks forward to the review of more detailed preliminary plans which respond to the above, as well as provide colour information and a landscape concept.

5. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO THE "PINE TREE VILLAGE" SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY

The Committee reviewed the plans of the proposed expansion, received in the Planning Department on June 25, 1985.

The Committee recommends acceptance of the proposed alterations and additions, however, as plans of Building #10 were not available for review, the application was tabled.

6. Z-15-85 - PRELIMINARY REVIEW OF PROPOSED INSTITUTIONAL BUILDING ON THE SOUTH SIDE OF KING ALBERT EAST OF MARMONT AT 1112 KING ALBERT AVENUE

The Committee reviewed revised preliminary plans presented by the project designer, Mr. W. Roper, which respond to their earlier concerns. After explaining the adjustments and answering the Committee's questions, Mr. Roper left the meeting.

# DISTRICT OF COQUITLAM

## Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: July 17, 1985  
FROM: Design Committee DEPARTMENT: YOUR FILE:  
SUBJECT: Design Committee Minutes of July 17, 1985 OUR FILE:

---

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Wednesday, July 17, 1985, with the following persons present:

### COMMITTEE:

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

### STAFF:

Mr. N. Maxwell

### GUESTS:

Mr. J. Rogers  
Mr. A. Molnar

### 1. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO THE MCDONALD'S RESTAURANT AT 515 NORTH ROAD

The Committee reviewed the plans received in the Planning Department on July 10, 1985 and the coloured material samples submitted on July 16, 1985.

Mr. J. Rogers, the project co-ordinator, was present to explain the proposal. After discussing the project with the Committee, Mr. Rogers left the meeting.

The Committee recommends acceptance of the alterations.

Design Committee Minutes  
of July 17, 1985

2. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO AN INDUSTRIAL BUILDING  
AT 1290 PINETREE WAY

The Committee reviewed the plans received in the Planning Department on July 15, 1985.

The Committee recommends acceptance of the proposed addition.

3. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE SOUTHEAST  
CORNER OF AUSTIN AVENUE AND MARMONT STREET AT 1102 AUSTIN AVENUE

The Committee reviewed the revised preliminary plans received in the Planning Department on July 16, 1985.

The Committee recommends acceptance of the revised proposal subject to the applicant giving consideration to the following suggestions:

- 1) The height of the planter adjacent to the western wall of the building should be raised.
- 2) The small windows proposed for the southwesterly retail unit should be eliminated and replaced with a substantial "corner window" on the western elevation.
- 3) The fascia should be "wrapped around" onto the western elevation to provide weather protection over the new window referred to in item #2 above.
- 4) The awning detail over the remaining two windows on the south elevation should be adjusted to that accepted earlier.

If this development proceeds, the Committee will be looking for the normal details, plus a coloured material sample board.

4. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO "PINE  
TREE VILLAGE" SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY

The Committee reviewed the plans of proposed Building #10, received in the Planning Department on July 16, 1985.



Design Committee Minutes  
of July 17, 1985

4. cont'd

The Committee recommends acceptance of the proposed building design, however, they expressed concerns over its proposed location. Given the proximity of the location of the theatre, the narrowness of the new Anson Avenue right-of-way, the expected traffic volumes on Anson Avenue and the restricted sight lines created by the location of Building 10, the Committee cannot recommend an endorsement of a variance of the setback requirements. The Committee suggests that Building 10 be located further to the south, thereby improving the visibility at the intersection.

The Committee also commented that there will be potential vehicular/pedestrian problems adjacent to the theatre and question whether this matter was adequately addressed when the traffic circulation patterns for the expansion were being analyzed.

In summary, the Committee recommends general acceptance of the development subject to Building 10 being relocated to the south, to the satisfaction of the Planning Director. The Committee strongly recommends a restudy of vehicular/pedestrian circulation in the area of the theatre.

5. BUILDING PERMIT REVIEW OF A PROPOSED 83-UNIT RESIDENTIAL HOUSING DEVELOPMENT ON THE NORTH SIDE OF GLEN DRIVE, WEST OF JOHNSON STREET AT 2865 GLEN DRIVE

The Committee reviewed the plans received in the Planning Department on July 15 and 16, 1985 and the colour information submitted on July 15, 1985.

The developer Mr. A. Molnar, was present to explain the project. After discussing the proposal and answering the Committee's questions, Mr. Molnar left the meeting.

The Committee commented that they are pleased to see the variety of unit types has been maintained, however, expressed disappointment in the adjustment in siding type from wood to vinyl. The Committee also noted that one of the embellishments indicated on the preliminary plans, the shutters, has been removed and therefore requests their reinstatement.

Design Committee Minutes  
of July 17, 1985

5. cont'd

Turning to other aspects of the development, the Committee suggests that further consideration be given to:

- 1) the Navajo red/bright green colour combination on Colour Scheme IV;
- 2) the window trim and casing details as discussed;
- 3) the exclusive use of sumac trees as a screen at the rear of Units 18-21. Perhaps a few evergreen trees could be strategically located in place of a number of the sumacs.
- 4) improving the "open space" behind Units 18, 19, 25 and 63 as discussed, to more closely reflect the plans presented at Public Hearing;
- 5) integrating the probable requirement for electrical rooms into the building design of the townhouse "blocks".

In addition to the above, the Committee awaits the submission of:

- a) privacy fencing details;
- b) colour schemes based on actual possibilities;
- c) plans of the gazebo;
- d) completed detailed landscape plans. Perhaps a plan by "unit" may be possible given the size of the development.
- e) coloured renderings of each unit type as discussed.

The Committee also questions:

- i) the limited improvements in some of the unit storage;
- ii) whether the applicant has been able to secure individual garbage pickup. If not, garbage containers, suitably located and screened, must be provided throughout the development.

