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CITY OF _____

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



T-1

1993 December 30

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

**SUBJECT: DESIGN COMMITTEE MINUTES
DECEMBER 29, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 5:30 p.m. on Wednesday, December 29, 1993 with the following persons present:

COMMITTEE MEMBERS:

- Mr. B. Aichberger
- Mr. K. Anand
- Mr. G. Shinkewski
- Mr. A. Smode

STAFF:

- Mr. Neil Maxwell, Planning Assistant
- Mr. Tom Hawkins, Planning Assistant

GUESTS:

- Mr. E. Segat
- Mr. A. Moolin
- Mr. B. Thom
- Mr. B. Chin
- Mr. A. Matis
- Ms. S. Yuen

DESIGN COMMITTEE MEETING
MINUTES OF DECEMBER 29, 1993

1) **BUILDING PERMIT REVIEW OF PROPOSED "CAPE HORN" PUMP STATION AT 340 MARINER WAY**

The Committee reviewed the landscape plan received in the Planning Department September 27, 1993 and revised plans received December 10, 1993.

The Committee recommends acceptance of the proposed building.

2) **BUILDING PERMIT REVIEW OF PROPOSED WASHROOM FACILITY ON GOLF COURSE AT 1630 PARKWAY BOULEVARD**

The Committee reviewed the plans and coloured information submitted previously plus the letter of explanation from Mr. P. Young of Wesbild Enterprises dated December 24, 1993.

The Committee now recommends acceptance of the proposed building.

3) **PRELIMINARY REVIEW OF PROPOSED 90 UNIT APARTMENT COMPLEX AT THE SOUTHEAST CORNER OF ROCHESTER AVENUE AND LOUGHEED HIGHWAY AT 528 - 532 ROCHESTER AVENUE**

The Design Committee reviewed the preliminary plans received in the Planning Department December 24, 1993, the coloured elevation drawings, coloured perspective and landscape concept plan received December 14, 1993, and revised siting plans received December 17, 1993.

The representative from Oberto Oberti Inc. Architecture, Mr. E. Segat, and the landscape architect Mr. A. Moolin, presented the preliminary drawings for the Committee's consideration. After explaining the project and after answering the Committee's questions Mr. Segat and Mr. Moolin left the meeting.

The Committee stated that the siting adjustments have greatly improved the inner courtyard spaces. Even though the Committee is willing to recommend acceptance of the project in preliminary in order to allow it to proceed to a Public Hearing, they do not feel fully comfortable in supporting the required variances. Some concern was also expressed in relation to potential privacy problems where the walkway between the buildings occur. Further consideration of the above issues are requested prior to finalization of the Development Permit.

DESIGN COMMITTEE MEETING
MINUTES OF DECEMBER 29, 1993

4) **PROPOSED MIXED COMMERCIAL/RESIDENTIAL PROJECT ON THE
NORTHEAST CORNER OF PINETREE WAY AND LINCOLN AVENUE AT
1151 PINETREE WAY (HENDERSON CENTRE)**

The Design Committee reviewed the information previously received in the Planning Department, the revised architectural drawings received December 6, 1993, colour elevation boards received December 17, 1993, revised landscape plans received December 21, 1993, coloured elevations and an architectural model presented at this meeting.

Mr. B. Thom, Mr. B. Chin, and Mr. A. Matis the Project Architects, and Ms. S. Yuen, the representative for the property owners, were in attendance to present the revised plans and information for Design Committee's consideration. After explaining the proposed changes and after answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the revisions while noting the following comments should be incorporated into the working drawings:

1. The signage must be handled carefully as discussed and be clearly identified on the construction plans;
2. The walkway connections and screening of the residential units in the courtyards should be more fully developed;
3. The paving treatment on the road right-of-way connections should be clarified noting that relief in the paving patterns for both the pedestrian and vehicular zones are required;
4. The apartment tower bases now dominate the lower portions of these buildings. While being acceptable more design interest must be given to the concrete exposures.

5) **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON
THE NORTH SIDE OF UNITED BOULEVARD EAST OF KING EDWARD
STREET AT 1301 UNITED BOULEVARD**

The Committee reviewed the plans and colour perspective received in the Planning Department June 14, 1993, the revised drawings received June 30th and December 23, 1993 and the colour perspective received December 29, 1993.

DESIGN COMMITTEE MEETING
MINUTES OF DECEMBER 29, 1993

5) cont'd/

The Committee stated they are quite pleased with the new design and the manner in which the applicants have responded to the Committee's previous concerns on front and rear building articulation and the reorganization of the parking. There are however two issues which have not been addressed and these relate to signage and entry identification. In relation to signage the Committee would like to see the anticipated signage applied to the elevations. On the matter of entry identification, the nominal glass opening is not acceptable. If the entry function were to be relocated to the glassed feature at the building's midpoint this would be quite acceptable otherwise the current proposal must be reconsidered.

On a separate matter the Committee requests the submission of a landscape plan which matches the new parking and site plan configuration.


NEIL MAXWELL
SECRETARY

NM/lis

CITY OF

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



T-1

1994 January 18

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
JANUARY 18, 1994**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, January 18, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. R. Dafoe
Mr. P. Kwasnicky
Mr. G. Shinkewski
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. P. Grant
Mr. K. Halex
Mr. R. Johnston
Mr. M. Feldberg
Mr. R. Hall
Mr. J. Davidson
Mr. L. Homes

**1. PRELIMINARY REVIEW OF PROPOSED GOLF COURSE MAINTENANCE
BUILDING ON PARCEL 8A PLATEAU BOULEVARD**

The Design Committee reviewed the preliminary plans and colour chips received in the Planning Department December 16, 1993.

DESIGN COMMITTEE MEETING
OF JANUARY 18, 1994

1. cont'd/

The Committee is somewhat disappointed with the proposed design, particularly since the applicants have demonstrated through past projects that a more creative design is possible. The Committee realizes that the intended use is primarily that of a maintenance facility, however several other activities are apparently going to occur within the building and therefore its design should be given due consideration.

In addition to the above, the Committee requests that future submissions include:

- a) a landscape plan;
- b) the fencing colour including the posts and rails;
- c) a set of fully coloured elevation drawings, and
- d) clarification as to whether the barbed wire is really necessary.

2. **PRELIMINARY RE-REVIEW OF PROPOSED "AIKENHEADS" HOME IMPROVEMENT WAREHOUSE ON THE SOUTHWEST CORNER OF UNITED BOULEVARD AND SCHOONER STREET AT 1850 UNITED BOULEVARD**

The Design Committee reviewed the plans received in the Planning Department November 19, 1993, the colour material sample board and coloured perspective received November 30, 1993, and the revised architectural drawing received January 10, 1994.

The Committee appreciates the response to the concerns raised previously. They are however, still disappointed in the manner in which the rental facility is being integrated into the design. The Committee had anticipated or hoped for a proposal which would have been more sensitively handled, consequently, they would request further consideration of this issue.

In relation to other aspects of this project the Committee noted the following:

- a) they trust the posts and rails of the chain link fencing system will be painted to match the wire mesh;
- b) a firm commitment on the texturing of the reveals must be reached prior to issuance of any Building Permit.

**DESIGN COMMITTEE MEETING
OF JANUARY 18, 1994**

**3. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON
NORTH SIDE OF UNITED BOULEVARD EAST OF KING EDWARD STREET
AT 1301 UNITED BOULEVARD**

The Design Committee reviewed the plans and colour perspective received in the Planning Department June 30th and December 23, 1993, the colour perspective received December 29, 1993, and the revised site plan received January 5, 1994.

The company representative, Mr. R. Johnston and Mr. M. Feldberg presented the project for the Design Committee's consideration. After explaining the project and after answering the Committee's questions Mr. Johnston and Mr. Feldberg left the meeting.

The Committee reiterated their previous comment that the new design is to be commended. On the outstanding matter of the entry location, the Committee recommends approval on the basis of the applicants undertaking to submit designs of any entrance structures (including canopies) for their review prior to any such work proceeding on the building.

Turning to the matter of landscaping, the observation was made that the rhythm of the building design has not been entirely picked up in the landscape design. In addition, the corner glassed elements will be masked by the pine trees and their future growth. It was also suggested that the image of the second tenant entry could be reinforced with a more balanced landscape approach.

To summarize, the Committee recommends acceptance of the project based on the above noted undertaking subject to submission of landscape plans to the satisfaction of the Planning Director which resolve the landscape issues.

**4. Z-78-93 - PRELIMINARY REVIEW OF PROPOSED ADDITION TO THE
BURQUITLAM LIONS CARE CENTRE AT 560 SYDNEY AVENUE**

The Design Committee reviewed the plans received in the Planning Department November 26, 1993, and the colour photograph boards received January 18, 1994.

The project architects, Mr. R. Hall and Mr. J. Davidson and the representative for the owner, Mr. L. Holmes, presented the drawings and colour photographs for the Committee's consideration. After presenting the project and after answering the Design Committee's questions, Mr. Hall, Mr. Davidson and Mr. Holmes left the meeting.

**DESIGN COMMITTEE MEETING
OF JANUARY 18, 1994**

4. cont'd/

The Committee was quite impressed with the thorough presentation and the manner in which site problems have been analyzed and addressed. The design including the bold colours are supported in preliminary. The areas of concern identified by the Committee relate to:

- a) the integration of the existing building with the proposed facility. The new structure is quite acceptable, however, the old building suffers in contrast;
- b) the limited landscaping around the ramp and entry to the Christmas Manor.

To summarize, the Committee recommends acceptance of the project in preliminary, however, requests a response to the above matters prior to the preparation of any Development Permit.

5. PRELIMINARY REVIEW OF PROPOSED ADDITION TO MILLSIDE SCHOOL AT 1432 BRUNETTE AVENUE

The Design Committee reviewed the preliminary plans received in the Planning Department January 14, 1994.

The project architects, Mr. K. Halex and Mr. P. Grant presented the drawings to the Design Committee for their consideration. After explaining the project and after answering the Committee's questions Mr. Halex and Mr. Grant left the meeting.

The Committee feels that the first proposal is not consistent with the heritage qualities of the original structure, whereas the "A" alternative is. The "A" design has a good rhythm in terms of the windows and roof gables. The use of a coloured brick is also sympathetic to the heritage design. Given the foregoing, the Committee heartily endorses the "A" alternative.

In relation to the alterations proposed for the annex addition, the Committee suggests that consideration be given to an increased roof angle with support columns. A review of where the new roof meets the addition at the rear entrance is also felt to be warranted.

DESIGN COMMITTEE MEETING
OF JANUARY 18, 1994

6. **BUILDING PERMIT REVIEW OF PROPOSED SERVICE COMMERCIAL BUILDING ON SOUTH SIDE OF WOOLRIDGE STREET, EAST OF KING EDWARD AT 1300 WOOLRIDGE STREET**

The Design Committee reviewed the landscape plan received in the Planning Department July 14, 1993, and the revised landscape plan received January 10, 1994.

The Committee thanks the applicants for the response to their previous landscape concerns. The additional information certainly assisted the Committee in their review of this project.

The Committee now recommends acceptance of the development with the suggestion that the concept of the holly hedge be extended to cover the areas on both sides of the eastern driveway.

7. **PRELIMINARY REVIEW OF PROPOSED 65 UNIT APARTMENT BUILDING AT 1591 BOOTH**

The Design Committee reviewed the plans previously received in the Planning Department and the revised Development Permit plans and the letter received January 17, 1994.

The Committee appreciates the response to their previous concerns. The only item which must be addressed is the commitment to a specific building material for the rock walls. An information pamphlet or material sample is requested.

The Committee recommends acceptance of the project in preliminary subject to the above matter first being resolved to the satisfaction of the Planning Director.

8. **PRELIMINARY REVIEW OF PROPOSED COMMERCIAL/RESIDENTIAL COMPLEX ON THE SOUTH SIDE OF GLEN DRIVE AT 2984-2992 GLEN DRIVE**

The Design Committee reviewed the revised architectural drawings, colour perspective and colour sample board all received at this meeting.

The project architect, Mr. P. Kwasnicky, presented the revised plans to the Committee for their consideration. After explaining the revisions and after answering the Committee's questions, Mr. Kwasnicky left the meeting.

**DESIGN COMMITTEE MEETING
OF JANUARY 18, 1994**

8. cont'd/

The Committee reiterated their earlier comment that the project has drawn heavily on the design guidelines for the area and the use of quality building materials and vibrant colours were noted.

If this project reaches the working drawing stage, the Committee would be looking for the usual construction details plus consideration of the following:

- a) the "finishing off" the rooftops on the residential tower;
- b) a review of the lower east side of the building adjacent the future lane/pedestrian connector. A more vibrant image is felt to be warranted along this facade given the ultimate function envisaged for this connector.

To summarize, the Committee has no hesitation in recommending acceptance of this project in preliminary and looks forward to a review of the working plans.



**NEIL MAXWELL
SECRETARY**

NM/ms

CITY OF _____

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



1994 February 1

Our file:

T-2

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
FEBRUARY 1, 1994**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, February 1, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. R. Dafoe

STAFF:

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

GUESTS:

Mr. N. Couttie
Mr. M. Cox
Mr. A. Moolin

DESIGN COMMITTEE MEETING
MINUTES OF FEBRUARY 1, 1994

1) **BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE INDUSTRIAL BUILDING UNDER CONSTRUCTION AT 1321 KETCH COURT**

The Design Committee reviewed the approved building permit drawings received in the Planning Department October 5, 1993, the colour perspective for the original building received August 10, 1993, and the revised architectural drawings received Jan. 6, 1994.

The proposed addition is not in keeping with the design of the building under construction and therefore cannot be supported. The addition should be more in keeping with the building design. Construction materials and colour information should be included with future submissions. The Committee also requests clarification of what is proposed to be stored in this area.

2) **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON SOUTHWEST CORNER OF GOLDEN DRIVE AND NORTH BEND STREET AT 165 GOLDEN DRIVE**

The Committee reviewed the plans received in the Planning Department January 18, 1994 and the letter of explanation and photographs submitted on January 31, 1994.

The Committee could not judge the proposal on the basis of the plans submitted. Architectural drawings which clarify the building proposal and provide normal details are requested. The plans should also be coloured. In addition to the above, the Committee requests:

- a) a screening detail for any rooftop mechanical equipment;
- b) a landscape plan which introduces planting along the south and west sides of the building and reflects the plant relocation mentioned in the January 31, 1994 letter.

3) **BUILDING PERMIT REVIEW OF PROPOSED 154 UNIT APARTMENT COMPLEX IN TWO BUILDINGS AT 2970 AND 2980 PRINCESS CRESCENT**

The Design Committee reviewed the building permit plans received in the Planning Department November 19, 1993, the colour perspective, and sketch of the interior courtyard presented at this meeting.

DESIGN COMMITTEE MEETING
MINUTES OF FEBRUARY 1, 1994

3) **cont'd/**

The representative from Polygon, Mr. N. Couttie, presented the revised drawings and perspective for the Committee's consideration. After explaining the project and after answering the Committee's questions, Mr. Couttie left the meeting.

The Committee recommends acceptance of the project including the removal of the upper balcony balustrades as requested while noting the following:

- a) the one tree adjacent the exit landing should be adjusted as discussed.
- b) the blank wall condition above the porte cochere appears to lack the interest of the remainder of the building and therefore further review of this area is felt to be warranted.

4) **Z-76-93 PRELIMINARY REVIEW OF PROPOSED 90 UNIT APARTMENT COMPLEX AT THE CORNER OF ROCHESTER AVENUE AND LOUGHEED HIGHWAY AT 528-532 ROCHESTER AVENUE**

The Committee reviewed the preliminary plans previously received in the Planning Department and the revised drawings received January 28, 1994.

The project architect, Mr. M. Cox and the landscape architect Mr. A. Moolin presented the revised information for the Design Committees consideration. After explaining the project and after answering for the Committee's questions Mr. Cox and Mr. Moolin left the meeting.

The Committee thanks the applicants for their efforts in responding to the Committee's previous concerns. The project can now be supported in preliminary.

5) **PRELIMINARY REVIEW OF PROPOSED ADDITION TO INDUSTRIAL BUILDING ON THE SOUTH SIDE OF SHERWOOD AVENUE AT 942 SHERWOOD AVENUE**

The Committee reviewed the architectural drawings and coloured photograph received in the Planning Department January 10, 1994, and letter from the applicant received January 31, 1994.

