



DESIGN COMMITTEE

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT:  DATE: Jan. 3 /85
FROM: Design Committee DEPARTMENT:  YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of January 3, 1985

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

COMMITTEE:

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

STAFF:

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

GUEST:

Mr. A. Resanovic

1. Z-1-84 - PRELIMINARY REVIEW OF A PROPOSED 18-UNIT APARTMENT BUILDING AT 1155 DUFFERIN STREET

The Committee reviewed the revised preliminary plans received in the Planning Department December 19, 1984.

Mr. A. Resanovic, the project architect, was in attendance to explain the three alternatives for treating the exposed underground structure. After discussing the project and answering the Committee's questions, Mr. Resanovic left the meeting.

Of the alternatives presented, the Committee would encourage the use of #3. This alternative has the added benefit of the berming which decreases the amount of exposed concrete.

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1. cont'd

If this project reaches the building permit application stage, the Committee trusts that the detailed drawings will include information on the security bars, the amount of berming and amount of exposed underground structure. The Committee trusts that the amount of exposed underground structure will be kept to a minimum and some architectural consideration will be given to the design of the security bars.

2. BUILDING PERMIT REVIEW OF A PROPOSED "ARBY'S" RESTAURANT ON THE EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 329 NORTH ROAD

The Committee reviewed the revised plans, coloured information, and covering letter, all received in the Planning Department January 3, 1985.

The Committee cannot recommend acceptance of the "standard Arby's arch" over the "semi circle" shown on the earlier drawings. The Committee had earlier endorsed a design alternative for this building which was very much integral to the design of this shopping centre. The applicants argued for the introduction of the metal mansard roofing on the grounds of corporate image. The Committee acquiesced to this request, however, cannot recommend acceptance of the "standard Arby's arch" on the same basis. In fact, no further diversion from the integral design theme is acceptable other than the recommendations herein.

The concern with regard to the soldier course brickwork and the small red colour areas has not been resolved as requested. Contact with the Planning Staff is recommended on this item.

In conclusion, the Committee recommends acceptance of this building subject to the above concerns being resolved to the satisfaction of the Planning Director.

Mr. Roper arrived at this point in the meeting.

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3. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE MCDONALD'S RESTAURANT AT 515 NORTH ROAD

The Committee reviewed the plans received in the Planning Department December 13, 1984.

The Committee recommends acceptance of the proposed addition.

4. BUILDING PERMIT REVIEW OF A PROPOSED 11-UNIT LOW-DENSITY APARTMENT PROJECT ON THE NORTH SIDE OF SHAW AVENUE WEST OF CLAYTON STREET AT 561 SHAW AVENUE

The Committee reviewed the plans received in the Planning Department December 24, 1984.

It appears that there have been adjustments made to the project beyond those which were recommended by the Committee. In addition, the working drawings do not supply sufficient information as requested earlier. The Committee therefore tabled this proposal and requests the submission of revised plans which resolve the following concerns:

- 1) the change in building material from cedar to asphalt shingles. The Committee was assured that cedar would be the roofing material and therefore requests its reinstatement.
- 2) the cedar shingle detailing adjacent to the windows. A detail through a typical window should be provided to ensure that the shingles are returned to the edge of the window.
- 3) the windows on the end elevations. The windows have not been treated as suggested earlier.
- 4) the rear elevations. These elevations have not been adjusted to be consistent with the treatment proposed for the front elevations.
- 5) the carport posts. They should be pulled back so as to not align with the roof fascias.

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of January 3, 1985

4. cont'd

In addition to the above, the Committee requests the following:

- a) the electrical rooms be shown on the floor plans and elevation drawings;
- b) details of the perimeter fencing and screening proposed for the garbage receptacle;
- c) the submission of a vinyl siding sample which is "warmer in colour" than that supplied earlier yet which still maintains the texture.

5. BUILDING PERMIT REVIEW OF PROPOSED EQUIPMENT BUILDING FOR THE SHELL SERVICE STATION AT 3051 LOUGHEED HIGHWAY

The Committee reviewed the revised plans received in the Planning Department December 19, 1984 and the coloured perspective submitted on November 13, 1984.