NM/ci

  
Neil Maxwell, Secretary

**DISTRICT OF COQUITLAM**

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: July 30, 1985  
FROM: Design Committee DEPARTMENT: YOUR FILE:  
SUBJECT: Design Committee Minutes of July 30, 1985 OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, July 30, 1985, with the following persons present:

COMMITTEE:

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

STAFF:

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

1. PROPOSED ADJUSTMENTS TO 80-UNIT APARTMENT DEVELOPMENT UNDER CONSTRUCTION ON SOUTHEAST CORNER OF FALCON DRIVE & GUILDFORD WAY AT 1195 FALCON DRIVE

The Committee reviewed the plans received in the Planning Department on July 24, 1985.

The Committee recommends acceptance of the lowering of the building height on Units 52 and 53 and the general enclosure of the carports throughout the complex.

Mr. D. Nichols arrived at this point.

Design Committee Minutes  
of July 30, 1985

2. PRELIMINARY AND BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING WITHIN "MAYFAIR INDUSTRIAL PARK" AT 75 GOLDEN DRIVE

The Committee reviewed the plans received in the Planning Department on July 18, 1985 and the coloured perspective submitted on July 30, 1985.

The Committee recommends acceptance of the project, with the suggestion that the applicant reconsider the choice of rhododendrons in the landscape. Perhaps a plant species of similar quality, which can take the full sun, would be more appropriate.

3. BUILDING PERMIT REVIEW OF A PROPOSED 83-UNIT RESIDENTIAL HOUSING DEVELOPMENT ON NORTH SIDE OF GLEN DRIVE, WEST OF JOHNSON STREET AT 2865 GLEN DRIVE

The Committee reviewed the revised plans, the coloured material samples, and the sketch perspectives, all received in the Planning Department on July 30, 1985.

The Committee notes that this development will be the first of its kind in Coquitlam wherein single-family detached homes are mixed with typical townhouse blocks under the RT-2 zoning category. The very nature of the scheme results in what will visually and physically be a very dense project. A good mix of unit types as presently proposed will aid in reducing the negative impact referred to above.

Experience suggests that as construction occurs, purchasers of single-family units will request modifications to their units. Furthermore, individuals may wish certain units in locations other than those shown on the drawings and one or more units may turn out to be more popular than others. Therefore, it is anticipated that requests for changes will be made. The Committee trusts these requests will be kept to a minimum and notes, for the record, that requests should not significantly alter the unit mix.

The Committee will scrutinize carefully any requested modifications and, through the Planning Department staff, will be closely monitoring construction of this "pilot" project. The Committee will also, to some degree, be relying on the project developer, Mr. Molnar, to ensure completion of the project in keeping with approved drawings.

Design Committee Minutes  
of July 30, 1985

4. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO "PINE TREE VILLAGE" SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY

The Committee heard a verbal report from the Planning Department and reviewed a traffic plan, which was intended to respond to their previous comments.

After reviewing the traffic plan and considering the information supplied by staff, the Committee still expressed serious reservations in relation to the anticipated pedestrian/vehicular movements adjacent to the theatres and the new Building No. 10.

Regardless of being acceptable from a technical viewpoint, the Committee recorded unanimous opposition to the location of Building No. 10 in that they are not prepared to recommend a relaxation of by-law siting requirements for this building.

A second and equally important concern is the lack of any pedestrian control features adjacent to the theatre entrance. Consideration should be given to the introduction of controls which would clearly separate the public street from the theatre sidewalk, thereby preventing or at least reducing the likelihood of pedestrians being "jostled" or "bumped" onto the public road allowance while awaiting entry to the theatre. Such a crowd control measure could reduce the potential for pedestrian/vehicular conflict.

In summary, the Committee recommends acceptance of the proposed building architecture, however, expressed concerns in relation to the lack of measures to protect pedestrians and registered their opposition to the location of Building No. 10.

5. MAINTENANCE OF LANDSCAPING AFTER COMPLETION OF PRIVATE DEVELOPMENTS

The Committee heard a verbal report from the Planning Department representatives that there have been increasing instances of the lack of maintenance of landscaped areas. Of particular concern are the landscaped strips which are by-law requirements to buffer residential properties from commercial buildings.

The Committee commented that they will endeavour to be more critical of these areas to ensure that more appropriate initial planting will be installed, thereby creating a more permanent screen which requires little or no maintenance.

Design Committee Minutes  
of July 30, 1985

6. REVIEW OF PROPOSED ADJUSTMENTS TO PROPOSED COMMERCIAL BUILDING ON THE  
SOUTHWEST CORNER OF AUSTIN AVENUE AND MUNDY STREET AT 2188 AUSTIN AVE.

The project designer, Mr. W. Roper, presented revised plans of proposed adjustments requested by the prospective new owner. After explaining the proposed revisions and answering the Committee's questions, Mr. Roper left the meeting.

In relation to the specific requests, the Committee commented as follows:

- 1) The change in the surface treatment of the sidewalk from tile to a typical concrete sidewalk "crossed" with tile at the column lines is acceptable.
- 2) An increase in the building height by 16 inches, as explained, is acceptable.
- 3) The Committee recommends against the substitution of wood for metal on the fascia.
- 4) The removal of the canopies from the rear elevation is unacceptable. The canopies are important design features which were clearly presented to the Committee at the preliminary and building permit stages.

NM/ci

  
Neil Maxwell, Secretary

## DISTRICT OF COQUITLAM

### Inter-Office Communication

Land Use Committee	DEPARTMENT:	DATE: Sept. 3, 1985
FROM: Design Committee	DEPARTMENT:	YOUR FILE:
SUBJECT: Design Committee Minutes of September 3, 1985		OUR FILE:

---

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, September 3, 1985, with the following persons present:

COMMITTEE:

Mr. K. Anand  
Mr. T. Chiu  
Mr. D. Nichols  
Mr. W. Roper  
Mr. G. Shinkewski  
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. A. Resanovic

1. Z-1-84 - PRELIMINARY REVIEW OF A PROPOSED 21-UNIT APARTMENT BUILDING AT 1150 DUFFERIN STREET

The Committee reviewed the revised preliminary plans received in the Planning Department on August 19, 1985.