DESIGN COMMITTEE MEETING
MINUTES OF FEBRUARY 1, 1994

5) cont'd/

The design concept is acceptable however the Committee requests a review and consideration of the following:

- a) a removal of the existing decorative block wall and the development of a landscape plan for the entire frontage which would unify and improve the appearance of this portion of Sherwood Avenue
- b) a review of the colour scheme for the proposed building as well as the existing structure since the colours are rather drab and dated. The review should include the possible painting of the existing block work and the metal cladding.

Revised plans and information which respond to the above are requested.

6) **PRELIMINARY REVIEW OF PROPOSED COMMERCIAL/RESIDENTIAL DEVELOPMENT AT 658 CLARKE ROAD**

The Committee reviewed the preliminary plans received in the Planning Department January 21, 1994

The Committee commends the applicant on his intention to redevelop the site and introduce landscaped areas. They realize that the design is still evolving and now is the time to make modifications and adjustments. The plans presented contain many desirable features however it appears that these features need to be "pulled together". A project which has been well through out could result in economy of construction and a building which the owners can be proud of. With the foregoing in mind, the Committee believes that the owner would be well advised to seek some further professional design assistance.

Once updated and revised plans have been prepared, the Committee would be pleased to work with the applicants in the design review process.


NEIL MAXWELL
SECRETARY

NM/lis

CITY OF _____

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



T-1

1994 February 15

Our file: Design Committee Minutes '94

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
FEBRUARY 15, 1994**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, February 15, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. P. Kwasnicky
Mr. A. Smode

STAFF:

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

1) **BUILDING PERMIT REVIEW OF PROPOSED 154 UNIT APARTMENT COMPLEX AT 2970 AND 2980 PRINCESS CRESCENT**

The Committee reviewed the sketch plans received in the Planning Department February 9, 1994 which respond to the Committee's concern over the wall treatment above the entry.

The Committee recommends acceptance of the alterations proposed noting that a similar treatment should be given to the wall on the opposite side on Building 'A'.

DESIGN COMMITTEE MEETING
MINUTES OF FEBRUARY 15, 1994

2) **BUILDING PERMIT REVIEW OF PROPOSED 63 UNIT APARTMENT BUILDING ON THE WEST SIDE OF EASTWOOD STREET NORTH OF GLEN DRIVE AT 1200 EASTWOOD STREET**

The Committee reviewed the Building Permit plans received in the Planning Department August 24, 1993, the revised coloured elevations and colour perspective resubmitted August 24, 1993 and the revised architectural plans received January 27, 1994.

The Committee recommends acceptance of the building, however, concern was expressed with the height of the wall along the lake edge. The applicants are requested to review this matter further since a wall of the height and length proposed cannot be supported. Revised plans which resolve or lessen the visual impact of the wall are requested.

3) **PROPOSED CANOPY ADDITION TO 59 UNIT APARTMENT BUILDING AT 3075 PRIMROSE LANE**

The Committee reviewed Building Permit plans previously received in the Planning Department earlier and the revised drawings and covering letter from the project architect received February 8, 1994.

The Committee recommends acceptance of the introduction of the two canopies as proposed subject to the applicant first confirming the awning colour.

4) **BUILDING PERMIT RE-REVIEW OF PROPOSED INDUSTRIAL BUILDING ON SOUTHWEST CORNER OF GOLDEN DRIVE AND NORTH BEND STREET AT 165 GOLDEN DRIVE**

The Committee reviewed the plans received in the Planning Department January 18, 1994, the coloured elevation board and revised plans received February 10, 1994.

The Committee realizes the functional nature of the building and that the internal uses provide limited opportunities to create a pleasing external image. The proposed design is not however to the level of design of existing development in the immediate area nor is it in keeping with the existing buildings on the site. Consequently the Committee cannot recommend acceptance of the building in its current form.

DESIGN COMMITTEE MEETING
MINUTES OF FEBRUARY 15, 1994

4. cont'd/

The Committee seeks the applicants co-operation in resolving the design issues relating to this building. They would be pleased to meet with the designer to discuss ways of improving the building. For example, if metal cladding were to be applied to the new building in an identical way it was used on the existing building, it would help unify and improve the building design.

5) **PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING AT 1219
WOOLRIDGE STREET**

The Committee reviewed the preliminary plans and colour information received in the Planning Department February 14, 1994.

The Committee cannot support the project as currently proposed since it is not to the level of design of existing and proposed development in the area. The highly visible nature of the site demands a quality design, particularly with an emphasis to the Loughheed Highway elevation.

Revised plans are requested and when being prepared future submissions should include more attention to site landscaping and a review of the colour combinations. In addition garbage enclosure and rooftop equipment details should be supplied.



NEIL MAXWELL
SECRETARY

NM/lb/dm

CITY OF _____

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



T-1

1994 March 1

Our file: Design Committee Minutes

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
MARCH 1, 1994**

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

COMMITTEE MEMBERS:

- Mr. B. Aichberger
- Mr. K. Anand
- Mr. W. Haley
- Mr. P. Kwasnicky
- Mr. A. Smode

STAFF:

- Mr. Neil Maxwell, Planning Assistant
- Mr. Ken McLaren, Development Control Technician

GUESTS:

- Mr. J. Handja
- Mr. J. Hansed

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 1, 1994

1) **BUILDING PERMIT REVIEW OF PROPOSED "AIKENHEADS" HOME IMPROVEMENT WAREHOUSE ON THE SOUTHWEST CORNER OF UNITED BOULEVARD AND SCHOONER STREET AT 1900 UNITED BOULEVARD**

The Committee reviewed the plans received in the Planning Department November 19, 1993 and January 10, 1994, the colour sample board received November 30, 1993, and the Building Permit drawings received February 9, 1994.

The Committee reiterated their disappointment in the lack of a response to their concerns relating to the integration of the rental facility into the design. It was also noted that the working drawings call up galvanized wire meshing whereas the previous commitment was to a green coated vinyl mesh. Given the above, the Committee deferred this application for the submission of revised plans which respond accordingly. In addition the Committee requests colour and finish information on all exterior hand and guard rails, fence posts, ramp walls, etc.

2) **PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING AT 1219 WOOLRIDGE STREET**

The Committee reviewed the plans and colour information received in the Planning Department February 14 and the plans received February 17, 1994 along with the drawings presented at this meeting.

The designer, Mr. J. Handja, presented the revised plans for the Design Committees consideration. After explaining the project and after answering the Committee's questions, Mr. Handja left the meeting.

The Committee reiterates their previous comment that the design cannot be supported in its current form. The applicants must consider the building volumetrically not just in plan and elevation. When reconsidering the project, the designer should review the scale and proportion of the building elements, the manner in which the materials are being utilized, colour, as well as the character and style of the building in general.

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 1, 1994

3) **PROPOSED ALTERATIONS AND ADDITION TO A MINI-WAREHOUSE DEVELOPMENT AT 163 SCHOOLHOUSE STREET**

The Committee reviewed plans received in the Planning Department earlier, the revised building permit drawings received February 7, 1994, the coloured elevation drawings and material sample board all received February 28, 1994.

The project engineer, Mr. J. Hansed, and the contractors, were in attendance to present the proposed adjustments to the working drawings. After explaining the requested changes and after answering the Committee's questions the delegation left the meeting.

The Committee noted that with the physical changes which have occurred, albeit without the benefit of prior endorsement, it is not now practical to insist that the construction be returned to match the approved plans. Having said that, the Committee indicated that it is possible to introduce more "life" to the project through an adjustment in the application of colour and some of the building materials. In this regard, it was felt that a building which closely matched the original would be much better in terms of image from the street. The Committee therefore requests the submission of a revised colour scheme which addresses the foregoing while noting that a narrower, 4 inch vinyl siding is preferred over the 6 inch bevelled siding described by the contractors. The resubmissions should be coloured and clearly demonstrate the colour of such things as the window trims, fascia, balcony railing, doors, gutters, columns, etc.

4) **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 18 FAWCETT ROAD**

The Committee reviewed the preliminary plans, perspective drawing and colour information, all received in the Planning Department February 18, 1994.

The information supplied indicates that considerable effort and thought has been given to develop the attractive building proposed. There were however several matters which the Committee felt should be reviewed and addressed prior to this project proceeding to the building permit application stage. In this regard the Committee requests information on the following:

1. The grey panels. What is their purpose and why are they being proposed?

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 1, 1994

4. **cont'd/**

2. The black marble tiles. How is the construction detail on the outside corner handled?
3. The flashing and guard rail colour.
4. The refuse and rooftop mechanical equipment screening.
5. The landscaping concept.

It was noted that the next submission should also include a professional rendering. Furthermore any future buildings on this lot would be reviewed on their own merits at the time of application.

5) **PRELIMINARY REVIEW OF PROPOSED 8 UNIT TOWNHOUSE COMPLEX
AT 1203 CARTIER AVENUE AND 1203 HATCHEY AVENUE**

The Committee reviewed the preliminary plans received in the Planning Department February 24, 1994.

The Committee realizes the design is still evolving and that a formal application with the usual landscape concept, building materials and colour information has yet to be submitted. As a prelude to that application, the Committee offered the observation that the general form and character of the project is to be commended. The initial observations or comments made by the Committee are as follows:

1. the detailing must be handled carefully since it is an important aspect of this design.
2. the detached garages are not to the same level of design as the units.
3. the east and west elevations are not consistent with the north and south (front and back) elevations. The character of design depicted on the front and rear elevations has not been continued around to the sides.
4. the refuse container location should be identified and a screening detail be developed.

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 1, 1994

5. cont'd/

If this application proceeds and the normal presentation drawings are supplied, the Committee would offer further comments if it is thought to be necessary.



NEIL MAXWELL
SECRETARY

NM/lis

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



1994 March 21
Our file: Design Committee

T-1

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES**
March 15, 1993

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, March 15, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. P. Kwasnicky
Mr. G. Shinkewski
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. T. Hale
Mr. D. Vaughan
Mr. R. McNeice
Mr. McNeice
Mr. G. Brow

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 15, 1994

1) **BUILDING PERMIT REVIEW OF PROPOSED BALCONY ENCLOSURE TO THE EXISTING APARTMENT BUILDING AT 545 SYDNEY AVENUE**

The Committee reviewed the plans and colour photographs received in the Planning Department March 8, 1994.

The Committee recommends acceptance of the balcony enclosure subject to the applicants first confirming the sill heights match to the satisfaction of the Planning Director.

2) **PRELIMINARY REVIEW OF PROPOSED WASHROOM BUILDING IN BRAMBLE LANE PARK LOCATED NORTH OF PANORAMA DRIVE WEST OF BRAMBLE LANE**

The Committee reviewed the plans received in the Planning department January 25, 1994 and March 10, 1994, and the coloured photographs presented at this meeting.

The project architect, Mr. K. Anand, was in attendance to present the proposal. After explaining the building and after answering the Committee's questions, Mr. Anand left the meeting.

The Committee recommends acceptance of the project in preliminary with the one suggestion that the applicants give consideration to a different accent colour for the doors other than the orange currently proposed.

3) **BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS TO THE 38-UNIT APARTMENT BUILDING AT 1145 HEFFLEY**

The Committee reviewed the approved building permit plans and the proposed revisions received in the Planning Department March 15, 1994 which introduce chimneys to the design.

The Committee has no objection to the introduction of the fireplace vents as indicated. The chimneys, however, require further study. Although conceptually acceptable, the chimneys do not appear to reflect building code requirements. In addition, material and colour information is requested.

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 15, 1994

Mr. P. Kwasnicky joined the meeting at this point.

4) **BUILDING PERMIT REVIEW OF PROPOSED ADDITIONS TO THE ROY STIBBS ELEMENTARY SCHOOL AT 600 FAIRVIEW STREET**

The Committee reviewed the plans and information received in the Planning Department March 10, 1994 plus the material samples and coloured photographs presented at this meeting.

Mr. G. Brown, the project architect, was in attendance to present the reconstruction programme. After explaining the proposal and after answering the Committee's questions, Mr. Brown left the meeting.

The Committee appreciates the difficult challenge facing the design team in trying to pull together the project when faced with an existing structure and established massing on the proposed addition. The character of the original school entry identity appears to have been lost with the modified proposal. The entry should therefore be reconsidered. In relation to other aspects of the project the Committee commented that:

- 1) another level of detail should be considered for the rather blank end wall condition facing Fairview Street. Perhaps an open framework feature or trellis may be appropriate;
- 2) the exterior colour scheme appears rather monochromatic. Consideration should be given to enlivening the exterior character of the building with accent colour, utilize a lighter roof colour given its visibility and mass, and using a lighter tone for the shutters which would be warmer and more inviting;
- 3) the rounded canopy on the east elevation appears out of character with the remainder of the building;
- 4) the roofcap on the Fairview Street elevation does not appear to be in proportion with the remainder of the peaked features on that elevation.

5) **PRELIMINARY REVIEW OF PROPOSED 56 UNIT APARTMENT BUILDING (BUILDING 'D' - LAKESIDE TERRACE) AT 1190 EASTWOOD**

The Committee reviewed the Development Permit/Building Permit plans received in

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 15, 1994

#5 Con't.

the Planning Department February 18, 1994 and the coloured elevation drawings received February 3, 1994.

The project architect, Mr. T. Hale, presented the drawings for the Design Committee's consideration. After explaining the project and after answering the committee's questions, Mr. Hale left the meeting.

In general, the Committee found the design expression acceptable. The Committee did, however, express serious concerns in relation to the livability of the units on the north elevation as well as the units located roughly at the midpoint on the west elevation. These units are in close proximity to existing and proposed units at both locations. The privacy issues associated with these portions of the building should be reviewed further. In addition to the above, the Committee requests consideration be given to the following:

- 1) the introduction of the low stone wall along the Eastwood Street frontage;
- 2) when reviewing the privacy problems referred to above, the applicants should review whether it would be possible to provide greater articulation in the floor plan to improve on the privacy between the units.

6) BUILDING PERMIT REVIEW OF PROPOSED 63 UNIT APARTMENT BUILDING ON THE WEST SIDE OF EASTWOOD STREET NORTH OF GLEN DRIVE AT 1200 EASTWOOD STREET

The Committee reviewed the Building Permit plans received in the Planning Department August 24, 1993, the revised coloured elevations and coloured perspective resubmitted August 24, 1993 and the revised architectural plans received January 27, 1994.

The project architect, Mr. T. Hale and the landscape architect, Mr. D. Vaughan, presented the revised drawings for the committee's consideration. After explaining the project and after answering the Design Committee's questions, Mr. Hale and Mr. Vaughan left the meeting.

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 15, 1994

#6 Con't.

The Committee appreciates the response to their previous concern relating to the wall condition adjacent the lake. The revised landscape treatment will certainly resolve the Committee's concerns. In relation to other matters, the Committee recommends acceptance of the project subject to the following concerns first being resolved to the satisfaction of the Planning Director:

- a. the railing colour along the wall condition adjacent the pond should be painted a colour which would lessen the visual impact of the wall height;
- b. taller shrubs should be integrated into the landscape design for the planter strip along the top of the wall.

7) **PRELIMINARY REVIEW OF PROPOSED ADDITION TO INDUSTRIAL BUILDING ON THE SOUTH SIDE OF SHERWOOD AVENUE AT 942 SHERWOOD AVENUE**

The Committee reviewed the material previously submitted in the Planning Department and the revised drawings received February 1, 1994.

The project owners, were present to provide further background information. After explaining their proposal, and answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the proposed building in preliminary.

8) **BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS TO MINI-WAREHOUSE UNDER CONSTRUCTION AT 163 SCHOOLHOUSE STREET**

The Committee reviewed the revised coloured elevations and material samples, all received in the Planning Department March 14, 1994.

The Committee appreciates the response to their previous concerns. The revised exterior and colour treatment is acceptable.

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 15, 1994

9) **BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO INDUSTRIAL BUILDING UNDER CONSTRUCTION AT 1321 KETCH COURT**

The Committee reviewed the revised plans received in the Planning Department March 10, 1994 and the coloured elevation drawings submitted on March 10, 1994.

The Committee recommends acceptance of the project subject to the applicants first confirming the column colours to the satisfaction of the Planning Director.


10) **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON SOUTH EAST CORNER OF HARTLEY AVENUE AND FAWCETT STREET AT 2208 HARTLEY AVENUE**

The Committee reviewed the plans received in the Planning Department March 1, 1994. The Committee noted that the submission was lacking in certain information such as a landscape plan, colour perspective and coloured sample board, therefore they were unable to properly critique the project. Future submissions should include that information. In the meantime, the Committee stated that the high tech design image depicted by the drawings is to be encouraged, however, it appears that the design theme has not been consistently followed through (portions of the windows and the stairs).

The committee also requested the applicants review:

1. the massing of the building;
2. the apparent lack of strong entry identification.

Revised plans and information as noted above are requested. Once received, the Committee will be able to finalize their review of this project.


Neil Maxwell
Secretary

NM/dm

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



T-1

1994 March 29

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
MARCH 29, 1994**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, March 29, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger

Mr. K. Anand

Mr. W. Haley

Mr. P. Kwasnicky

STAFF:

Mr. K. McLaren, Development Control Technician

Mr. N. Maxwell, Planning Assistant

GUESTS:

Mr. D. Anderson

Mr. J.A. Handja

Mr. P. Rust

Mr. & Mrs. Vidovic

1. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON THE SOUTHEAST CORNER OF HARTLEY AVENUE AND FAWCETT STREET AT 2208 HARTLEY AVENUE

The Committee reviewed the plans received in the Planning Department March 1st and March 17th and March 21, 1994.

The project architect, Mr. P. Rust, and the property owners Mr. & Mrs. Vidovic presented the revised drawings for the Design Committee's consideration. After explaining the revisions and after answering the Committee's questions the delegation left the meeting.

DESIGN COMMITTEE MEETING
OF MARCH 29, 1994

1. cont'd/

The Committee appreciates the applicants response to their previous request for additional information and review of several items.

The Committee supports the design proposal recommended by the consulting firm for the subdivision even though some concern was expressed over the introduction of the additional reveal lines and the loss of the darker colour tone for the recessed panels.

2. **PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING AT 1219 WOOLRIDGE STREET (AUDIO VISUAL UNLIMITED)**

The Committee reviewed the plans received in the Planning Department February 14th, and the colour perspective and coloured alternatives received March 23, 1994.

The project designer, Mr. J.A. Handja, and the owner's representative Mr. D. Anderson presented the new information for the Design Committee's consideration. After explaining the proposal and after answering the Committee's questions the delegation left the meeting.

The Committee appreciates the applicants' response to the Committee's previous concerns. The applicants should pursue refinement of the alternative, which was supported as discussed. Once the plan revisions have been prepared, the Committee would be pleased to review the plans. The resubmission should also include a detailed landscape plan.

3. **BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO THE EXISTING INDUSTRIAL BUILDING ON THE SOUTH SIDE OF SHERWOOD AVENUE AT 942 SHERWOOD AVENUE**

The Committee reviewed the preliminary architectural drawings and coloured photograph received in the Planning Department January 10, 1994 and the Building Permit drawings received March 11, 1994.

The Committee recommends acceptance of the project subject to the applicants first resolving the following matters to the satisfaction of the Planning Director;

- 1) giving the existing and any proposed concrete retaining walls an architectural finish i.e. textured concrete paint;

DESIGN COMMITTEE MEETING
OF MARCH 29, 1994

3. cont'd/
2) introducing landscaping along the front lot line and in the boulevard area to the maximum extent possible.

4. **BUILDING PERMIT REVIEW OF PROPOSED SIGNAGE FOR INDUSTRIAL BUILDING AT 1335 UNITED BOULEVARD - (SANDY'S FURNITURE)**

The Committee reviewed the colour photograph received in the Planning Department March 24, 1994, and the coloured elevation received March 29, 1994.

The Committee recommends acceptance of the proposed signage with the suggestion that perhaps the sign on the front elevation should be raised slightly to be better centered.

5. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 18 FAWCETT ROAD**

The Committee reviewed the preliminary plans, and the photograph of the colour perspective previously received in the Planning Department, and the building permit plans received March 28, 1994.

The Committee recommends acceptance of the proposed building while noting they look forward to reviewing the next building being contemplated for the site.



NEIL MAXWELL
SECRETARY

NM/ms

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



T-2

1994 April 12

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
APRIL 12, 1994**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, April 12, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger

Mr. K. Anand

Mr. W. Haley

Mr. A. Smode

STAFF:

Mr. K. McLaren, Development Control Technician

Mr. N. Maxwell, Planning Assistant

GUESTS:

Mr. G. Brown

Mr. G. Whiteley

Mr. B. Harrison

Mr. R. Ramsey

Mr. R. Johnston

1. **BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS TO 38 UNIT
APARTMENT BUILDING AT 1145 HEFFLEY CRESCENT**

The Committee reviewed the approved building permit plans, the revised drawings received March 15, and colour photograph and coloured elevation drawing received April 8, 1994.

The Committee recommends acceptance of the introduction of the chimneys as requested since they add another level of design interest to the project.

DESIGN COMMITTEE MEETING
OF APRIL 12, 1994

2. **BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON
NORTH SIDE OF WOOLRIDGE STREET EAST OF KING EDWARD STREET
AT 1219 WOOLRIDGE STREET**

The Committee reviewed the revised plans received in the Planning Department and the coloured elevations submitted previously.

The Committee recommends acceptance of the project subject to the applicant first resolving the following matters to the satisfaction of the Planning Director:

- 1) the submission of actual paint chips to confirm the intended colour scheme;
- 2) the development of a landscape plan which has some imagination and injects some variety into the planting. The plan should also provide details of the concrete block planters which were described at the last meeting but were not included in the revised submission.

3. **BUILDING PERMIT REVIEW OF PROPOSED ADDITIONS TO THE ROY
STIBBS ELEMENTARY SCHOOL AT 600 FAIRVIEW STREET**

The Committee reviewed the plans and information received in the Planning Department March 10th, and the revised drawings received March 23, 1994.

The project architect, Mr. G. Brown, and the project manager, Mr. G. Whiteley, presented the revised drawings for the Design Committee's consideration, and responded to the Committee's previous comments. After explaining the revisions and after answering the Committee's questions Mr. Brown and Mr. Whiteley left the meeting.

The Committee finds the roofcap facing Fairview Street to be acceptable and a preference was indicated for the Alternative D canopy design over the entrance on the west elevation. Concern was still expressed over the entry location and its identity. The Committee is also of the opinion that the blank wall conditions adjacent the north-east corner of the building should be studied further. Consideration should be given to any one or a combination of graphics, landscaping or appliqué to these wall surfaces.

Finally and of most concern is the colour scheme. The roof colour is thought to be too dark as well as the window shutters. Perhaps the quality of the rendered elevations is influencing the Committee's judgement, but they are of the opinion that the base colours of this proposal are insipid and should also be reconsidered.

DESIGN COMMITTEE MEETING
OF APRIL 12, 1994

3. cont'd/

Given the construction timetable, the Committee does not object to the project proceeding but would strongly recommend that the above areas of concern be reconsidered.

4. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING AT
78 FAWCETT ROAD (PHASE II)**

The Committee reviewed the plans received in the Planning Department March 29th, and the coloured elevation drawing received April 5, 1994.

The project designer, Mr. R. Ramsay and the owner, Mr. B. Morrison were in attendance. After explaining the proposal and after answering the Committee's questions, Mr. Ramsay and Mr. Morrison left the meeting.

The Committee recommends acceptance of the project subject to the applicants first resolving the following matters to the satisfaction of the Planning Director:

- a) the window and door locations should be reviewed to determine if slight locational adjustments can be made so they will align more closely.
- b) there are a few instances where the reveal lines could be eliminated which would result in a better reveal pattern.

5. **Z-11-94 - PRELIMINARY REVIEW OF PROPOSED 7 UNIT TOWNHOUSE
COMPLEX AT 1203 CARTIER AVENUE AND 1203 HATCHEY AVENUE**

The Committee reviewed the revised preliminary plans received in the Planning Department March 23rd, and the colour sample boards received March 24, 1994.

The Committee recommends acceptance of the project in preliminary while noting the following:

- a) the roofing material should be cedar shingles or shakes;
- b) a landscape plan with some imagination including greater plant densities and sizes is required. The applicants should seek some professional assistance on this matter;

DESIGN COMMITTEE MEETING
OF APRIL 12, 1994

5. cont'd/

c) an enlarged portion of each building accurately colour rendered is requested.

Revised plans which address the above are to be submitted for review prior to any Public Hearing.

6. **BUILDING PERMIT REVIEW OF PLANS FOR A CARPORT ADDITION FOR THE 4 UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 1312 CARTIER AVENUE**

The Committee reviewed the building permit plans for the townhouses previously received in the Planning Department, plus the drawings for the proposed carports received March 22nd, and the letter from the architect submitted on April 12, 1994.

The Committee recommends acceptance of the proposed carports.

7. **PRELIMINARY REVIEW OF PROPOSED WESTWOOD PLATEAU ZONE 6 RESERVOIR AND PUMP STATION AT 1801 PARKWAY BOULEVARD**

The Committee reviewed the plans and information received in the Planning Department April 7, 1994.

The Committee recommends acceptance of the proposals in preliminary. When the building permit plan submission is received, it must include a detailed landscape plan. This is particularly important for the reservoir site since it is directly behind a future townhouse area and will undoubtedly be highly visible as suggested by the photographs.

8. **REVIEW OF PROPOSED ALTERATIONS TO THE EXISTING "WOSK'S" INDUSTRIAL BUILDING AT 1311 UNITED BOULEVARD**

The Committee reviewed the building permit plans previously submitted in the Planning Department and the coloured photographs received April 12, 1994.

The project co-ordinator, Mr. R. Johnston was in attendance to discuss the issue of whether the rear panels should be painted as originally proposed. After discussing this matter and after answering the Committee's questions, Mr. Johnston left the meeting.

DESIGN COMMITTEE MEETING
OF APRIL 12, 1994

8. cont'd/

The Committee has no objection to the building being left "as is". It was noted however, that if the tenant wishes to modify the existing exterior treatment it must be submitted for review and comment.

9. **PRELIMINARY REVIEW OF PROPOSED "SCOTT CREEK MIDDLE SCHOOL" AT 1240 LANDSDOWNE DRIVE**

The Design Committee reviewed the preliminary plans, colour perspective, and colour material sample board received in the Planning Department December 7, 1993 and the revised plans and colour samples received April 5, 1994.

The adjustments which have been made improve on what was already considered to be a well thought out proposal. The one major exception to the foregoing endorsement relates to the colour scheme. The colour scheme presented in uninspiring and of particular note is the dark green almost black colour of the very visible roof.

If this proposal proceeds to the building permit application stage, the Committee would be seeking a response to the above and:

- a) confirmation as to which school building material the refuse container screen wall will match;
- b) information on the lighting program as requested previously.



NEIL MAXWELL
SECRETARY

NM/ms

CITY OF _____

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



T-1

1994 April 26

Our file: Design Committee Minutes

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
APRIL 26, 1994**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, April 26, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. W. Haley
Mr. P. Kwasnicky

STAFF:

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

GUESTS:

Mr. J. Silverman
Mr. R. Hall

DESIGN COMMITTEE MEETING
MINUTES OF APRIL 26, 1994

1. **PRELIMINARY REVIEW OF PROPOSED BALCONY COVER TO EXISTING UNIT #417 AT 1210 PACIFIC STREET**

The Committee reviewed the plans received in the Planning Department March 15, 1994 and the coloured photographs and material sample received April 21, 1994.

The Committee recommends acceptance of the proposed enclosure in preliminary.

2. **BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO MILLSIDE SCHOOL AT 1432 BRUNETTE**

The Committee reviewed the Building Permit plans received in the Planning Department April 06, 1994, the coloured photograph and colour sample received April 11, 1994.

The Committee recommends acceptance of the proposed addition.

3. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 2130 HARTLEY AVENUE**

The Committee reviewed the plans received in the Planning Department February 25 and 28, 1994 and April 22, 1994 plus the colour material sample board and colour perspective submitted on April 15, 1994.

The Committee recommends acceptance of the proposed building.

4. **PRELIMINARY REVIEW OF PROPOSED CARE CENTER AT 1131 DUFFERIN STREET**

The Committee reviewed the plans, coloured elevation drawings, colour chips and photographs of the existing site, all received in the Planning Department April 15, in addition to the colour sample board and colour perspective submitted on April 22, 1994.

DESIGN COMMITTEE MEETING
MINUTES OF APRIL 26, 1994

The project architect, Mr. R. Hall, and the project manager, Mr. J. Silverman, presented the drawings for the Design Committee's consideration. After explaining the development and after answering the Committee's questions Mr. Hall and Mr. Silverman left the meeting.

The Committee thanked the delegation for their thorough presentation and background information on patient needs, etc. The proposal for tree preservation wherever possible is heartily supported and every effort should be made to save the trees if there is only a slight evidence of disease.

Turning to the specifics of the proposal the Committee feels the exterior design expression should be more residential in nature in terms of architecture, building materials, etc. In this way the project would relate better to the character of the neighbourhood directly to the north. In addition to the above the Committee suggests that:

- 1) the supply of visitor parking spaces be increased;
- 2) the overall quantity of planting be increased and in particular the quality of the pathway treatment in the private exterior activity areas be upgraded;
- 3) the building be adjusted westwards to provide more open space along the east lot line given the closeness and use of the abutting land to the east.

In summary, while supportive of the project in general, the Committee requests the submission of revised plans which address the concerns noted above.

Mr. B. Aichberger left the meeting at this point.

**5. PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS
TO EXISTING TOWNHOUSE PROJECT AT 585 AUSTIN AVENUE**

The Committee reviewed the preliminary plans, coloured elevation drawings and photographs presented at this meeting.

DESIGN COMMITTEE MEETING
MINUTES OF APRIL 26, 1994

5. cont'd/

Mr. P. Kwasnicky, the project architect presented the design sketches for the Committee's consideration. After explaining, the proposal and after answering the Committee's questions, Mr. Kwasnicky left the meeting.

Although there was not a quorum present, the remaining members expressed support for the balcony protection shown on Sheet A-1 and the roof deck enclosure entitled Version 2 on Sheet A-3. The Version 2 alternative relates quite well to the existing building shapes and materials and for those reasons it should form the basis of any formal applications.



NEIL MAXWELL
SECRETARY

NM/lmc

CITY OF

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



T-1

1994 May 10

Our file: Design Committee Minutes

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
MAY 10, 1994**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, May 10, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. W. Haley
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. R. Hoffart
Mr. C. Lochhead
Mr. T. Hale
Ms. D. Grover
Mr. J. Silverman
Mr. R. Hall
Mr. B. Wilson
Mr. G. Bell

DESIGN COMMITTEE MEETING
MINUTES OF MAY 10, 1994

1. **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 68
FAWCETT ROAD**

The Committee reviewed the preliminary plans, colour sample board, and coloured elevation drawings received in the Planning Department May 02, 1994.

The Committee feels that the choice of building materials is quite acceptable, however, questions the manner in which they are used. Another area of concern is the uninteresting building shape. The Committee realizes the functional nature of the building shape along with the economies of construction, however, some building articulation in both the height and footprint should be considered. Turning to other aspects of this project, the Committee commented that:

- 1) the yellow door colour should be reconsidered;
- 2) the applicants have missed an opportunity to create a unique and interesting entry statement;
- 3) the scale and treatment of the windows is questioned;
- 4) the vertical column building material should be indicated.

The Committee requests the submission of revised preliminary plans which address the above areas of concern.

2. **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 65
CLIPPER**

The Committee reviewed the plans, coloured perspective, and colour photographs all received in the Planning Department May 03, 1994.

The building design is quite acceptable. Even though the intent is to match the existing buildings to south, the Committee feels that a colour variation should be considered. In this regard, the Committee requests the submission of an updated colour scheme and preliminary elevation drawings of the two other buildings proposed for this site.

DESIGN COMMITTEE MEETING
MINUTES OF MAY 10, 1994

3. **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 1655 UNITED BOULEVARD**

The Committee reviewed the plans and the material samples received in the Planning Department May 03, 1994, and the coloured elevation drawing received May 06, 1994.

The proposed window treatment is quite innovative and is commended. Also the use of slate is to be encouraged. However, the manner in which the slate is applied to the flat wall surfaces is questioned. Turning more to the building itself, the Committee feels that the front facade must be articulated to generate some relief to this long flat wall. The entry feature has merit, however, it appears awkward and weak in its proportions. A grander entrance should be considered. Clarification as to the extent and location of the slate is also requested.

In summary, while supportive of the project in general, the Committee requests the submission of revised plans and information which address the above issues.