Mr. A. Resanovic, the project architect, was in attendance to explain the proposed revisions. After explaining the adjustments and answering the Committee's questions, Mr. Resanovic left the meeting.

The Committee commented that the new design features, ie. the brickwork, the screen balconies, etc. are acceptable, however they expressed concern in relation to the underground structure and the length of building mass

Design Committee Minutes  
of September 3, 1985

1. contd

now proposed to face into the future site to the east. The Committee understands the problems associated with maintaining the required floodproofing elevation and the amount of concrete wall which must be exposed as a result. In order to clearly visualize what is proposed, the Committee requests the submission of a complete set of true elevation drawings. The drawings should accurately depict the inter-relationship between the existing ground line, the proposed finished grade and the amount of the underground structure to be exposed.

The Committee commented further that the proposed openings in the underground structure should be treated as agreed to earlier, and raised planters should be incorporated into the design to help lessen the amount of exposed concrete.

To summarize, the Committee recommends acceptance of the adjustments in the treatment of the superstructure, however they request the submission of additional information to properly review the concern with the amount of concrete exposed and the building massing.

Mr. W. Roper arrived at this point in the meeting.

2. PROPOSED ADJUSTMENTS TO LANDSCAPING FOR AN INDUSTRIAL BUILDING AT  
960 LOUGHEED

The Committee reviewed the plan received in the Planning Department on August 15, 1985.

The Committee commented that they have no objection to the reworking of the northwest corner of the site, however, as this is the most highly visible portion of the property, special care should be taken with the planting in this area. A double row of junipers is not considered appropriate. The Committee also raised concern over the elimination of entire planting areas and the substantial reduction in plant quantities in general, over 8,700 plants.

The Committee is willing to consider modifications and adjustments, but not of the magnitude proposed. It is therefore suggested that the applicant restudy the landscape proposal with a view to devising a



Design Committee Minutes  
of September 3, 1985

2. contd

scheme which is more consistent with the approved layout. It is also suggested that when reviewing the landscape proposal, consideration also be given to:

- 1) reinstating all of planting area #1;
- 2) being more specific in regard to the "clean-up" of the Lougheed Highway boulevard;
- 3) upgrading the treatment of the planting area adjacent to the northwest corner of the site.

3. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE ELEMENTARY SCHOOL AT  
1266 NESTOR STREET

The Committee reviewed the plans and coloured photograph, all received in the Planning Department on August 30, 1985.

The Committee recommends acceptance of the project in preliminary.

4. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING AT  
1102 AUSTIN AVENUE

The Committee reviewed the plans received in the Planning Department on August 28, 1985.

The Committee noted that the package of drawings submitted for review did not include the detailed landscape plan or colour information. As a result, the application was tabled pending submission of the additional information.

Turning to the actual building design, the Committee recommends acceptance except for the windows on the rear elevation. The windows should be adjusted so that they all align.

In summary, the application is tabled pending submission of all necessary plans, with the notation that the windows on the rear of the building require an adjustment.

Design Committee Minutes  
of September 3, 1985

5. BUILDING PERMIT REVIEW OF A PROPOSED 73-UNIT TOWNHOUSE PROJECT ON THE EAST SIDE OF FALCON DRIVE NORTH OF BARNET HIGHWAY AT 1140 FALCON DRIVE

The Committee reviewed the plans received in the Planning Department on August 21, 1985, and the coloured elevations and material sample board submitted on September 3, 1985.

The Committee recommends acceptance of the project noting that they would endorse the applicant's appeal in relation to a variance in the height restrictions of the Zoning Bylaw.

6. Z-22-85 - PRELIMINARY REVIEW OF A PROPOSED SERVICE COMMERCIAL BUILDING AT 820 HENDERSON AVE.

The Committee reviewed the plans received in the Planning Department on February 21, 1985, and the coloured perspective drawing submitted on August 22, 1985.

Mr. W. Roper, the project designer, explained the proposal, answered the Committee's questions, and then left the meeting.

The Committee recommends acceptance of the project in preliminary.

If this development reaches the working drawing stage, the Committee will be looking for the normal details plus a landscape plan which provides information on plant species, sizes, spacings and quantities.

NM/je

  
Neil Maxwell, Secretary

**DISTRICT OF COQUITLAM**

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Sept. 17. 1985  
FROM: Design Committee DEPARTMENT: YOUR FILE:  
SUBJECT: Design Committee Minutes of September 17, 1985 OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, September 17, 1985, with the following persons present:

COMMITTEE:

Mr. D. Nichols  
Mr. W. Roper  
Mr. A. Smode

STAFF:

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

GUEST:

Mr. J. Hajdu

1. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON THE SOUTHEAST CORNER OF AUSTIN AVENUE AND MARMONT STREET AT 1102 AUSTIN AVENUE

The Committee reviewed the landscape plan and the coloured material samples received in the Planning Department September 16, 1985.

The Committee commented that the plant quantities are very low and the plant selection is questionable. Three (3) shrubs in a 6'x20' area and dwarf junipers as a ground cover are examples where improvement is recommended.

The Committee suggests that a general review of the landscape plan is warranted, with specific attention being given to the plant spacings, quantities and sizes. Perhaps the applicant may want to seek the expertise of a landscape architect or designer when formulating a new plan.

Design Committee Minutes  
of September 17, 1985

2. BUILDING PERMIT REVIEW OF PROPOSED FIRE HALL ON WEST SIDE OF PINETREE WAY NORTH OF GLEN DRIVE AT 1300 PINETREE WAY

The Committee reviewed the plans submitted for the building permit application and the coloured elevations supplied earlier.

As the working drawings for the most part are identical to the latest preliminary submission, the Committee has no further comment on this project.