4. **BUILDING PERMIT REVIEW OF PROPOSED 65 UNIT APARTMENT DEVELOPMENT AT 1591 BOOTH AVENUE**

The Committee reviewed the development permit plans received in the Planning Department earlier and the Building Permit plans received April 20, 1994.

The project architect, Mr. R. Hoffart and the owner, Mr. C. Lochhead, were in attendance to explain the revisions which have occurred to the working drawings. After answering the Committee's questions, and after explaining the revisions in greater detail, Mr. Hoffart and Mr. Lochhead left the meeting.

The Committee recommends acceptance of the project subject to the applicants first reinstating the brickwork and windows and making the locational adjustments to some of the corner windows all as discussed with the Committee.

5. **PRELIMINARY PERMIT REVIEW OF 56 UNIT APARTMENT COMPLEX (BUILDING H) AT 1190 EASTWOOD STREET**

The Committee reviewed the Building Permit plans received in the Planning Department previously, and the coloured elevation drawing, colour sample board, and coloured landscape plan all received March 15, 1994 in addition to the information presented at this meeting.

DESIGN COMMITTEE MEETING
MINUTES OF MAY 10, 1994

5. cont'd

Mr. T. Hale, the project architect, and Ms. D. Grover, representing the owner, presented the drawings for the Design Committee's consideration. After explaining the revisions and after answering the Committee's questions, Mr. Hale and Ms. Grover left the meeting.

The Committee recommends acceptance of the project even though there are still some reservations by some Committee members with regard to the distance between living spaces and in particular, the area between this building and Building F.


6. Z-15-94 PRELIMINARY REVIEW OF PROPOSED 150 UNIT CARE CENTER AT 1131 DUFFERIN STREET

The Committee reviewed the plans, coloured elevation drawings, colour chips and photographs of the existing site all received April 15, 1994 plus the colour sample board and colour perspective received April 22, 1994 and the information presented at this meeting.

The project architect, Mr. R. Hall, the project manager, Mr. J. Silverman, and the two owner representatives Mr. B. Wilson and Mr. G. Bell, presented conceptual revisions for the Design Committee's consideration. After explaining the revisions and after answering the Committee's questions the delegation left the meeting.

The Committee expressed appreciation for the cooperation and willingness of the owners and design team to make adjustments and respond to the Committee's areas of concern. The main issue which must be addressed is the exterior building expression. The Committee is of the strong opinion that the project should reflect a design that will make the residents feel more at home. The current proposal is too 'commercial' in nature. When reviewing alternatives, the applicants should pay particular attention to the roofing form and material since it is likely to be a very important part of this development.

Once alternatives have been prepared the Committee would be pleased to review them and offer comment.


NEIL MAXWELL
SECRETARY
NM/lmc

CITY OF

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



T-1

1994 May 26

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

**SUBJECT: DESIGN COMMITTEE MINUTES
MAY 26, 1994**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Thursday, May 26, 1994 with the following persons present:

COMMITTEE MEMBERS:

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

STAFF:

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

GUESTS:

Mr. L. Diamond
Mr. R. Hall
Mr. G. Bell
Mr. B. Wilson

Mr. D. Simpson
Ms. J. Kostanski
Mr. J. Jarvis
Mr. F. Minty
Mr. J. Ritter

Mr. J. Lehto
Mr. J. Vaughan
Mr. M. Vaughan
Mr. B. Wymer
Mr. G. Sawatsky

DESIGN COMMITTEE MEETING
MINUTES OF MAY 26, 1994

1) **PRELIMINARY REVIEW OF PROPOSED AWNING FOR THE EXISTING
TONY ROMA'S RESTAURANT AT #650 - 3025 LOUGHEED HIGHWAY**

The Committee reviewed the preliminary plans received in the Planning Department May 19, and the material sample, colour photographs, and coloured elevation drawings all received May 13, 1994.

The Committee has no difficulty with the choice of fabric since it is the same as has been used on other portions of the building. What does however require further study is the massing of the projected awning. The shape is foreign to the remainder of the building and it appears as an 'add on' rather than an integral part of the structure.

In light of the above concerns the Committee cannot recommend acceptance of the awning as currently proposed.

2) **PRELIMINARY REVIEW OF AN 80-UNIT CLUSTER HOUSING PROJECT AT
3062 PLATEAU BOULEVARD (PHASE D)**

The Committee reviewed the preliminary plans received in the Planning Department May 10, 18, and 24, 1994, as well as the coloured streetscape drawings and colour sample board presented at this meeting.

A delegation consisting of the project architects Mr. D. Simpson and Ms. J. Kostanski, the landscape architect Mr. J. Jarvis and the owners' representative, Mr. F. Minty, presented the drawings for the Design Committee's consideration. After explaining the plans and after answering the Committee's questions, the delegation left the meeting.

The Committee complimented the design team on the thoroughness of their presentation. The site shape and slope conditions are obviously difficult factors to work with, however, the site layout is to be commended. The Committee therefore has no hesitation in recommending acceptance of this project in preliminary. There were, however, a few areas where review or reconsideration is felt to be warranted and therefore prior to preparation of the development permit, the Committee requests a response to the following:

- 1) the use of one building material (vinyl) as a siding application is questioned. The exclusive use of vinyl may not read that well in every instance and is also felt to be too repetitive. The introduction of acrylic stucco and/or wood siding, by cluster, may resolve this concern and enhance the cluster image.

**DESIGN COMMITTEE MEETING
MINUTES OF MAY 26, 1994**

- 2) the one roofing colour is also felt to be somewhat monotonous. A variety of colours should be considered.
- 3) the limited detailing on the unit fronts should be reviewed. More detailing to provide greater variety and emphasis to the front elevations is thought to be warranted.
- 4) the use of a chainlink fence along the forest edge is to be encouraged. A fence design which utilizes cedar posts and rails with the chain link mesh applied in panels would better complement the architecture rather than the typical galvanized posts, etc.

To summarize, the Committee is quite pleased with the project, however, a response to the above issues is requested.

3) BUILDING PERMIT REVIEW OF PROPOSED 64-UNIT APARTMENT BUILDING AT 3085 PRIMROSE LANE (BUILDING H)

The Committee reviewed the Development Permit/Building Permit plans received in the Planning Department May 05, 1994 the colour perspective drawing, and colour material sample board presented at this meeting.

The project coordinator, Mr. J. Lehto, the construction manager, Mr. B. Wymer, and the landscape architects, Mr. J. Vaughan and Mr. M. Vaughan, presented the drawings and other information for the Design Committee's consideration. After explaining the plans and after answering the Committee's questions, the delegation left the meeting.

The Committee feels that this last building, which draws together several of the major design elements from the other buildings is generally quite acceptable. There are, however, two major items which must be resolved and they are:

- 1) the narrow 8'-10' space along the north side of this building is not acceptable. The distance between the buildings should be increased to be a minimum of 30' but more preferably a 1:1 ratio of the building height.
- 2) the main entry location is acceptable, however, the Committee feels the applicants are missing an opportunity for an entrance which could be grander in scale and embellished with entry details such as benches, paving stones, accent lighting, etc.

In summary, the Committee cannot support the project as currently proposed. A response to the above concerns is requested.

**DESIGN COMMITTEE MEETING
MINUTES OF MAY 26, 1994**

4) PRELIMINARY REVIEW OF PROPOSED HOME DEPOT AT 1900 UNITED BOULEVARD

The Committee reviewed the plans received in the Planning Department earlier and the revised and updated information presented at this meeting.

The project coordinator, Mr. G. Sawatsky, presented the latest drawings for the Design Committee's consideration. After explaining the revisions and after answering the Committee's questions, Mr. Sawatsky left the meeting.

The Committee recommends acceptance of the revised design in preliminary. If the project proceeds to the working drawing stage, the Committee would be looking for the usual details plus:

- 1) an increase in the depth of the peaked design element on the north elevation.
- 2) clarification of the retaining wall treatment around the site in general and along the west lot line in particular. The lock block wall concept being considered on the west lot line is not thought to be appropriate given the quality of the remainder of the development.
- 3) an attempt to break up the long blank wall condition on the west elevation.

5) Z-15-94 PRELIMINARY REVIEW OF PROPOSED 150-UNIT CARE CENTRE AT 1131 DUFFERIN STREET

The Committee reviewed the plans, coloured elevation drawings, colour chips, and photographs of the existing site all received in the Planning Department April 15, 1994, and the revised information presented at this meeting.

The project architect, Mr. R. Hall, the landscape architect Mr. L. Diamond, Mr. T. Ritter, the construction manager and the owners' representatives Mr. B. Wilson and Mr. G. Bell were all in attendance to present the revised drawings to the Design Committee. After explaining the revisions and after answering the Committee's questions, the delegation left the meeting.

**DESIGN COMMITTEE MEETING
MINUTES OF MAY 26, 1994**

The Committee again extended their appreciation for the co-operation which has been received in resolving the design issues associated with this development. The sloped roof treatment is a significant improvement over the earlier concepts. Consequently, the Committee now recommends acceptance of the project in preliminary. If this proposal reaches the building permit application stage, the Committee will be looking for the usual details plus:

- 1) an actual sample of the proposed lower stucco application to confirm the texture described at this meeting.
- 2) the introduction of a trellis element over the garage entry door to improve the visual affect of the large wall surface above the door.

6) PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON THE NORTH WEST CORNER OF WESTWOOD STREET AND ANSON AVENUE AT 1106 WESTWOOD STREET

The Committee reviewed the preliminary plans and the colour perspective received in the Planning Department May 20, 1994.

The Committee feels that the proposed design is not compatible with existing development in this downtown area of the Coquitlam Centre. The building should be reviewed in general as it lacks an overall cohesive approach to the design, this is particularly evident when the upper and lower portions of the building are reviewed individually. There are good design elements on each level, however, they are not pulled together and are not consistent with the architecture in the immediate area.

The Committee also recommends that when the project is being redesigned, a greater emphasis be given to the landscape treatment around the site.

7) BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING (PHASE II) AT 18 FAWCETT ROAD

The Committee reviewed the plans received in the Planning Department May 13, 1994 and the photograph of the colour perspective, and colour samples received earlier.

The Committee recommends acceptance of the proposed building.

DESIGN COMMITTEE MEETING
MINUTES OF MAY 26, 1994

8) **PRELIMINARY REVIEW OF PROPOSED TENNIS COURTS AT 1650 FOSTER AVENUE**

The Committee reviewed the preliminary plans, coloured photographs, colour samples and coloured elevation drawings all received May 24, 1994.

The Committee recommends acceptance of the project in preliminary. They also commended the applicants for their efforts to preserve the trees and the manner in which the new courts relate to the existing site conditions.



NEIL MAXWELL
SECRETARY

NM/lmc

CITY OF _____

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



1994 June 1

Our file:

T-2

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
JUNE 1, 1994**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Wednesday, June 1, 1994 with the following persons present:

COMMITTEE MEMBERS:

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

STAFF:

Mr. K. McLaren, Development Control Technician
Ms. Laura Giesbrecht, Planning Assistant

GUESTS:

Mr. G. Crocket
Mr. R. Kolodziej
Mr. J. Lehto
Mr. G. Spearn
Mr. M. Pez
Mr. J. Phillips

Mr. K. Anand did not attend the meeting for the first item.

1. DEVELOPMENT PERMIT REVIEW OF PROPOSED 14 UNIT TOWNHOUSE PROJECT AT 1412 - 1418 CARTIER AVENUE

The Committee reviewed the plans previously received in the Planning Department, the colour perspective drawing received December 20, 1993, the coloured site plan received November 9, 1993, the landscape concept plan received January 20, 1994, and the revised Development Permit plans received May 9, 1994.

DESIGN COMMITTEE MEETING
OF JUNE 1, 1994

1. cont'd/

The Committee requested information on the following:

- 1) detailed plans clearly showing the finishing treatment of the dormers between the gables;
- 2) a detailed landscape plan showing the proposed vegetation for the area between the ramp leading to the underground parking and the existing condition to the east;
- 3) clarification as to whether fencing is proposed along the east side of the ramp area and details for all the fencing proposed on-site;
- 4) a colour sample board.

The Planning Department will review the above issues of the dormer detailing, planting between the ramp and existing site to the east, and how the issue of grade separation between the two sites is handled.

Mr. Anand joined the meeting at this time.

2. **PRELIMINARY REVIEW OF REVISED PLANS FOR A PROPOSED COMMERCIAL/RESIDENTIAL DEVELOPMENT AT 658 CLARKE ROAD**

The Committee reviewed the plans previously received in the Planning Department, the coloured elevation drawings, colour sample board, and revised preliminary plans all received May 24, 1994.

The building design is quite acceptable, however, the Committee feels the applicant should consider extending the building roof shape over the garage area. The Committee also requests the submission of a detailed landscape plan.

DESIGN COMMITTEE MEETING
OF JUNE 1, 1994

3. **PRELIMINARY REVIEW OF THE DEVELOPMENT PERMIT PLANS FOR THE 193 UNIT APARTMENT COMPLEX AT 1204 & 1210 PIPELINE ROAD**

The Committee reviewed the plans received May 2nd and May 19, 1994, three colour perspective drawings, a coloured elevation drawing, and material sample board presented at this meeting.

Mr. G. Spearn and Mr. M. Pez, representing the owners, Mr. G. Crocket, the project architect and Mr. J. Phillips, the landscape architect, presented the drawings for the Design Committee's consideration. After explaining the project and after answering the Committee's questions the delegation left the meeting.

The Committee commends the delegation for their thorough presentation. The Committee finds the proposed project quite exciting, however it was suggested that the applicants give consideration to increasing the visual strength of the railing features. The Committee requests the submission of detail drawings, of both the railing and cornice features, prior to the preparation of any Development Permit.

4. **PRELIMINARY REVIEW OF PROPOSED OFFICE DEPOT AT 1175 WOOLRIDGE STREET**

The Committee reviewed the preliminary plans, coloured perspective drawing, coloured elevation drawings, coloured photographs of the site, a coloured site plan and material sample board all received in the Planning Department May 20, 1994.

Mr. R. Kolodziej, the project architect presented the drawings for the Committee's consideration. After explaining the drawings and after answering the Committee's questions Mr. Kolodziej left the meeting

The Committee recommends acceptance of the project in preliminary while noting that screening details for the roof top equipment and garbage enclosure should be included with the Building Permit submission.

5. **BUILDING PERMIT REVIEW OF PROPOSED MAINTENANCE BUILDING FOR THE 18 HOLE GOLF COURSE AT 2050 PLATEAU BOULEVARD**

The Committee received the plans, coloured photographs, coloured site plan, perspective drawing, and colour material sample board all received in the Planning Department May 25, 1994.

DESIGN COMMITTEE MEETING
OF JUNE 1, 1994

5. cont'd/

The Committee recommends acceptance of the project in preliminary with the suggestion that the applicants consider the detailing of the gutter system given the potential snow loads in this location.

6. **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 68 FAWCETT ROAD**

The Committee reviewed the preliminary plans, coloured elevation drawings, and colour sample board received in the Planning Department May 20th and 31, 1994 and the letter from the architect and colour samples received May 20, 1994.

The Committee is disappointed in the applicant's response to their previous concerns. The scale and treatment of windows is now felt to be acceptable, however, the Committee still feels the applicant should further review the exterior of the building with regards to the following comments:

- a) the "brilliant white #b54W10" door colour is not in the same range as the blue colour proposed for the exterior accent and should therefore be reconsidered;
- b) the entry statement is still thought to be quite weak;
- c) in addition, the Committee questions the need for the corner feature treatment proposed for the right side of north elevation. A detail of this area is requested.

The Committee requests the submission of revised plans which address the above areas of concern.

7. **BUILDING PERMIT REVIEW OF PROPOSED 64-UNIT APARTMENT BUILDING AT 3085 PRIMROSE LANE (BUILDING "H")**

The Committee reviewed the Development Permit/Building Permit plans received in the Planning Department May 5, 1994, the revised Building Permit drawings received May 30, 1994, the colour sample board, and colour perspective drawings received May 26, 1994, and the faxed responses received June 1, 1994.

DESIGN COMMITTEE MEETING
OF JUNE 1, 1994

7. cont'd/

The project co-ordinator, Mr. J. Lehto, presented the revised drawings and information for the Design Committee's consideration. After explaining the revised plans and after answering the Committee's questions Mr. Lehto left the meeting.

The Committee feels the entry, with its increase in scale and embellishment added with entry details, is now quite acceptable. However, the Committee is very concerned with the narrow 8' - 10' space along the north side of the building. The Committee feels the developer may have "painted themselves into a corner" in terms of maximizing the number of units while changing to four-storey frame construction. The narrow space proposed between buildings is not in keeping with the "Town Centre Design Guidelines" and cannot be supported by the Committee.



LAURA GIESBRECHT
ACTING SECRETARY

LG/ms

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



T-1

1994 June 15

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
JUNE 15, 1994**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Wednesday, June 15, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand

STAFF:

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

GUESTS:

Mr. R. Fieldwalker
Mr. F. Formosa
Mr. B. Mari
Mr. A. Terrett

Although there was no formal quorum, the Committee members who were present offered the following comments in relation to each project:

1. PRELIMINARY REVIEW OF PROPOSED BUILDING AT 1655 UNITED BOULEVARD

The Committee reviewed the plans previously received in the Planning Department, the revised plans, revised model, and colour samples all received June 10, 1994.

DESIGN COMMITTEE MEETING
OF JUNE 15, 1994

1. cont'd/

The Committee feels that the revised plans have responded very well to their earlier concerns. The new design is a significant improvement over the original submission and therefore they have no hesitation in recommending acceptance in preliminary. If this project proceeds to the working drawing stage the Committee would be looking for the usual information plus a detailed landscape plan and clarification of the panel beside the electrical room on the rear of the building on Line 4.

2. **PRELIMINARY REVIEW OF PROPOSED AWNING FOR THE EXISTING TONY ROMA'S RESTAURANT AT #650-3025 LOUGHEED HIGHWAY**

The Committee reviewed the preliminary plans received in the Planning Department, May 19th, the material sample, colour photographs and coloured elevation drawings all received May 13, 1994, and the letter from Mr. Bill Mari of Tony Roma's received June 9, 1994.

The project architect, Mr. R. Fieldwalker and the owner Mr. B. Mari presented the drawings and other information for the Design Committee's consideration. After explaining the plans and after answering the Committee's questions Mr. Fieldwalker and Mr. Mari left the meeting.

The Committee appreciates the more detailed description of how the awning will function. Even though most of the Committee's concerns have been resolved there still remains some hesitation. The Committee therefore requests that the applicants "firm up" their development proposal and supplement it with photographs of the similar awning treatment that was mentioned. The issue with the Committee is that they must be convinced that the awning will not look unfinished when the panels are drawn back.

3. **PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON THE NORTHWEST CORNER OF WESTWOOD STREET AND ANSON AVENUE AT 1106 WESTWOOD STREET**

The Committee reviewed the plans previously received in the Planning Department, the revised plans, material samples and coloured elevation drawing all received June 10, 1994.

DESIGN COMMITTEE MEETING
OF JUNE 15, 1994

3. cont'd/

Mr. F. Formosa, the project designer, presented the drawings for the Design Committee's consideration. After explaining the project and after answering the Committee's questions, Mr. Formosa left the meeting.

The Committee feels that the revisions have improved the proposed design. There were however a few areas where further review is still felt to be warranted and they are:

- 1) the peaked roof element. This feature appears somewhat foreign to the remainder of the building. Perhaps a heavy raised cornice as discussed may be more appropriate. It was also noted that the metal colour on this element should be reviewed;
- 2) the cornices. A detail should be developed and consideration should be given to raising this feature as well;
- 3) the stucco below the lower windows. A more durable material should be considered or perhaps a darkening of the stucco to give the look of a base;
- 4) the central canopies on the front elevation. Perhaps the angular ends should be straightened to follow other canopies on the project.

4. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 68
FAWCETT ROAD**

The Committee reviewed the plans and colour samples previously received in the Planning Department, the revised plans and letter from the architect, all received June 7, 1994.

Mr. A. Terrett, the project architect was in attendance to explain the adjustments which have occurred to the plans. After clarifying the revisions and after answering the Committee's questions Mr. Terrett left the meeting.

The Committee recommends acceptance of the building.

DESIGN COMMITTEE MEETING
OF JUNE 15, 1994

**5. PRELIMINARY REVIEW OF PROPOSED BUILDING FOR "ETHAN ALLEN"
FURNITURE AT 1555 UNITED BOULEVARD**

The Committee reviewed the plans received in the Planning Department June 2, 1994, and the coloured perspective drawing submitted June 9, 1994.

The simple yet strong entry design is quite acceptable, including the canopies over the windows. The Committee does however request consideration be given to the following:

- 1) the highly visible rear elevation should receive similar attention to design as the front elevation;
- 2) the manner and location of where the cornices are terminated on the two side elevations should be restudied;
- 3) the introduction of landscaping into the voids along the east lot line and around the parking at the back of the building is warranted.

When responding to the above the Committee also requests that a coloured material sample board be prepared and submitted plus a plan showing the location and proposed screening of any rooftop mechanical equipment.

**6. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 65
CLIPPER STREET**

The Committee reviewed the plans and information previously received in the Planning Department and the revised colour sample board and Building Permit drawings received May 25, 1994.

The Committee recommends acceptance of the project subject to the Planning Director first being satisfied that the proposed landscaping is similar in quality and density as the adjacent project to the south.

**7. REVIEW OF PROPOSED GRAPHIC DESIGN FOR THE EXTERIOR OF THE
EXISTING WOSK'S BUILDING AT 1311 UNITED BOULEVARD**

The Committee generally supports the graphics indicated, however as the plan submission lacked key information, the Committee could not properly formulate a recommendation. The following additional information is therefore requested:

DESIGN COMMITTEE MEETING
OF JUNE 15, 1994

7. cont'd/


- 1) paint chips;
- 2) accurately rendered elevations of all building faces, not just the front and rear. The plans should also confirm what is proposed for the existing dark blue loading doors on the rear and the man doors on the sides.

It was also suggested that consideration be given to running the graphic on the rear of the building through the two small ribbed panels.

8. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING AT 1301
WOOLRIDGE AVENUE

The Committee reviewed the plans and coloured perspective drawing received in the Planning Department June 14, 1994.

The Committee enthusiastically supported the strong design statement proposed. The only area of potential concern relates to the colour scheme. The initial feeling is that the colors may be too bright, however without the benefit of actual paint chips to confirm the intended scheme, the Committee could not complete this part of their review. The project was then deferred for submission of the colour information noted above and for the applicants to review whether the colour scheme could be "toned down" a little.


for NEIL MAXWELL
SECRETARY

NM/ms

CITY OF

C O Q U I T L A M

INTER-OFFICE COMMUNICATION

1994 June 28



T-1

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
JUNE 28, 1994**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, June 28, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand
Mr. W. Haley

STAFF:

Mr. Ken McLaren, Development Control Technician
Ms. Laura Giesbrecht, Planning Assistant

GUESTS:

Mr. Minty
Mr. Simpson

Although there was no formal quorum, the Committee members who were present offered the following comments in relation to each project:

1. **PRELIMINARY REVIEW OF PROPOSED BUILDING FOR BC GAS AT 2641 DAVID AVENUE**

The Committee reviewed the preliminary plans, coloured elevation drawings, and colour sample all received in the Planning Department June 24, 1994.

Given the screening of the building from David Avenue through the change in grade and vegetation proposed along the building's south elevation, the Committee recommends acceptance of this project in preliminary.

DESIGN COMMITTEE MEETING
MINUTES OF JUNE 28, 1994

2. **PRELIMINARY RE-REVIEW OF AN 80-UNIT CLUSTER HOUSING PROJECT
3062 PLATEAU BOULEVARD (PHASE D)**

The Committee reviewed the plans previously received in the Planning Department, the revised plans received June 17, 1994, and the information presented at this meeting.

The project owner, Mr. F. Minty, and the architect, Mr. D. Simpson, were in attendance to explain their response to the Design Committee's previous requests. After presenting the revised information and after answering the Committee's questions Mr. Minty and Mr. Simpson left the meeting.

The Committee commends the applicant for reconsidering and adopting variations to both building materials and building design in response to their previous comments. The Committee now recommends acceptance of the proposed residential development in preliminary.

3. **PRELIMINARY REVIEW OF THE PROPOSED EXTERIOR ALTERATIONS
TO THE EXISTING DAYS INN BUILDING AT 725 BRUNETTE AVENUE**

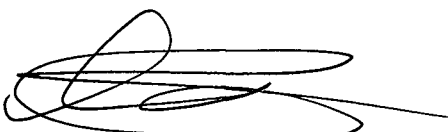
The Committee reviewed the preliminary plans, coloured perspective, colour sample board, and colour photographs of the existing building all received in the Planning Department June 14, 1994.

The Committee feels this proposal would greatly improve the appearance of the existing building. The Committee recommends acceptance of the project in preliminary.

4. **PRELIMINARY REVIEW OF PROPOSED ADDITION TO THE EXISTING
INDUSTRIAL BUILDING AT 75 GOLDEN**

The Committee reviewed the plans, colour chip, colour photographs, and coloured elevation drawing all received in the Planning Department June 23, 1994.

The building design is quite acceptable, however, the Committee feels the applicant should consider extending the graphic design to the proposed addition by wrapping it around the west and north building elevations.



LAURA GIESBRECHT
ACTING SECRETARY

CITY OF

C O Q U I T L A M

INTER-OFFICE COMMUNICATION

1994 July 26



T-1

MEMO TO: Land Use Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES
JULY 26, 1994**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, July 26, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. P. Kwasnicky
Mr. G. Shinkewski
Mr. A. Smode

STAFF:

Mr. Ken McLaren, Development Control Technician
Ms. Laura Giesbrecht, Planning Assistant

GUESTS:

Mr. P. Rayher
Mr. M. Dale
Mr. D. Mitchell
Mr. T. O'Regan
Mr. N. Pelman
Mr. J. O'Donnell

1. PRELIMINARY REVIEW OF PROPOSED AWNING FOR THE EXISTING TONY ROMA'S RESTAURANT AT #650-3025 LOUGHEED HIGHWAY

The Committee reviewed the preliminary plans, coloured elevation drawings, and colour sample all received in the Planning Department June 24, 1994, a letter from the architect and revised plans received July 8, 1994.

The Committee feels that the revisions have significantly improved the proposed design and therefore recommends acceptance of the awning.

DESIGN COMMITTEE MEETING
MINUTES OF JULY 26, 1994

2. **BUILDING PERMIT REVIEW OF PROPOSED BUILDING FOR "ETHAN ALLEN" FURNITURE AT 1555 UNITED BOULEVARD**

The Committee reviewed the drawings, and colour sample board received in the Planning Department July 15, 1994.

The Committee expressed appreciation for the willingness of the owner and designer to make adjustments and respond to the Committee's concerns regarding landscaping and the cornice termination on the side elevations. However, the Committee feels that their earlier concerns with the rear elevation have not been adequately addressed. A more substantial design solution is warranted on this highly visible elevation. The Committee also notes that their request for information on the location and screening of rooftop mechanical equipment was not addressed.

In relation to the exterior materials, the Committee requests clarification of the locations of the stucco versus painted surfaces.

3. **PROPOSED COMMERCIAL/RESIDENTIAL COMPLEX ON THE SOUTH SIDE OF GLEN DRIVE AT 2984-2992 GLEN DRIVE**

The Committee reviewed the information received previously in the Planning Department, three colour perspective drawings received May 3rd, the Building Permit drawings received July 6, 1994, and the coloured elevation drawings and material sample board presented at this meeting.

The project architect, Mr. P. Kwasnicky, presented the revised drawings for the Design Committee's consideration. After explaining the changes and after answering the Committee's questions Mr. Kwasnicky left the meeting.

The Committee appreciates the response to their earlier requests and now recommends acceptance of the development.

Mr. B. Aichberger left the meeting at this point.

4. **PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING TOWNHOUSE PROJECT AT 585 AUSTIN AVENUE**

The Committee reviewed the preliminary plans, coloured elevation drawings and photographs received in the Planning Department April 26, 1994 and the new photographs, and elevation drawings received July 20, 1994.

The Committee recommends acceptance for the roof deck enclosure, version 1, as shown on Sheet A-2.

DESIGN COMMITTEE MEETING
MINUTES OF JULY 26, 1994

4. cont'd/

Mr. P. Kwasnicky and Mr. B. Aichberger returned to the meeting at this point.

5. **PRELIMINARY REVIEW OF PROPOSED BUILDING FOR DOUGLAS COLLEGE AT 1250 PINETREE WAY**

The Committee reviewed the preliminary plans, colour perspective drawing, colour material sample board, and coloured elevation drawings received in the Planning Department July 8, 1994, the revised plans received July 22, 1994 and the information presented at this meeting.

Mr. P. Rayher, Mr. T. O'Regan and Mr. M. Dale, the project architects, and Mr. D. Mitchell, the landscape architect, presented the plans and information for the Committee's consideration. After explaining the proposal and after answering the Design Committee's questions the delegation left the meeting.

The Committee thanked the delegation for their thorough presentation. The Committee finds the design of the proposed project quite exciting, however feels that consideration should be given to the following:

1. the loading bay creates a "hole" off of the central spine of the development and the location should be rethought. If the loading bay cannot be moved then the Committee suggests this area be screened in a more substantial way than what is shown on the plans;
2. the northeast corner of the building facing Pinetree Way, including the loading bay area, does not appear to have received the same attention to design as other parts of this elevation. This area seems lacking in terms of its visibility not only from Pinetree Way, but from the central access spine. Further consideration of this area is felt to be warranted;
3. developing alternative pedestrian links out to Pinetree Way, since the buildings do face this street. Furthermore, alternative routes would benefit those using the pedestrian corridor after hours. In addition, the Committee raised significant concern with the at grade crossing of the pedestrian corridor at the central access road, and with the possibility of on-street parking on Pinetree, and access thereto if permitted;
4. in general, the degree of planting is felt to be inadequate, the proposed landscaping should be substantially enhanced.

DESIGN COMMITTEE MEETING
MINUTES OF JULY 26, 1994

5. cont'd/

5. the columns proposed at the Town Centre Boulevard entrance to the site are felt to be large and foreboding; more thought should be given to keeping the columns to a more human scale;
6. careful thought should be given to integrating the daycare building design with the college;
7. the use of the green tinted glass should be given further consideration;
8. the character of the access point into the park should be to the same level of attention as the other more major entries.

The Committee trusts that the lighting for the pedestrian corridor will reflect the guidelines and that the City will ensure parking and traffic impacts are adequately addressed by the City.

Mr. G. Shinkewski left the meeting at this point.

6. **PRELIMINARY REVIEW OF PROPOSED 117 UNIT TOWNHOUSE DEVELOPMENT AT 1475 PARKWAY BOULEVARD**

The Committee reviewed the preliminary plans, coloured elevation/material sample board received in the Planning Department July 25, 1994, and information presented at this meeting.

Mr. J. O'Donnell, representing the property owners, and Mr. N. Pelman, the project architect, presented the drawings and information for the Design Committee's consideration. After explaining the plans and after answering the Committee's questions Mr. O'Donnell and Mr. Pelman left the meeting.

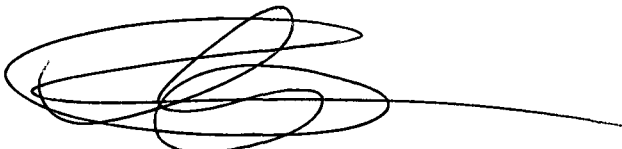
The Committee commends the delegation for their thorough presentation and finds the proposed project quite exciting. However, the Committee feels that several areas should be addressed as follows:

1. the large amount of asphalt proposed on site as a result of the chosen site planning approach;

DESIGN COMMITTEE MEETING
MINUTES OF JULY 26, 1994

6. cont'd/

2. the possibility for another access point to the site given that a potential 121 units will be accessing the site;
3. the pedestrian network throughout the site should be taken further with the provision of lighting, pavers and resting areas with benches;
4. consideration should be given to moving the amenity building to a more central location on site thus allowing easy access by all residents, and possibly creating more of an opportunity for green spaces;
5. providing additional parking spaces and a pull-out area near the recreation centre;
6. providing more design detail to the unit type "C" along the street elevation as discussed.