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

3. Z-1-84 - PRELIMINARY REVIEW OF A PROPOSED 21-UNIT APARTMENT BUILDING AT 1150 DUFFERIN STREET

The Committee reviewed the plans received in the Planning Department on September 17, 1985.

Mr. J. Hajdu, the project architect, was in attendance to explain the revised plans. After discussing the adjustments and answering the Committee's questions, Mr. Hajdu left the meeting.

Although a quorum was not available at this point in the meeting, the remaining Committee members commented that they appreciate the project architect's response to their previous concerns. The stepped retaining structures will certainly, when planted, help to screen the walls of the underground structure. It was also noted that a high standard of landscaping will be critical to the success of the project.

The Committee looks forward to the review of the working drawings wherein normal details plus a landscape plan are supplied.

NM/ci

  
Neil Maxwell, Secretary

## DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee	DEPARTMENT:	DATE: Oct. 1, 1985
FROM: Design Committee	DEPARTMENT:	YOUR FILE:
SUBJECT: Design Committee Minutes of October 1, 1985		OUR FILE:

---

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, October 1, 1985, with the following persons present:

COMMITTEE:

Mr. W. Haley  
Mr. D. Nichols  
Mr. W. Roper  
Mr. G. Shinkewski  
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. S. Elsey

1. REVIEW OF PROPOSED ALTERATIONS TO THE LANDSCAPE PLAN FOR INDUSTRIAL BUILDING UNDER CONSTRUCTION AT 960 LOUGHEED HIGHWAY

The Committee heard a verbal report from the Planning Department representatives wherein the Committee has been requested to reconsider their previous recommendation in relation to the landscaping.

The Committee agreed to make an on-site inspection to review the present landscaping situation for discussion at the next meeting.

Design Committee Minutes  
of October 1, 1985

2. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE INDUSTRIAL BUILDING ON THE NORTHEAST CORNER OF SCHOOLHOUSE STREET AND LOUGHEED HIGHWAY AT 101 SCHOOLHOUSE STREET

The Committee reviewed the preliminary plans and coloured photographs all received in the Planning Department 1985 09 27.

This site is situated in a highly visible area on a major entry corridor to Coquitlam. New construction has occurred and will continue to occur in the area, as evidenced by the Mill Creek Village; the major addition to Berk's Intertruck, the proposed Pacific GMC facility and the recently completed Zephyr Ford complex directly across the street. The Committee feels that any new construction or additions should keep reasonable pace with the efforts being contributed by others in relation to building design and landscaping.

In the past the Committee has supported small additions and changes to this building, however the addition proposed now affords the opportunity for the owner to take a more comprehensive approach to renovating this structure.

The Committee therefore requests the applicant to restudy this proposal on a more comprehensive basis, including fascias, fenestration, the weak entry identification, and the highly exposed south elevation. An effort should be made to tie the building together architecturally and upgrade the overall exterior finishing.

3. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE SOUTHEAST CORNER OF BOOTH AVENUE AND MYRNAM STREET AT 1640 BOOTH AVENUE

The Committee reviewed the preliminary plans and coloured elevation drawings all received in the Planning Department 1985 09 26.

The Committee commented that the irregular shape of the site should automatically lead to a building design which is imaginative and unique. The proposal before the Committee falls far short of that expectation. As a result, the Committee suggests that the project design be reconsidered in general, with particular attention being paid to the nominal protection over the doors and the "front corner".

Future submissions should include the east elevation and a floor plan. The floor layout would be of particular assistance to the Committee in relating the "form and function" of the building.

Design Committee Minutes  
of October 1, 1985

4. BUILDING PERMIT REVIEW OF A PROPOSED B.C. TELEPHONE BUILDING ON THE SOUTH SIDE OF BRUNETTE AVENUE EAST OF SCHOOLHOUSE STREET AT 1510 BRUNETTE AVENUE

The Committee reviewed the plans received in the Planning Department 1985 10 01 and the coloured elevations submitted earlier on 1985 07 02.

Mr. S. Elsey, the project architect, was present to explain the adjustments which have been made since the preliminary submission. After discussing the proposal and answering the Committee's questions, Mr. Elsey left the meeting.

The Committee recommends acceptance of the proposed building.

5. BUILDING PERMIT REVIEW OF PROPOSED LANDSCAPING FOR A COMMERCIAL BUILDING ON THE SOUTHEAST CORNER OF AUSTIN AVENUE AND MARMONT STREET AT 1102 AUSTIN AVENUE

The Committee reviewed the revised landscape plan received in the Planning Department 1985 10 01.

The Committee recommends acceptance of the building and proposed landscaping.

6. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING IN MAYFAIR INDUSTRIAL PARK AT 84 NORTH BEND STREET

The Committee reviewed the plans received in the Planning Department 1985 09 23 and 25, and the coloured perspective submitted on 1985 10 01.

The Committee feels the appearance of this project could be improved with some further consideration in two or three areas. The Committee therefore suggests:

- 1) properly terminating the supergraphic rather than ending it on an outside corner;
- 2) pulling out the upper fascia 12 inches;
- 3) providing a continuous upper window band between the solid vertical tilt-ups by restudying the small precast areas finished in stucco.

Revised plans are requested addressing the above comments.

Design Committee Minutes  
of October 1, 1985

7. PRELIMINARY REVIEW OF A PROPOSED CHURCH ON THE NORTH SIDE OF GLEN DRIVE EAST OF LANSDOWNE STREET AT 2813 GLEN DRIVE

The Committee reviewed the revised plans received in the Planning Department 1985 10 01.