LAURA GIESBRECHT
ACTING SECRETARY

LG/ms

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



T-1

1994 August 9

MEMO TO: Land Use Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES
AUGUST 9, 1994**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, August 9, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand
Mr. R. Dafoe
Mr. W. Haley
Mr. A. Smode

STAFF:

Mr. Neil Maxwell, Planning Assistant
Mr. Tom Hawkins, Planning Assistant

GUESTS:

Mr. Ron Ramsay

1. BUILDING PERMIT REVIEW OF PROPOSED LANDSCAPING FOR THE BRAMBLE LANE PARK AT 2875 PANORAMA DRIVE

The Committee reviewed the Building Permit plans received in the Planning Department July 19, 1994.

The Committee recommends acceptance of the project.

DESIGN COMMITTEE MEETING
MINUTES OF AUGUST 9, 1994

2. **BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO THE INDUSTRIAL BUILDING AT 75 GOLDEN DRIVE**

The Committee reviewed the preliminary plans and coloured photographs previously received in the Planning Department, and the Building Permit drawings received July 27, 1994.

The Committee recommends acceptance of the proposed addition.

Mr. Kirat Anand joined the meeting at this time.

3. **BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING AT 1301 WOOLRIDGE**

The Committee reviewed the coloured perspective drawing received in the Planning Department June 15th, and the Building Permit plans received August 4, 1994.

The Committee recommends acceptance of the proposed building subject to the applicants first extending the sod along the front (north) lot line to the edge of the ditch.

4. **BUILDING PERMIT REVIEW OF PROPOSED BUILDING FOR "ETHAN ALLEN" FURNITURE AT 1555 UNITED BOULEVARD**

The Committee reviewed the drawings, and colour sample board received in the Planning Department July 15, 1994, and the revised Building Permit drawings received August 3, 1994.

The project designer, Mr. R. Ramsay, and the construction manager presented the drawings and coloured information for the Design Committee's consideration. After explaining the plans and after answering the Committee's questions the delegation left the meeting.

The Committee appreciates the applicants offer to increase the scale of planting along the north lot line to screen the rear of the building. While the additional planting will somewhat mitigate the Committee's concerns it does not satisfactorily resolve the issue.

DESIGN COMMITTEE MEETING
MINUTES OF AUGUST 9, 1994

4. cont'd/

The design review covenant specifically states that any sides of buildings which face roads must be treated to avoid long blank wall conditions through sensitive building articulation and fenestration. The introduction of the upper windows is noted, however further review of this portion of the development is required.

In summary, while quite enthusiastic with the project a more sensitive treatment to the rear elevation is felt to be warranted.

5. **BUILDING PERMIT REVIEW OF PROPOSED PUMP STATION AT 1801 PARKWAY BOULEVARD**

The Committee reviewed the plans received previously in the Planning Department and the Building Permit drawings received July 21, 1994.

The Committee recommends acceptance of the pump station.

6. **BUILDING PERMIT REVIEW OF PROPOSED WATER RESERVOIR AT 3550 PLATEAU BOULEVARD**

The Committee reviewed the Building Permit drawings received in the Planning Department July 21, 1994.

The Committee noted that even though the project is remotely located and will not receive many visits from the public, a replanting to any disturbed area(s) is a must. The project is recommended subject to the applicants first providing a detailed landscape plan to the satisfaction of the Planning Director.



NEIL MAXWELL
SECRETARY

NM/ms

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



1994 August 23

MEMO TO: Land Use Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES
AUGUST 23, 1994**

T-1

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, August 23, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand
Mr. R. Dafoe
Mr. P. Kwasnicky
Mr. G. Shinkewski
Mr. A. Smode

STAFF:

Mr. Ken McLaren, Development Control Technician
Ms. Laura Giesbrecht, Planning Assistant

GUESTS:

Mr. Steve Knoblauch
Mr. Ciaran Deery
Mr. Louis Conway
Mr. Mike Hiscott

1. **BUILDING PERMIT REVIEW OF PROPOSED B.C. GAS BUILDING AT 2641 DAVID AVENUE**

The Committee reviewed the preliminary plans, coloured elevation drawing, and material samples all received in the Planning Department June 23, 1994 and the Building Permit drawings received July 28, 1994.

DESIGN COMMITTEE MEETING
MINUTES OF AUGUST 23, 1994

1. cont'd/

The Committee recommends acceptance of the proposed building subject to the applicants first submitting a revised landscape plan indicating that the pyramidal Cedars will be planted at 1 metre intervals with a corresponding increase in numbers.

Mr. Gerry Shinkewski joined the meeting at this time.

2. **Z-29-94 PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON THE NORTHWEST CORNER OF WESTWOOD STREET AND ANSON AVENUE AT 1106 WESTWOOD STREET**

The Committee reviewed the preliminary drawing received in the Planning Department May 20th, the revised plans received July 28, and elevation sketches received August 23, 1994.

The Committee appreciates the applicants response to earlier requests but would recommend the applicant give further thought to the peaked roof element as it is still felt to look foreign to the remainder of the building.

3. **BUILDING PERMIT REVIEW OF PROPOSED BUILDING FOR "ETHAN ALLEN" FURNITURE AT 1555 UNITED BOULEVARD**

The Committee reviewed the drawings and colour sample board received in the Planning Department July 15th, the revised Building Permit drawings received August 3rd, and the letter from the architect received August 22, 1994.

The President of Ram Construction, Mr. Steve Knoblauch, was in attendance to explain the proponent's position on further change to the rear elevation, Mr. Knoblauch then left the meeting.

The Committee is not satisfied with the level of design of the highly visible rear elevation and feels the building does not comply with the design review covenant in this regard. Furthermore, in the Committee's opinion the treatment of this rear elevation is not to the standard of design of recently constructed buildings or buildings under construction on surrounding sites on the north side of United Boulevard. Further design modifications are requested along the lines discussed.

DESIGN COMMITTEE MEETING
MINUTES OF AUGUST 23, 1994

4. **PRELIMINARY REVIEW OF PROPOSED ICE RINK BUILDING AT 2300
TAPPEN AVENUE**

The Committee reviewed the preliminary drawing received in the Planning Department July 19th 1994.

Mr. Ciaran Deery, the project engineer, Mr. Louis Conway, the project architect, and Mr. Mike Hiscott, representing the development company presented the drawings and coloured information for the Design Committee's consideration. After explaining the plans and after answering the Committee's questions the delegation left the meeting.

Based on the preliminary plans, and the project architects verbal description of the design approach, the Committee feels the proposal is progressing in an appropriate direction. As the design develops consideration should be given to the following:

1. Developing a landscaping plan utilizing larger planting sizes which relate to the scale of the building. An approach using tree planting with limited shrubs, except at the entry, is felt to be appropriate. Landscaping should be utilized to break up the large expanse of asphalt.
2. Introducing more outdoor seating and creating a more festive atmosphere in these areas (including the building entrance) with the introduction of banners, flags poles, etc.

The Committee would appreciate the following items being supplied with the next submission:

- a. signage details;
- b. photographs of the existing site and other ice rink developments;
- c. a colour material sample board;
- d. a landscape plan;
- e. a blown up coloured rendering of a significant building feature;
- f. lighting in the parking lot and around the building exterior.

DESIGN COMMITTEE MEETING
MINUTES OF AUGUST 23, 1994

4. cont'd/

The Committee would also suggest that the applicant review the project with Constable Brian Foote, of the Coquitlam R.C.M.P., to discuss Crime Prevention Through Environmental Design issues. Constable Foote can be reached at 464-3461.

5. **BUILDING PERMIT REVIEW OF PROPOSED OFFICE DEPOT AT 1175 WOOLRIDGE STREET**

The Committee reviewed the plans received previously in the Planning Department, coloured perspective drawing, coloured elevation drawing, and a coloured site plan all received in the Planning Department May 20th, and the Building Permit drawings received July 6, 1994.

The Committee recommends acceptance of the building subject to the applicant increasing the size of the proposed Honey Locust trees to a 3" caliper.

6. **BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL/RESIDENTIAL DEVELOPMENT AT 658 CLARKE ROAD**

The Committee reviewed the plans previously received in the Planning Department, the coloured elevation drawings, and colour sample board all received May 24th, and the Building Permit drawings received August 17, 1994.

The Committee found the landscape plan to be quite acceptable, however, understand the applicant may be altering the drawings to show a reduction in some of the planting for low maintenance, and increased building visibility. The Committee would like to review the revised landscape plan if one is proposed.

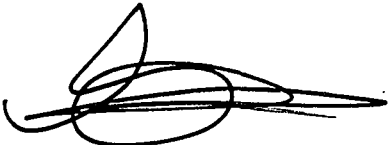
7. **BUILDING PERMIT REVIEW OF PROPOSED 4-UNIT TOWNHOUSE PROJECT ON THE SOUTHEASTERN CORNER OF BEGIN STREET AND CARTIER AVENUE AT 307 BEGIN AVENUE**

The Committee reviewed the plans previously received in the Planning Department, the coloured perspective drawing, colour sample board received August 13, the Building Permit drawings received August 10th and 11th, and the revised roofing materials sample received August 23, 1994.

DESIGN COMMITTEE MEETING
MINUTES OF AUGUST 23, 1994

7. cont'd/

The Committee requests the submission of an arborist report detailing the measures that are to be taken during construction to ensure the survival of the two existing trees on site. This aspect of the development can be handled by Planning staff. Otherwise, the Committee recommends acceptance of this project.



LAURA GIESBRECHT
ACTING SECRETARY

/lg

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



T-2

1994 September 13

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
SEPTEMBER 13, 1994**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, September 13, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. W. Haley
Mr. P. Kwasnicky
Mr. G. Shinkewski
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. K. Reynolds
Mr. P. Merrick
Mr. C. Mooi
Ms. M. Chan
Mr. T. Zimmerman
Mr. Gallagher

DESIGN COMMITTEE MEETING
MINUTES OF SEPTEMBER 13, 1994

1) **PRELIMINARY REVIEW OF PROPOSED AUTOMATED BANKING MACHINE AT 556 CLARKE ROAD**

The Committee reviewed the preliminary plans and coloured photograph received in the Planning Department September 01, 1994.

The Committee recommends acceptance of the project in preliminary while noting good security lighting is felt to be a mandatory consideration. Contact with local Police to have them also review the development in terms of Crime Prevention Through Environmental Design (CPTED) is felt to be worthwhile.

2) **REVIEW OF PROPOSED GRAPHIC DESIGN FOR THE EXTERIOR OF THE EXISTING WOSK'S BUILDING AT 1311 UNITED BOULEVARD**

The Committee reviewed the Building Permit drawing received in the Planning Department earlier and the paint samples, coloured elevation drawings, and revised landscape plan all received September 02, 1994.

The Committee thanks the applicants for the additional information. They now recommend acceptance with the suggestion that for consistency, the graphic on the rear elevation should be continued through the three ribbed panels.

3) **BUILDING PERMIT REVIEW OF PROPOSED GAS STATION AND CANOPY AT 1695 COMO LAKE AVENUE**

The Committee reviewed the colour photograph of the existing site, the colour material sample received earlier, and the revised Building Permit drawings received August 25, 1994.

The Committee recommends acceptance of the project subject to the applicants first introducing, to the satisfaction of the Planning Director, some vertical planting into the planting area along the west lot line to screen the existing store on the adjacent property.

DESIGN COMMITTEE MEETING
MINUTES OF SEPTEMBER 13, 1994

4) **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 17
FAWCETT ROAD**

The Committee reviewed the plans, colour perspective, and colour samples all received in the Planning Department August 22, 1994.

The Committee complimented the applicants on the building form and then recommended acceptance of the project in preliminary. If this development proceeds to the working drawing stage, the Committee would be looking for the usual details plus:

- 1) clarification of the transition between the light and dark colours;
- 2) refuse container and rooftop mechanical equipment screening details;
- 3) cross sections along the east lot line to clearly demonstrate the relationship of this elevated site with the adjacent site noting adjustments to the landscape and driveway treatment may be necessary;
- 4) the introduction of a landscaped edge along the west property line to buffer the pedestrian walkway;

5) **BUILDING PERMIT REVIEW OF PROPOSED 'HOME DEPOT' AT 1900
UNITED BOULEVARD.**

The Committee reviewed the plans received in the Planning Department May 31, 1994 and the revisions received September 9, 1994.

The Committee recommends acceptance of the project subject to the applicants first resolving the following to the satisfaction of the Planning Director:

- 1) introducing weather protection over the man doors on the north and south elevations of the office;
- 2) adjusting the window sizes on the north and south elevations of the office to be consistent with the windows on the west elevation;
- 3) introducing a hardy ground cover such as Boston Ivy to the narrow landscape strip along the top of the lock block retaining wall.

DESIGN COMMITTEE MEETING
MINUTES OF SEPTEMBER 13, 1994

6) **PRELIMINARY REVIEW OF PROPOSED CLUB HOUSE FOR THE 18 HOLE GOLF COURSE ON THE WESTWOOD PLATEAU AT 3251 PLATEAU BLVD.**

The Committee reviewed the preliminary drawings received in the Planning Department August 15, the material sample board, coloured landscape drawing, and two colour perspective drawings all received August 30, 1994.

The project architects, Mr. P. Merrick and Mr. C. Mooi, as well as the landscape architect, Ms. M. Chan, and the project coordinator Mr. Reynolds, presented the plans and coloured information for the Committee's consideration. After explaining the project and after answering the Committee's questions, the delegation left the meeting.

The Committee thanked the design team for the thorough presentation and complimented them on the proposed design. The facility appears to have been well thought out and takes good advantage of the site characteristics. The one exception to the foregoing is the proposed pool facility. In the Committee's opinion it should be reconsidered since it has not been well integrated into the overall design and its location seems awkward.

7) **BUILDING PERMIT REVIEW OF PROPOSED TENNIS COURTS AT 1650 FOSTER AVENUE**

The Committee reviewed the Development Permit plans received in the Planning Department May 24, the Building Permit drawings, colour material sample board, and coloured elevation drawings all received September 12, 1994.

The project architect, Mr. T. Zimmerman, and the owners' representative, Mr. Gallagher presented the drawings for the Design Committee's consideration. After presenting the project and after answering the Committee's questions the delegation left the meeting.

The Committee recommends acceptance of the revised proposal.


for NEIL MAXWELL
SECRETARY

NM/lmc

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



T-1

1994 September 27

MEMO TO: Land Use Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES**
SEPTEMBER 27, 1994

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, September 27, 1994 with the following persons present:

COMMITTEE MEMBERS:

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

STAFF:

Mr. K. McLaren, Development Control Technician
Mr. Neil Maxwell, Planning Assistant
Mr. V. Sudra, Building Technologist

GUESTS:

Mr. N. Pelman
Mr. J. O'Donnell
Mr. J. Barnum
Mr. T. O'Regan
Ms. P. Campbell
Mr. R. Iredale
Mr. W. Ashley
Mr. D. Williams

DESIGN COMMITTEE MEETING
MINUTES OF SEPTEMBER 27, 1994

1. **PRELIMINARY REVIEW OF PROPOSED AUTOMATED BANK MACHINE ON PETRO CANADA SITE ON SOUTHEAST CORNER OF AUSTIN AVENUE AND BLUE MOUNTAIN STREET AT 948 AUSTIN AVENUE**

The Committee reviewed the preliminary plans and coloured photograph received in the Planning Department September 1, 1994.

The Committee recommends acceptance of the project in preliminary while noting good security lighting is felt to be a mandatory consideration. Contact with local Police to have them also review the development in terms of Crime Prevention Through Environmental Design (CPTED) is felt to be worthwhile.

2. **PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON NORTHWEST CORNER OF WESTWOOD STREET AND ANSON AVENUE AT 1106 WESTWOOD STREET**

The Committee reviewed the revised preliminary plans received in the Planning Department September 22, 1994 and the alternative submitted on July 28, 1994.

The applicant has, with all good intentions gone beyond what the Committee had intended in terms of design modifications. The Committee was suggesting that the peaked element be reconsidered, whereas the columns, windows and doors have also been modified.

The Committee believes the previous proposal was much better and therefore recommends that the applicants return as close as possible to that alternative and review the peaked element further.

Mr. G. Shinkewski arrived at this point in the meeting.

3. **REVIEW OF PROPOSED CHANGES TO 56 UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 1470 JOHNSON STREET (DEERCREST PHASE II)**

The Committee reviewed the approved plans and the letter from the architect received in Planning Department September 7, 1994 wherein consideration of several design modifications were requested.

DESIGN COMMITTEE MEETING
MINUTES OF SEPTEMBER 27, 1994

3. cont'd/

Mr. N. Pelman, project architect was in attendance to present the requested changes. After explaining the proposed plan revisions and after answering the Committee's questions, Mr. Pelman left the meeting.

Even though the requested revisions are acceptable, the Committee feels that the deletions lower the overall quality of the project somewhat.

4. **PRELIMINARY REVIEW OF PROPOSED 117 UNIT TOWNHOUSE PROJECT ON THE SOUTHEAST AND SOUTHWEST CORNERS OF PARKWAY BLVD. AND PANORAMA DRIVE AT 1475 PARKWAY BLVD.**

The Committee reviewed preliminary plans and coloured elevations etc. received earlier and the plans submitted on September 15, 1994.

The project architect, Mr. N. Pelman and Mr. J. O'Donnell the owner's representative were in attendance to present the latest drawings and to review the Committee's earlier comments. After discussing the development and after answering the Committee's questions, Mr. Pelman and Mr. O'Donnell left the meeting.

The Committee, upon hearing the applicants response in relation to the comments on site planning and areas of asphalt, are not fully convinced that a better solution is not possible. They similarly still have reservations regarding the recreation building location. The Committee feels however that they have generated some thought in these areas and will leave it now to the applicants.

Having said the above, the Committee is quite pleased with the building design and has no hesitation in recommending this aspect of the project. Careful treatment of the landscaping, fencing and pavement is thought to be essential to create a successful project. The Committee therefore requests the submission of detailed landscape plans which demonstrate and provide the following:

- 1) the locations and heights of all retaining walls throughout the site and their proposed finishes.
- 2) the details and locations of unit privacy fencing as well as perimeter fencing. The perimeter fencing should address the comments discussed with the Committee.

DESIGN COMMITTEE MEETING
MINUTES OF SEPTEMBER 27, 1994

4. cont'd/

- 3) a detailed landscape plan which clearly locates the interval pathway system with rest areas. The plan should indicate a high-density and quality of plant material to mitigate the amount of asphalt being proposed. Furthermore, the plan should indicate the special pavement areas (stamped concrete) including the patterns and colour.

Revised plans which respond to the above landscaping comments are requested. Once received, the Committee would be pleased to discuss them with the applicants.

5. **Z-35-94 - PRELIMINARY REVIEW OF PROPOSED REDEVELOPMENT OF THE FORENSIC PSYCHIATRIC INSTITUTE AT 100 COLONY FARM ROAD**

The Committee reviewed the preliminary plans received in the Planning Department September 13, 1994 and the coloured elevations and material sample board submitted on September 20, 1994.

The project architects Mr. J. Barnum and Mr. T. O'Regan plus the landscape architect Ms. P. Campbell were in attendance to present the development. After explaining the project and after answering the Committee's questions, the delegation left the meeting.

The Committee commends the design team on the proposed design and the thoroughness of the presentation noting they have no hesitation in recommending acceptance of the project in preliminary. If the complex proceeds to the building permit application stage, the Committee would be looking for the usual detailed information plus a response to the suggestion that the roofing colours should be lightened somewhat.

Mr. G. Shinkewski left the meeting at this point.

6. **PRELIMINARY REVIEW OF PROPOSED "HERITAGE SQUARE" IMPROVEMENTS ADJACENT PLACE DES ART BUILDING AT 1120-1132 BRUNETTE AVENUE**

The Committee reviewed the plans presented at this meeting by the project design team consisting of Mr. R. Iredale and Mr. W. Ashley. Mr. V. Sudra, City Project Co-ordinator was also present. After explaining the proposal and after answering the Committee's questions the delegation left the meeting.

DESIGN COMMITTEE MEETING
MINUTES OF SEPTEMBER 27, 1994

6. cont'd/

The Committee complimented the project team on the thoroughness of the submission and plan explanation. There are however, several fundamental items which need to be reconsidered. These issues relate to site planning, design transition and security. In relation to these matters the Committee commented as follows:

Site Planning

- except for the entry feature the project turns its back on Brunette Avenue;
- the streetwall affect proposed is not inviting or friendly. Pedestrian and people passing the site in vehicles should be able to see into the Square.

Design Transition

- the new structures bear little resemblance to the existing heritage structure, the Ryan House. Other than some limited detailing the new facility is not well tied into the older building;
- the new building should be more transparent along the Brunette Avenue facade;

Security

- if the internal activity areas are not visible from the street or sidewalks they may not be secure;
- the openings to the underground parking tend to create security problems.

In addition to the above, the Committee commented that:

- 1) the large 10' wall along the south edge should be reconsidered since its height and overshadowing of the adjacent project seems onerous.
- 2) the street edge image could be improved with street tree planting, landscape pockets, benches etc.
- 3) the setback from Brunette Avenue and even the building location on the site could be given further consideration.

DESIGN COMMITTEE MEETING
MINUTES OF SEPTEMBER 27, 1994

6. cont'd/

To summarize, the Committee strongly believes that the above areas require serious consideration as the current proposal appears inward looking and could be much more street friendly. The Committee also feels it could better relate to the existing structure.

7. **PRELIMINARY REVIEW OF PROPOSED 30 UNIT APARTMENT COMPLEX
ON SOUTH SIDE OF BRUNETTE AVENUE EAST OF SCHOOLHOUSE
STREET AT 1544-1578 BRUNETTE AVENUE**

The Committee reviewed the preliminary plans presented at the meeting by the project architect Mr. K. Anand and the owner Mr. D. Williams. After explaining the concepts and after answering the Committee's questions, Mr. Anand and Mr. Williams left the meeting.

Even though, with Mr. Anand leaving the meeting there no longer was a quorum present, the remaining Committee members agreed that the general form and character was acceptable and should be pursued. If this project does proceed and a formal application is received, the Committee would be looking for the usual plan submission in terms of a coloured perspective, coloured sample board, landscape concept, fencing details etc. In addition, the Committee suggested that the applicants review:

- 1) the possibility of raising the grade along the Brunette Avenue elevation some 2' to lessen the negative image of depressed lower entries;
- 2) what appears to be limited articulation on the ends of the buildings.



NEIL MAXWELL
SECRETARY

NM/ms

CITY OF _____

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



T-1

1994 October 17

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
OCTOBER 11, 1994**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, October 11, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. R. Dafoe
Mr. W. Haley

STAFF:

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

GUESTS:

Mr. F. Formosa
Mr. M. Glover
Mr. C. Deery
Ms. L. Conway
Mr. M. Hiscott
Mr. J. O'Donnell

1) **PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON NORTHWEST CORNER OF WESTWOOD STREET AND ANSON AVENUE AT 1106 WESTWOOD STREET**

The Committee reviewed the plans submitted previously and the updated information received in the Planning Department October 06, 1994.

Mr. F. Formosa, project designer, and the owner, Mr. M. Glover were in attendance to present the latest plans. After explaining the proposal and after answering the Committee's questions, Mr. Formosa and Mr. Glover left the meeting.

DESIGN COMMITTEE MEETING
MINUTES OF OCTOBER 11, 1994

1) cont'd

The Committee appreciates the applicants efforts in working with them to resolve past concerns. The development as currently proposed is acceptable in preliminary. If the project does proceed, the Committee would be looking for the usual detailed information plus a response to the following:

1. The possible enlarging of the corner volumes to add more visual strength to the three corners as discussed;
2. The preparation of a landscape plan which:
 - a) introduces low growing hardy plant material into the 3' overhang area beyond the wheelstops;
 - b) clarifies and defines the patio area at the south end of the building. Planting of this area is recommended if possible;
 - c) provides for large seasonal pots adjacent the columns;
 - d) plants the open area at the south east corner of the site;
 - e) specifies that all shrubs will be a minimum #5 pot and all trees will be a minimum 7cm caliper.

2) **BUILDING PERMIT REVIEW OF PROPOSED ICE RINK COMPLEX AT 2300 TAPPEN AVENUE**

The Committee reviewed the revised preliminary plans received in the Planning Department October 11, 1994.

The Design team consisting of Mr. J. Cooper, Mr. C. Deery and Mr. L. Conway plus the owner, Mr. M. Hiscott, were in attendance to present the proposal and to respond to the Committee's previous comments. After explaining the project and after answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the project subject to the applicants first resolving the following landscape items to the satisfaction of the Planning Director:

DESIGN COMMITTEE MEETING
MINUTES OF OCTOBER 11, 1994

2) cont'd

1. Introducing landscaping into the triangular voids in the northern parking lot;
2. Creating a 'seat wall' along all the landscape areas adjacent the front entry to increase seating opportunities;
3. Increasing the pine trees to a minimum initial planting size of 1.8m in height;
4. Mixing the variety of the evergreen tree species to create more design interest;
5. Introducing tree grates and installing a 'twin' beech tree along the sidewalk for approximately one third of the building frontage starting at the entry area or alternatively placing the beech trees along the outside edge of the sidewalk and increasing the plant size.

In addition to the above, confirmation that any rooftop mechanical equipment will be carefully screened is requested.

3) **BUILDING PERMIT REVIEW OF PROPOSED 117 UNIT TOWNHOUSE PROJECT ON THE SOUTH EAST AND SOUTH WEST CORNERS OF PARKWAY BOULEVARD AND PANORAMA DRIVE AT 1475 PARKWAY BOULEVARD**

The Committee reviewed the revised building permit and landscape plans received in the Planning Department October 11, 1994.

The landscape architect and Mr. J. O'Donnell, project co-ordinator, were present to go over the latest plan submission. After explaining the plans and after answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the project subject to the applicants following through on the construction and planting details to the satisfaction of the Planning Director. It was noted that the applicants should consider clustering the trees in the north west corner of the site and relocating the pavers to the flatter driveway locations as discussed.

DESIGN COMMITTEE MEETING
MINUTES OF OCTOBER 11, 1994

4) **BUILDING PERMIT REVIEW OF 3 PROPOSED INDUSTRIAL BUILDINGS
AT 17 FAWCETT ROAD**

The Committee reviewed the coloured perspective received in the Planning Department August 16, 1994 and the detailed drawings submitted on September 28, 1994.

The Committee recommends acceptance of the buildings.

5) **1994 TRI-COMMUNITY BUILDERS' AWARDS**

The Committee was advised that the Chamber of Commerce is again seeking nominations for the subject award. The award is presented annually to the owner of a building judged to contribute aesthetically to the community in its building class. The building may be either new or renovated. After reviewing the possible nominations, the Committee put forward the following buildings:

1. 1190 Pipeline Road
2. 2998 Robson Drive
3. 888 Gauthier Avenue
4. 1290 Laval Square
5. 250 Casey Street)
270 Casey Street) 3 buildings on one site
1383 Brunette Avenue)
6. 123 Laval Street
7. 1335 United Boulevard
8. 1368 United Boulevard



NEIL MAXWELL
SECRETARY

NM/lmc

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



1994 October 26

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
OCTOBER 25, 1994**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, October 25, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. R. Dafoe
Mr. W. Haley
Mr. P. Kwasnicky
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. S. Wittmoser
Mr. D. O'Sheehan
Mr. G. Crockart
Mr. J. Losee
Mr. M. Pez

DESIGN COMMITTEE MEETING
MINUTES OF OCTOBER 25, 1994

1) **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING
AT 18 FAWCETT ROAD**

The Committee reviewed the plans received in the Planning Department October 07, 1994 and the reduced photocopy of the coloured perspective submitted on March 28, 1994.

The Committee recommends acceptance of the project subject to the applicants first substantially increasing the number of oak trees to the satisfaction of the Planning Director.

2) **Z-38-94 PRELIMINARY REVIEW OF A PROPOSED MIXED USE
COMMERCIAL/RESIDENTIAL DEVELOPMENT ON NORTH SIDE OF
BRUNETTE AVENUE EAST OF LEBLEU STREET AT 1001-1013
BRUNETTE AVENUE**

The Committee reviewed the preliminary plans received in the Planning Department October 03 and 17, 1994 plus the coloured elevation drawings and material samples submitted on October 24, 1994.

The project designers, Mr. S. Wittmoser and Mr. D. O'Sheehan, were in attendance. After explaining the development and after answering the Committee's questions, the delegation left the meeting.

The Committee complemented the applicants on the proposed design and in particular the street elevations which are nicely detailed and articulated. The north elevations by comparison are however weak in terms of scale and use of materials and therefore further study is felt to be warranted. When reviewing this matter, the Committee requests that the elevations and cross sections be extended northwards to show the adjacent buildings in context to this project. A further concern or question is the livability of the units on the north side of the eastern building.

In addition to the above matters, the Committee also requests the applicants to review and reconsider the following:

DESIGN COMMITTEE MEETING
MINUTES OF OCTOBER 25, 1994

2) cont'd

1. the blank sides of the fin wall projections on Brunette Avenue when viewed from the east. The wall surfaces should be treated in some manner to provide greater visual relief;
2. the treatment of the rear amenity area since as currently proposed, it does not appear very inviting;
3. the lack of any internal amenities i.e. meeting rooms, social areas, etc.;
4. the loading and refuse areas in terms of screening the loading functions and location of the residential refuse collection point;
5. the landscape treatment between the existing and proposed sidewalks along Brunette Avenue. A sodded strip is not felt to be a durable finish. Furthermore, the finishes of the new sidewalks adjacent the new store fronts must be firmed up.

To summarize, while very supportive of the project and the proposed design in general, further review of the identified issues is felt to be warranted.

3) **PRELIMINARY REVIEW OF PROPOSED CHANGE TO 135 UNIT APARTMENT PROJECT AT 1252 TOWN CENTRE BOULEVARD**

The Committee reviewed the revised plans and coloured elevation drawing received in the Planning Department October 17, 1994 and the development permit drawings submitted earlier.

A delegation consisting of Mr. L. Crockart, Mr. J. Losee and Mr. M. Pez was in attendance to present the proposed revisions. After explaining the adjustments and after answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the plan revisions and change in architecture while noting that the flat roof conditions should be removed to be consistent with the new design direction.

DESIGN COMMITTEE MEETING
MINUTES OF OCTOBER 25, 1994

4) **BUILDING PERMIT REVIEW OF PROPOSED MULTI LEVEL CARE FACILITY AT 1131 DUFFERIN STREET**

The Committee reviewed the plans received in the Planning Department September 20, 1994 and the coloured information submitted earlier.

The Committee recommends acceptance of the project subject to Planning Department staff ensuring that all detailed plan information is clearly indicated on the drawings.

5) **PRELIMINARY REVIEW OF PROPOSED 30 UNIT APARTMENT PROJECT ON SOUTH SIDE OF BRUNETTE AVENUE EAST OF SCHOOLHOUSE STREET AT 1544-1578 BRUNETTE AVENUE**

The Committee reviewed the preliminary plans, coloured elevation drawing and coloured chips all presented at this meeting by the project architect, Mr. K. Anand. After explaining the proposal and after answering the Committee's questions, Mr. Anand left the meeting.

The Committee recommends acceptance of the project in preliminary while noting that a landscaping concept and a coloured perspective must be prepared prior to this development being presented at a Public Hearing.


NEIL MAXWELL
SECRETARY

NM/lmc

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



T-2

1994 November 3

MEMO TO: Land Use Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES
NOVEMBER 1, 1994**

A special meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, November 1, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. R. Dafoe
Mr. P. Kwasnicky
Mr. A. Smode

STAFF:

Mr. K. McLaren, Development Control Technician
Ms. D. Cheveldeaw, Planning Assistant

GUESTS:

Mr. C. Korman
Mr. S. Chandler
Mr. D. Vaughn
Mr. A. Lai
Ms. S. Yuen

The Design Committee reviewed the preliminary plans received in the Planning Department October 4, 1994 and the colour boards and coloured perspective presented at the meeting.

Mr. C. Korman, Mr. S. Chandler, Mr. D. Vaughn, Mr. A. Lai and Ms. S. Yuen representing the project architects, the landscape architect and the owner were in attendance to present the revised proposal to the Design Committee for their consideration. After explaining the proposed development concept and answering the Committee's questions the delegation left the meeting.