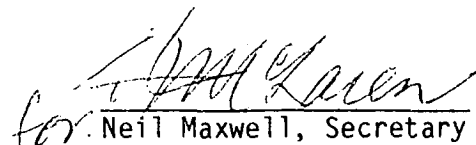
The Committee is pleased to see that a permanent facility is now being considered rather than the temporary trailer proposed earlier. The revised plans suggest a development which could be quite successful when completed. In their review of the preliminary submission, the Committee did identify a number of areas which warrant review. As a result, the Committee suggests that consideration be given to:

- 1) improving the limited clearance under the porte cochere;
- 2) increasing the mass of the support columns of the porte cochere;
- 3) restudy of the 3 windows above the entry doors on the east elevation and how they relate to the floor plan;
- 4) utilizing a heavy textured roofing material such as cedar shakes rather than asphalt shingles.

The Committee commented further that to assist future reviews, they request the submission of:

- 1) a sketch perspective from Glen Drive;
- 2) expanded elevation drawings of the south and west sides which would provide information on the ultimate building design and how the existing building relates to the new structure;
- 3) details of the interim use of the existing dwelling and floor plans if other than single-family use is contemplated.

NM/je

  
for Neil Maxwell, Secretary



## DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee	DEPARTMENT:	DATE: Oct. 15, 1985
FROM: Design Committee	DEPARTMENT:	YOUR FILE:
SUBJECT: Design Committee Minutes of October 15, 1985		OUR FILE:

---

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, October 15, 1985, with the following persons present:

COMMITTEE:

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

STAFF:

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

1. REVIEW OF PROPOSED ALTERATIONS TO THE LANDSCAPE PLAN FOR AN ADDITION TO AN INDUSTRIAL BUILDING AT 960 LOUGHEED HIGHWAY

The Committee members stated that their on-site inspections revealed that the landscaping was generally acceptable, however improvements are still warranted in the planting area at the intersection. In this regard, the Committee suggests that 3 or 4 strategically located deciduous trees be installed to contrast the low ground covers.

2. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO AN INDUSTRIAL BUILDING ON THE NORTHEAST CORNER OF SCHOOLHOUSE STREET AND LOUGHEED HIGHWAY AT 101 SCHOOLHOUSE STREET

The Committee reviewed the sketch coloured perspective received in the Planning Department 1985 10 15.

The Committee appreciates the applicant's effort in trying to formulate a design which encompasses the addition, the improvements to the existing structure and responds to the Committee's earlier comments. The latest

Design Committee Minutes  
of October 15, 1985

2. continued

submission is a definite improvement over the previous one, however, the degree of improvement falls short of what was envisaged by the Committee for this very visible corner.

The Committee therefore suggests that the applicant restudy the following:

- 1) the number, grouping and shape of the windows;
- 2) the upper fascia. The Committee is of the opinion that the existing narrow fascia is superior to the wide fascia indicated on the plans.
- 3) the vertical treatment of the lower fascia. Consideration should be given to either horizontal siding or solid plywood panels.
- 4) the signage.

In addition to the above areas of concern the Committee requests clarification of the following:

- a) whether repainting of the existing building is being proposed;
- b) the location of the "panels" referred to on the perspective.

3. REVIEW OF PROPOSED COLOUR CHANGE FOR A 73-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 1140 FALCON DRIVE

The Committee reviewed the request for a change in the colour of the asphalt shingle received in the Planning Department 1985 10 03.

The Committee recommends acceptance of the change from brown to grey.

4. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTH SIDE OF SHERWOOD AVENUE EAST OF BLUE MOUNTAIN STREET AT 930 SHERWOOD AVENUE

The Committee reviewed the preliminary plans received in the Planning Department 1985 10 15.

Design Committee Minutes  
of October 15, 1985

4. continued

The Committee appreciates the applicant's efforts in formulating a building design which attempts to respond to the site characteristics, particularly its high visibility from Lougheed Highway. The Committee noted that the proposed design does contain a number of interesting elements, i.e. the peaked end elevations and the arches. There were, however a few reservations expressed by the Committee. These related to the "facade architecture" of the two ends and the large flat roof.

It is therefore suggested that the applicant give consideration to a peaked metal roof with glass elements and domed canopies in place of the arches.

5. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE ELEMENTARY SCHOOL AT 1266 NESTOR STREET

The Committee reviewed the plans received in the Planning Department 1985 10 15 and the coloured photograph supplied on 1985 08 30.

The Committee recommends acceptance of the proposed additions.

6. BUILDING PERMIT REVIEW OF A PROPOSED INSTITUTIONAL BUILDING ON THE SOUTH SIDE OF KING ALBERT AVENUE EAST OF MARMONT STREET AT 1112 KING ALBERT AVENUE

The Committee reviewed the plans received in the Planning Department 1985 10 11 and the coloured perspective supplied on 1985 07 02.

Mr. W. Roper, the project designer, was in attendance to explain the proposal. After discussing the project and answering the Committee's questions, Mr. Roper left the meeting.

Although a quorum was not present with Mr. Roper stepping out of the meeting, the remaining Committee members recommended acceptance of the project.

**DISTRICT OF COQUITLAM**

Inter-Office Communication

TO: Land Use Committee                      DEPARTMENT:                      DATE: Oct. 29, 1985  
FROM: Design Committee                      DEPARTMENT:                      YOUR FILE:  
SUBJECT: Design Committee Minutes                      OUR FILE:  
          of October 29, 1985

---

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, October 15, 1985, with the following persons present:

COMMITTEE:

Mr. K. Anand  
Mr. W. Haley  
Mr. W. Roper

STAFF:

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

1. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTH SIDE OF SHERWOOD AVENUE EAST OF BLUE MOUNTAIN STREET AT 913 SHERWOOD AVENUE

The Committee reviewed the preliminary plans and coloured perspective, all received in the Planning Department 1985 10 22.

The Committee commented that they cannot recommend acceptance of the project as presently proposed and therefore suggests that the applicant reconsider the design of the building.

2. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE INDUSTRIAL BUILDING ON THE NORTHEAST CORNER OF SCHOOLHOUSE STREET AND LOUGHEED HIGHWAY AT 101 SCHOOLHOUSE STREET

The Committee reviewed the revised preliminary plans received in the Planning Department 1985 10 29.

The Committee recommends acceptance of the project in preliminary.

Design Committee Minutes  
of October 29, 1985

3. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING FOR "PACIFIC G.M.C." ON THE SOUTHWEST CORNER OF LOUGHEED HIGHWAY AND KING EDWARD STREET AT 1090 LOUGHEED HIGHWAY

The Committee reviewed the preliminary plans received in the Planning Department 1985 10 22 and the coloured perspective submitted on 1985 10 28.

The Committee recommends acceptance of the project in preliminary. If the development reaches the building permit application stage, the Committee suggests that consideration be given to:

- 1) reducing the widths of the "square" windows to make them more rectangular;
- 2) screening the refuse container area;
- 3) reducing the amount of asphalt adjacent to the building by providing some planting areas;
- 4) introducing additional landscaping around the site in areas such as under the sign and the flags and in the "triangular areas" along the perimeter;
- 5) providing some height to the planting areas.

In addition to the above comments on landscaping, the Committee also suggests that some of the plant species be reconsidered as they may not be appropriate for this site.

NM/je

  
Neil Maxwell, Secretary

**DISTRICT OF COQUITLAM**

---

Inter-Office Communication

TO: Land Use Committee                      DEPARTMENT:                      DATE: Nov. 12, 1985  
FROM: Design Committee                      DEPARTMENT:                      YOUR FILE:  
SUBJECT: Design Committee Minutes                      OUR FILE:  
          of November 12, 1985

---

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, November 12, 1985, with the following persons present:

COMMITTEE:

Mr. K. Anand  
Mr. W. Haley  
Mr. G. Shinkewski  
Mr. D. Nichols

STAFF:

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

GUESTS:

Mr. L. Leyland  
Mr. R. White, Chief Building Inspector

1. PROPOSED ADJUSTMENTS TO THE LANDSCAPING FOR A COMMERCIAL BUILDING UNDER CONSTRUCTION ON THE SOUTHWEST CORNER OF CLARKE ROAD AND COMO LAKE AVENUE AT 581 CLARKE ROAD

The Committee reviewed a verbal request from the applicant's landscaper for a few adjustments to the proposed landscaping.

The Committee recommends acceptance of the following:

- 1) the elimination of the two small planting areas adjacent to the base of the corner concrete column;
- 2) the retention and trimming of the existing mugho pines at the corner, along with the placement of the ground covers, bark mulch and Japanese holly as per plan. The lily of the valley shrubs not used in this area are to be transferred to other parts of the site.

Design Committee Minutes  
of November 12, 1985

2. BUILDING PERMIT REVIEW OF A PROPOSED "CHANGE HOUSE" IN BURQUITLAM PARK  
AT 597 SMITH AVENUE

The Committee reviewed the plans and model, all received in the Planning Department 1985 11 12.

Mr. R. White, the Chief Building Inspector, was present to explain the proposal. After explaining the plans and answering the Committee's questions, Mr. White left the meeting.

The Committee recommends acceptance of the proposed building.

3. BUILDING PERMIT REVIEW OF PROPOSED MODIFICATIONS TO THE "CHANGE HOUSE"  
IN BLUE MOUNTAIN PARK AT 975 KING ALBERT AVENUE

The Committee reviewed the plans and coloured photographs, all received in the Planning Department 1985 11 12.

Mr. R. White, the Chief Building Inspector, was present to explain the alterations. After discussing the proposal and answering the Committee's questions, Mr. White left the meeting.

The Committee recommends acceptance of the proposed alterations and additions to the existing facility.

4. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE ICE ARENA AT  
633 POIRIER STREET

The Committee reviewed the plans received in the Planning Department 1985 11 12.

Mr. R. White, the Chief Building Inspector, was present to explain the proposed addition. After discussing the proposal and answering the Committee's questions, Mr. White left the meeting.

The Committee recommends acceptance of the proposed addition at the rear of the building.

Design Committee Minutes  
of November 12, 1985

5. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON THE NORTH SIDE OF  
SHERWOOD AVENUE EAST OF BLUE MOUNTAIN STREET AT 930 SHERWOOD AVENUE

The Committee reviewed the revised preliminary plans received in the Planning Department 1985 11 08.

The project architect, Mr. L. Leyland, was in attendance to explain the adjustments and to present photographs of the site. After discussing the plans and answering the Committee's questions, Mr. Leyland left the meeting.

The Committee commented that they would recommend the applicant give serious consideration to a peaked, metal roof as stated previously. It has been their experience that a simple wood truss roof system is usually more economical than the roofing system being proposed. Furthermore, if the applicant does decide to utilize the peaked roof in the building's design, the following suggestions should be incorporated into the plans:

- 1) the pitch of the roof should be returned to that of the original proposal;
- 2) the signage proposal for the "ends" should be applied rather than recessed;
- 3) the three narrow windows on the south elevation should be grouped closer together with an arc overhead.

6. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE  
OF BRUNETTE AVE. WEST OF BLUE MOUNTAIN STREET AT 814-818 BRUNETTE AVE.

The Committee reviewed the preliminary plans received in the Planning Department 1985 11 05.

This site is in a highly visible location on a major entry point into Coquitlam. The Committee feels that any new buildings in this area should be of a quality and design which is commensurate with this location.

The Committee appreciates the fact that the submission before them is in the very preliminary design stages, and as such, could be readily reconsidered. The proposed building does not reflect the quality of design envisaged for this area and therefore, the Committee would encourage reconsideration at this early stage.



Design Committee Minutes  
of November 12, 1985

7. PRELIMINARY REVIEW OF PROPOSED REDEVELOPMENT OF THE SERVICE STATION ON THE SOUTHWEST CORNER OF WESTWOOD STREET AND GREEN STREET AT 858 WESTWOOD STREET

The Committee reviewed the preliminary plans received in the Planning Department 1985 11 04.