DESIGN COMMITTEE MEETING
MINUTES OF NOVEMBER 1, 1994

In general, the Committee feels the applicants are proposing an interesting concept with a strong design statement. Some concern was expressed however with the level of drawings noting that the drawings will be required to be developed further in order that various aspects of the project can be adequately analyzed. The Committee did feel that certain aspects and areas of this project warrant further consideration or reconsideration and therefore would comment as follows:

1. The applicants should look carefully at how the townhouse units are to be made liveable with consideration of such aspects as privacy, security and separation from the street. In particular, the Committee questions the townhouse units adjacent the loading activity.
2. Concern was expressed with the proposal for one access to all residential parking and the impact on Heffley Crescent, a residential street system.
3. The Committee anticipates that the commercial loading will be heavily used. Based on this assumption, the Committee questions the location of these commercial loading bays, their ability to effectively service the various commercial areas and their impact on the residential street system.
4. The Committee feels the lack of street presence along Pinetree Way and the prominence of the parking decks is unfortunate.
5. It is crucial that the landscaping concept be developed further at this point to properly address the scheme, including the livability of the high-rise units. This includes the interface on the lower west units of the high-rise which were pointed out in the discussion and the landscaping of the upper parking deck.
6. The distances between buildings are questioned, particularly between the lower west units and the parking structure. The distance between the high-rises is less than desirable and the Committee feels that some consideration should be given to reorienting the units to mitigate this concern. The distance between the office building and the residential units could also be reconsidered.
7. The residential amenity areas seem to be rather a token gesture for the number of units being proposed.
8. The entry feature off Pinetree Way warrants further consideration. It does not appear to be well thought out given the high volume of vehicular traffic in this area and the desire to make this a viable pedestrian connector. This aspect should be looked at in terms of both the commercial and residential accesses.

DESIGN COMMITTEE MEETING
MINUTES OF NOVEMBER 1, 1994

9. The usability of surrounding landscape areas to the residential units should be reviewed in relation to shadow studies.
10. A model, or at least a massing model would have been beneficial for a review of a project of such magnitude. The Committee would think that a model would normally be prepared for a complicated project of this nature.

Full coloured elevations are required with blowups of representative design elements for the retail, the residential tower, townhouses, offices and the parking structure to properly depict the use of materials and details.

11. Some concern was expressed with the scale of the project and Committee members felt that some variation in design and colour of the high-rise buildings might be warranted.
12. The Committee is not convinced that all mechanical equipment can be served from the one location. The Committee's interest is in seeing the proper integration of mechanical equipment into the overall concept and see that it is effectively screened.
13. More details on lighting and security will be sought at the time of Building Permit application for each phase.
14. The centre court shows a great deal of promise, however more information is required in terms of the landscaping concept and the proposed treatment for this internal courtyard. The concept should be developed further at this stage.
15. The Committee feels that applicants have the opportunity to develop a landscape focus and urban amenities space in the southeast and southwest corners of the site, noting that this also could be extended to a lesser degree to other corners in the site. Further development of the landscaping concept in this regard is requested.

In summary, the Committee feels that the drawings and particularly landscaping drawings need to be developed further for this Development Variance Permit application. A revised submission addressing the above areas is requested.



K. McLAREN
ACTING SECRETARY
KM/ms

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



1994 November 29

T-1

MEMO TO: Land Use Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES
NOVEMBER 29, 1994**

A meeting was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, November 29, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. W. Haley
Mr. P. Kwasnicky
Mr. G. Shinkewski

STAFF:

Mr. K. McLaren, Development Control Technician
Ms. L. Giesbrecht, Planning Assistant

GUESTS:

Mr. E. Marek
Mr. B. Livsey
Mr. M. Pez
Mr. G. Crockart
Mr. J. Losee

- 1) **Z-43-94 - PRELIMINARY REVIEW OF PROPOSED 4 UNIT APARTMENT BUILDING ON NORTH SIDE OF BRUNETTE AVENUE EAST OF BEGIN STREET AT 1217 BRUNETTE AVENUE**

The Committee reviewed the preliminary plans, the material sample board, and colour photograph board all received in the Planning Department November 9, 1994, and the material sample board and photograph of the coloured perspective drawing for the townhouse development to the east received May 24th, and May 25, 1990.

DESIGN COMMITTEE MEETING
MINUTES OF NOVEMBER 29, 1994

1) cont'd/

The Committee commends the architect on his efforts to integrate the design of this building with the surrounding townhouse development. The Committee would recommend the applicant reconsider the roof/open patio area on the east elevation as the roof element appears to be cut off abruptly in this area.

2) **BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO THE EXISTING
DIGGER O'RILEY'S PUB AT 935 BRUNETTE AVENUE**

The Committee reviewed the plans received in the Planning Department October 26, 1994 and the coloured material sample boards submitted previously.

The Committee feels the proposed roofing form and material for the entry does not blend well with the existing building and would suggest the applicant reconsider this aspect.

The Committee would appreciate submission of photographs of the existing building and a context plan showing any other additions or exterior alterations under consideration.

Mr. K. Anand left the meeting at this point.

3) **BUILDING PERMIT REVIEW OF REVISED SUBMISSION FOR A PROPOSED
55 UNIT APARTMENT COMPLEX AT 1532 BRUNETTE AVENUE - DP-12-92**

The Committee reviewed the plans received in the Planning Department November 4, 1994, the material sample boards received October 26, 1992 and May 31, 1993 and the approved Building Permit drawings received earlier.

The project architect, Mr. Emil Marek, and Mr. Bruce Livsey, the project co-ordinator, presented the revised drawings for the Design Committee's consideration. After explaining the changes and after answering the Committee's questions, Mr. Marek and Mr. Livsey left the meeting.

The Committee recommends acceptance of the project as revised.

Mr. K. Anand returned to the meeting at this point.

DESIGN COMMITTEE MEETING
MINUTES OF NOVEMBER 29, 1994

4) **BUILDING PERMIT REVIEW OF PROPOSED 135 UNIT APARTMENT BUILDING AT 1242-1252 TOWN CENTRE BOULEVARD**

The Committee reviewed the plans received in the Planning Department November 23, 1994, the material sample board received October 25, 1994 and the colour perspective drawing received October 17, 1994.

Mr. Maurice Pez, representing the Development Company, Mr. Graham Crockart, the project architect, and Mr. John Losee the landscape architect presented the drawings for the Committee's consideration. After presenting the drawings and after answering the Committee's questions the delegation left the meeting.

The Committee appreciates the response to their earlier request and now recommends acceptance of the development.

5) **PRELIMINARY REVIEW OF THE PROPOSED CHANGES TO THE EXTERIOR OF THE PINETREE VILLAGE SHOPPING CENTRE FOR THE "BREAD GARDEN" RESTAURANT - 2991 LOUGHEED HIGHWAY - DVP-46-93/DP-29-92**

The Committee reviewed the coloured elevation drawing and material sample board received in the Planning Department November 23, 1994.

The Committee finds the proposed design quite exciting, however requests clarification and information be supplied on the following:

- a) the location of railings;
- b) the location of the dark blue and electric blue colour samples;
- c) a site plan showing any proposed outdoor seating;
- d) elevation drawings showing the extent of the slate blocks and how and where this material is proposed to tie into the existing building material.



LAURA GIESBRECHT
ACTING SECRETARY
lg/ms

CITY OF _____
C O Q U I T L A M
INTER-OFFICE COMMUNICATION



T-1

1994 November 15

MEMO TO: Land Use Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES
NOVEMBER 15, 1994**

A meeting was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, November 15, 1994 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. W. Haley
Mr. P. Kwasnicky
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. R. Johnston
Mr. M. Dale
Mr. T. O'Regan
Mr. B. Hulme
Ms. P. Campbell

- 1) **Z-30-94 - PRELIMINARY REVIEW OF PROPOSED 7 UNIT APARTMENT BUILDING ON EAST SIDE OF CLARKE ROAD NORTH OF COMO LAKE AVENUE AT 618-620 CLARKE ROAD**

The Committee reviewed the plans and material samples received in the Planning Department October 11, 1994.

DESIGN COMMITTEE MEETING
MINUTES OF NOVEMBER 15, 1994

1) cont'd/

The Committee feels that there are too many fundamental design problems associated with this proposal to provide any meaningful comments at this point. It was suggested that the applicant seek professional design assistance when re-evaluating this building proposal.

2) **BUILDING PERMIT REVIEW OF PROPOSED 7 UNIT TOWNHOUSE PROJECT ON THE NORTH SIDE OF CARTIER AVENUE WEST OF LAVAL SQUARE AT 1203 CARTIER AVENUE - DP-12-94**

The Committee reviewed the plans received in the Planning Department November 1, 1994 and the coloured material sample boards submitted previously.

The Committee recommends acceptance of the proposal and looks forward to seeing the completed project.

3) **PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO "STARBUCKS" IN THE PINETREE VILLAGE SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY**

The Committee reviewed the plans received in the Planning Department November 4, 1994 and the coloured photographs submitted on November 15, 1994.

The Committee recommends acceptance of the proposal in preliminary.

4) **BUILDING PERMIT REVIEW OF PROPOSED "SCOTT CREEK MIDDLE SCHOOL" AT 1240 LANSDOWNE DRIVE - DVP-50-94**

The Committee reviewed the plans received in the Planning Department October 25, 1994 and the colour information submitted earlier on April 5, 1994.

The Committee recommends acceptance of the proposed school while still disagreeing with the project architect on the matter of roof colour.

DESIGN COMMITTEE MEETING
MINUTES OF NOVEMBER 15, 1994

5) **BUILDING PERMIT REVIEW OF PROPOSED 194 UNIT APARTMENT COMPLEX ON THE SOUTHWEST CORNER OF PIPELINE ROAD AND GUILDFORD WAY AT 1204-1210 PIPELINE ROAD - DP-22-94**

The Committee reviewed the plans received in the Planning Department October 14, 1994.

The Committee recommends acceptance of the project subject to the Planning Department being satisfied that the applicants have followed through on all construction details and finishes.

6) **PRELIMINARY REVIEW OF PLANS FOR 2 INDUSTRIAL BUILDINGS ON THE WEST SIDE OF KING EDWARD STREET NORTH OF UNITED BLVD. AT 15 KING EDWARD STREET**

The Committee reviewed the plans received in the Planning Department October 28, 1994 and the three coloured perspectives submitted on November 14, 1994.

The project co-ordinator, Mr. R. Johnston was in attendance to present the development. After explaining the proposal and after answering the Committee's questions, Mr. Johnston left the meeting.

The Committee recommends acceptance of the project in preliminary while noting that the applicants should include the canopies in the Building Permit submission to provide more certainty of retaining these design elements. If this project proceeds, the Committee would also be looking for information on refuse container screening.

Some concern was expressed in relation to the method of handling the rooftop equipment and therefore the Committee requests the applicants give further consideration to this matter.

7) **PRELIMINARY REVIEW OF PROPOSED "DOUGLAS COLLEGE CAMPUS" AT 1250 PINETREE WAY - DP-36-94**

The Committee reviewed the original plan submission from July 1994 and the revised plans received in the Planning Department October 28, 1994.

DESIGN COMMITTEE MEETING
MINUTES OF NOVEMBER 15, 1994


7) cont'd/

The design team consisting of Mr. T. O'Regan, Mr. M. Dale, Mr. B. Hulme and Ms. P. Campbell were in attendance to respond to the Committee's previous comments. After explaining the modifications and after answering the Committee's questions, the delegation left the meeting.

The Committee complimented the group of the thoroughness of the response in relation to the concerns raised previously. The Committee has no hesitation in recommending acceptance of the project in preliminary. As the development progresses through to the completion of the working drawings, the Committee would request further consideration of the following:

- a) replacing the stucco on the base of the day care building with a more durable finish. The bricks proposed for the College are recommended.
- b) adjusting the pathway connection from Pinetree Way to the south plaza area from the linear one proposed to one which relates to the curved form of the adjacent building.

It was also noted that the Planning Department staff are requested to ensure that the central walkway spine is consistent with the Town Centre Design Guidelines in terms of street tree species, paving patterns, lighting and furniture.


for NEIL MAXWELL
SECRETARY

NM/ms

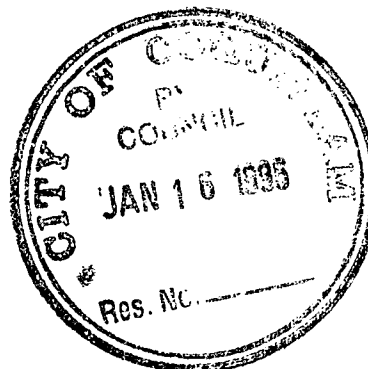
CITY OF _____
C O Q U I T L A M

INTER-OFFICE COMMUNICATION



1994 December 13

MEMO TO: Land Use Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES
DECEMBER 13, 1994**



T-1

A meeting was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, December 13, 1994 with the following persons present:

COMMITTEE MEMBERS:

- Mr. B. Aichberger
- Mr. K. Anand
- Mr. A. Smode

STAFF:

- Mr. N. Maxwell, Planning Assistant
- Ms. L. Giesbrecht, Planning Assistant

GUESTS:

- Mr. N. Pelman
- Mr. W. McAllister
- Mr. R. Carruthers
- Mr. S. Bugbee
- Mr. J. Bolanski

1) **BUILDING PERMIT REVIEW OF REVISED SUBMISSION FOR THE PROPOSED SCOTT CREEK MIDDLE SCHOOL AT 1240 LANSDOWNE DRIVE**

The Committee reviewed the plans received in the Planning Department previously and the revised drawings and material sample board received December 6, 1994.

The Committee recommends acceptance of the proposed roofing and colour changes noting that a larger sample of the asphalt roof material would have aided the Committee in their review of this matter. A sample should be submitted to staff to confirm that there will be some texturing on the large roof surfaces.

DESIGN COMMITTEE MEETING
MINUTES OF DECEMBER 13, 1994

2) **DEVELOPMENT PERMIT REVIEW OF PROPOSED DOUGLAS COLLEGE
AT 1250 PINETREE WAY**

The Committee reviewed the plans received in the Planning Department previously and the revised drawings December 7, and the letter from the architect received December 8, 1994.

The Committee, having noted their preference previously, will leave the ultimate choice of the base material for the day care to the project architect. On the matter of colour for the day care, the Committee would recommend a reconsideration of the grey stucco colours to a warmer scheme.

In summary, the Committee recommends acceptance of the project with the one comment above to be dealt with to the satisfaction of the Planning Director.

3) **REVIEW OF 54 UNIT TOWNHOUSE DEVELOPMENT AT 2979 PANORAMA
DRIVE (DEERCREST PHASE 1)**

The Committee reviewed the Building Permit plans received in the Planning Department previously, the Building Permit plans for Phase II also received earlier, the material sample board and coloured landscape concept plan received June 10, 1992, and the coloured elevation drawings received August 13 and September 29, 1992.

The project architect, Mr. N. Pelman and the owner's representative, Mr. W. McAllister were in attendance to discuss the modifications which have occurred during construction. After explaining the changes and after answering the Committee's questions, Mr. Pelman and Mr. McAllister left the meeting.

The Committee feels that the removal of the windows in the garage doors, the use of a double garage door and the elimination of the "jog" in the 'C' units plus the replacement of the stonework with siding are all acceptable modifications. Turning to other aspects of the development the Committee commented that:

- a) any concrete exposures adjacent the main entries to the units must be given an architectural finish such as parged stucco or sack rubbed concrete.
- b) a landscape barrier utilizing a low fence and heavy planting is required along the top of the retaining wall opposite the recreation centre to improve what is currently considered to be an unsafe condition.

DESIGN COMMITTEE MEETING
MINUTES OF DECEMBER 13, 1994

3) cont'd/

The Committee recommends acceptance of the project changes subject to the applicants first resolving the above items to the satisfaction of the Planning Director.

4) **DEVELOPMENT PERMIT REVIEW OF PROPOSED EXTERIOR RENOVATIONS TO THE PINETREE VILLAGE COMMERCIAL DEVELOPMENT AT 2991 LOUGHEED HIGHWAY**

The Committee reviewed the information presented at this meeting, including coloured elevations.

The project architects, Mr. Steven Bugbee and Mr. G. Blonski, and the representative for the owner, Mr. Robert Carruthers, presented the plans and information for the Design Committee's consideration. After explaining the proposed changes and after answering the Committee's questions the delegation left the meeting.

The Committee noted that the suggested improvements will significantly improve the image of the shopping centre and therefore heartily supports the proposal. There were however a few matters which require study and they are as follows:

- a) the proportions of the clock tower;
- b) the pavilion on the southeast corner of Building #1. This feature should be better integrated or removed. Still with this building, provision should be made for the integrating of the "Bread Garden" proposal into the centre's improvements.
- c) the lack of a significant public entrance feature on the east side of Buildings 3 and 4;
- d) the highly visible rear portions of Building 4.



NEIL MAXWELL
SECRETARY

NM/ms