The Committee appreciates the applicant's effort in formulating a design which will greatly improve the aesthetics of this corner. With a few modifications to the proposed design, the Committee is of the opinion that the building could be quite pleasing. The Committee therefore suggests that the applicant give consideration to the following:

- 1) utilizing three overhead doors of the same height. This would require an adjustment in the roof line.
- 2) simplifying the window treatment on the east elevation through the elimination of the transom window and the lowering of the glazing adjacent to the "man-doors";
- 3) "pulling back" a portion of the upper metal cladding at the northeast corner of the building, thereby eliminating the problem of having different materials meeting on an outside corner;
- 4) utilizing a more commercial type balcony detail rather than the residential one proposed; i.e. a glass balustrade.

In addition to the above, the Committee requests clarification from the project designer as to the detail adjacent to the balcony where the stucco and metal appear to align. If the two materials do in fact meet, or nearly meet on the same plane, the plan should be modified to eliminate the potential detailing problem.

8. DISCUSSION ON POSSIBLE CHANGES TO THE SETBACK REQUIREMENT IN THE RS-4, ONE-FAMILY COMPACT RESIDENTIAL ZONE

The Committee heard a report from the Planning Department representatives relative to a request from a developer, for a lowering of the existing side yard setback requirements. The Committee's initial reaction was that the present requirements appear satisfactory and therefore, should remain unchanged. However, prior to conveying a formal recommendation on this matter, the Committee will make an on-site inspection of the RS-4 areas in and around the Town Centre Area.

**DISTRICT OF COQUITLAM**

---

Inter-Office Communication

Land Use Committee

DEPARTMENT:

DATE: Nov. 26, 1985

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes  
of November 26, 1985

OUR FILE:

---

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, November 26, 1985, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. L. Leyland

1. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTH SIDE OF SHERWOOD AVENUE EAST OF BLUE MOUNTAIN STREET AT 913 SHERWOOD AVENUE

The Committee reviewed the revised preliminary plans received in the Planning Department 1985 11 20 and the coloured information submitted previously on 1985 10 22.

The Committee feels that the minor adjustments made do not constitute an improvement in the building design from that which was submitted previously. As a result, the Committee suggests that the applicant seek professional design assistance.

Design Committee Minutes of  
November 26, 1985

2. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO AN EXISTING INDUSTRIAL BUILDING ON THE SOUTH SIDE OF BARNET HIGHWAY WEST OF LANSDOWNE STREET AT 2724 BARNET HIGHWAY

The Committee reviewed the plans and coloured photographs, all received in the Planning Department 1985 11 19.

The Committee recommends acceptance of the proposed addition subject to a more acceptable detail being prepared where the metal cladding is to end on the "outside corner".

3. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTH SIDE OF SHERWOOD AVENUE EAST OF BLUE MOUNTAIN STREET AT 930 SHERWOOD AVENUE

The project architect, Mr. L. Leyland, presented revised preliminary plans to the Committee. After discussing the latest proposal and answering the Committee's questions, Mr. Leyland left the meeting.

The Committee recommends acceptance of the revised preliminary design.

If this project reaches the building permit application stage, the Committee will be looking for a more imaginative landscape design. The Committee also suggests that consideration be given to the use of cedar in the area above the overhead doors, in a manner consistent with the fascia.

In relation to the request for a relaxation in the front yard setback, the Committee recommends Council approval on the basis of the latest plan submission.

4. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING FOR "PACIFIC GMC" ON SOUTHWEST CORNER LOUGHEED HWY. & KING EDWARD ST. AT 1090 LOUGHEED HWY.

The Committee reviewed the plans received in the Planning Department on 1985 11 18 and the photograph of the coloured perspective, received on 1985 11 01.

The Committee recommends acceptance of the proposed building.

Design Committee Minutes of  
November 26, 1985

5. BUILDING PERMIT REVIEW OF A PROPOSED FIVE-UNIT TOWNHOUSE PROJECT ON THE NORTHWEST CORNER OF BRUNETTE AVE. & SCHOOLHOUSE ST. AT 1431 BRUNETTE AVE.

The Committee reviewed the plans received in the Planning Department on 1985 11 22 and the coloured elevations submitted on 1984 06 05.

The Committee recommends acceptance of the proposed project, noting the intention to retain the existing mature trees around the perimeter of the site. The Committee trusts the developer will take care in protecting these trees during clearing of the site and construction of the project.

6. PRELIMINARY REVIEW OF A PROPOSED 20-UNIT APARTMENT PROJECT ON SOUTHEAST CORNER OF BRUNETTE AVENUE AND CASEY STREET AT 1402-1408 BRUNETTE AVENUE

The Committee reviewed the preliminary plans received in the Planning Department on 1985 11 27.

Conceptually, the Committee feels this design responds favourably to the Maillardville Redevelopment Committee's desire to encourage "French-Canadian Heritage Design" themes in this area. There were, however, a few areas where additional review or input should be considered. These relate to:

- 1) the east and west end elevations. Perhaps some of the design features utilized elsewhere could be introduced onto the end elevations.
- 2) the probable requirement for electrical rooms;
- 3) the lack of any central refuse container area with appropriate screening;
- 4) the lack of any "on-site" common amenity area. In this regard, the Committee stated they would not be willing to recommend a relaxation of by-law requirements in this regard.

To summarize, the Committee feels positive about the project, however, prior to recommending acceptance of the proposal, they would request the submission of revised preliminary plans which respond to the above comments. Furthermore, the Committee seeks input on landscaping, exterior materials and colours, including provision of a colour board and coloured perspective.

Design Committee Minutes of  
November 26, 1985

7. BUILDING PERMIT REVIEW OF A PROPOSED "FIELD HOUSE" IN MACKIN PARK AT  
1046 BRUNETTE AVENUE

The Committee reviewed the plans and model, all received in the Planning Department on 1985 11 28.

The Committee recommends acceptance of the proposed building.

8. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE "PINE TREE VILLAGE"  
SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY

The Committee reviewed the preliminary plans received in the Planning Department on 1985 11 27.

The Committee recommends acceptance of the preliminary submission.

9. DISCUSSION ON POSSIBLE CHANGES TO THE SETBACK REQUIREMENTS IN THE RS-4  
ONE-FAMILY COMPACT RESIDENTIAL ZONE

The Committee does not recommend a by-law change to reduce the interior side yard setback in the RS-4 zone to 1.25 metres for all housing. The Committee feels the 1.75-metre setback to a building which exceeds one storey in height is serving the purpose for which it was intended. An overall reduction to 1.25 metres (4.1 feet) would lead to more imposing structures being constructed on these small lots.

NM/cr

  
Neil Maxwell, Secretary

**DISTRICT OF COQUITLAM**

Inter-Office Communication

TO: Land Use Committee                      DEPARTMENT:                      DATE: Dec. 9, 1985  
FROM: Design Committee                      DEPARTMENT:                      YOUR FILE:  
SUBJECT: Design Committee Minutes                      OUR FILE:  
          of December 9, 1985

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Monday, December 9, 1985, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. S. Sewall  
Mr. A. Waisman  
Mr. K. Takeuchi

1. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO AN INDUSTRIAL BUILDING ON EAST SIDE OF GLACIER STREET SOUTH OF GOLDEN DRIVE AT 91 GLACIER STREET

The Committee reviewed the plans and colour information, all received in the Planning Department 1985 12 09.

The Committee recommends acceptance of the proposed addition and the modification to the extension of the super graphics.

Design Committee Minutes  
of December 9, 1985

2. REVIEW OF PROPOSED MODIFICATIONS TO THE SIGNAGE PROGRAM FOR THE  
"RENAISSANCE SQUARE" SHOPPING CENTRE AT 329 NORTH ROAD

The Committee reviewed the coloured photographs and explanatory letter from the applicant, all received in the Planning Department 1985 12 05.

The Committee recommends acceptance of the adjustment in the sign band in that the lower "stucco trim" need not be constructed as originally proposed. It is noted that what was to be the sign band on Building 6 is to be constructed in stucco so as to follow through on the stepped design element.

3. Z-30-85 - PRELIMINARY REVIEW OF A PROPOSED SHOPPING CENTRE ON THE NORTH  
SIDE OF LOUGHEED HIGHWAY WEST OF WESTWOOD STREET, NORTH TO ANSON AVENUE

The Committee reviewed the preliminary plans, coloured perspective and coloured elevation drawings, all received in the Planning Department on 1985 12 09.

A delegation, consisting of Messrs. Waisman, Sewall and Takeuchi, presented the development. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee complimented the project architects on the manner in which they have unified the shopping centre through the use of the white vinyl canopy, the mullionless glass storefronts and major tenant entrance identification. The design consideration given to the "super store" also warrants praise given its attention to human scale, the steps in the facade, and the clerestory lighting. The Committee is of the opinion that the foregoing design features, along with the use of the "outsullation" building material, are important to the design success of the centre, and therefore the Committee trusts they will be retained as the project evolves.

It was noted that the preliminary package of plans did not include information on the highly visible Anson Avenue and Westwood Street facades. The Committee feels the treatment of these elevations is very important and therefore requests submission of drawings indicating the treatment proposed. If at all possible, the Committee would like to review these plans prior to any Public Hearing on this application.

Design Committee Minutes  
of December 9, 1985

3. cont'd

A treatment similar to the eastern elevation of the super store could be considered for the Anson Avenue elevation and the same level of design be extended to the rears of the commercial rental buildings.

In relation to this project, the Committee also commented as follows:

- 1) At least one additional pocket of landscaping is warranted in the large parking lot, either through the retention of existing planting or, alternatively, an area planted with indigenous plant material.
- 2) Firm control of the signage program is highly recommended. The Committee suggests that the project architect be responsible for review of this matter in order to maintain the integrity of the design.
- 3) The Committee would endorse the applicant's appeal to Council in regards to a relaxation of the height requirements of the Zoning Bylaw.
- 4) If this project proceeds, the Committee will be insistent that the design of the two freestanding "spec" buildings adjacent to the Lougheed Highway be consistent with the architectural theme already established for the centre.
- 5) The Committee would request the submission of further preliminary plans as the project design evolves, thereby enabling them to have input prior to the commencement of any working drawings.

To summarize, the Committee would have no objection to this project proceeding to Public Hearing trusting that the additional plans requested above will be submitted prior to any Public Hearing should Council refer this application.

4. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE WEST SIDE OF  
GLACIER STREET NORTH OF GOLDEN DRIVE AT 140 GLACIER STREET

The Committee reviewed the plans and model, all received in the Planning Department on 1985 12 09.

The Committee recommends acceptance of the project in preliminary. If this project reaches the building permit application stage, the Committee will be looking for the following:



Design Committee Minutes  
of December 9, 1985

4. cont'd

- 1) the screening details of any rooftop mechanical equipment;
- 2) an increase in planting quantities as the initial scheme appears to be sparsely planted;
- 3) a raised, or alternatively, a recessed exposed aggregate panel on the north elevation to resolve the problem of having dissimilar materials meeting on the same plane;
- 4) the removal of the exposed aggregate finish between call-up lines 1 and 2 on the east elevation, thereby stopping that material on an "inside corner";
- 5) cross sections C and D being extended to give the relationship of the height of the Lougheed connection to that of the site and the building.

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

The Committee reviewed the plans and coloured perspectives, all received in the Planning Department 1985 12 05.

The Committee recommends acceptance of the preliminary submission. If this proposal reaches the working drawing stage, the Committee will be looking for:

- 1) a detailed landscape plan which has been treated with the same degree of quality as that of the building;
- 2) normal details, plus information on the location of any rooftop mechanical equipment and its attendant screening.

NM/cr

  
Neil Maxwell, Secretary