The Committee recalls that considerable time and effort was expended by "Shell" and the Committee in formulating the design which presently exists on the site. It is now the Committee's understanding that along with the proposed buildings, a colour change is being contemplated for the principal building. Rather than receiving and reviewing information in a piecemeal manner, the Committee requests a comprehensive submission which provides coloured material samples, coloured photographs of the existing building, and a written statement from Shell which explains the proposals being considered.

NM/KM/ci


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

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

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, January 29, 1985, with the following persons present:

COMMITTEE:

Mr. T. Chiu
Mr. W. Roper
Mr. G. Shinkewski
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. A. Hanson
Mr. M. Burton-Brown

1. BUILDING PERMIT REVIEW OF PROPOSED 45-UNIT TOWNHOUSE PROJECT IN "RIVERVIEW HEIGHTS" AT 2721 ATLIN PLACE

The Committee reviewed a response from the applicants dated Jan. 15, 1985, wherein the Committee was requested to reconsider their fencing suggestion.

The Committee concurs with the applicants that due to elevation of the sidewalk along Mariner Way versus that of the main floor levels of the A units, little value would be gained by the construction of a fence, particularly in the upper corner. Rather than increasing the berm height as suggested, the Committee is of the opinion that a concentration of evergreen planting along the upper portion of the Mariner property line would be more effective in terms of screening and sound diffusion.

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

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of January 29, 1985

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

The Committee reviewed the revised plans and colour information presented at this meeting.

The project architect, Mr. A. Hanson, was in attendance to discuss with the Committee their previous comments and to present revised plans. After discussing the revisions, Mr. Hanson left the meeting.

The Committee feels that the proposed alternatives are not moving in the direction intended by the Committee. The Committee is of the opinion that their previous comments in relation to fenestration, building massing and roof forms would also apply to the alternatives presented for the Committee's review.

During the discussion, the Committee also suggested that the applicant give consideration to:

- 1) the visual impact of the corner by reconsidering the upper floor configuration;
- 2) the use and number of proposed building materials;
- 3) the "box-like" appearance in conjunction with the review of the building massing referred to above.
- 4) the introduction of shed roof elements and skylights.

3. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO A COMMERCIAL PROJECT UNDER CONSTRUCTION AT 403 NORTH ROAD

The Committee reviewed the plans of the proposed revisions, received in the Planning Department Jan. 24, 1985.

The project architect, Mr. M. Burton-Brown, was in attendance to explain the proposed addition. After discussing the proposal and answering the Committee's questions, Mr. Burton-Brown left the meeting.

The Committee is of the opinion that such a large mass, as is proposed for this extremely visible corner, would be inappropriate. They feel that the visual impact should be softened. Perhaps a

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3. cont'd

combination of skylights and signage may resolve the Committee's concerns.

In summary, the Committee recommends a restudy of the south elevation of the proposed addition. The Committee notes that future submissions should include information on proposed signage.

NM/ci


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

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

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

COMMITTEE:

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

STAFF:

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

1. BUILDING PERMIT REVIEW OF A PROPOSED 11-UNIT LOW-DENSITY APARTMENT PROJECT ON THE NORTH SIDE OF SHAW AVENUE WEST OF CLAYTON STREET AT 561 SHAW AVENUE

The Committee reviewed the revised plans, coloured material sample and covering letter, all received in the Planning Department on January 14, 1985.

The only outstanding area of concern to be resolved relates to the carport posts. In this regard, the Committee suggests that the front carport posts be "pulled back" approximately 2'- 0" from the front beams to create a cantilever.

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

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2. REVIEW OF PROPOSED ADJUSTMENTS TO THE COLOUR SCHEME FOR AN 80-UNIT APARTMENT PROJECT UNDER CONSTRUCTION ON THE SOUTHEAST CORNER OF FALCON DRIVE AND GUILDFORD WAY AT 1195 FALCON DRIVE

The Committee reviewed the coloured material samples and covering letter, all received in the Planning Department January 14, 1985.

The Committee recommends acceptance of the colour scheme adjustments proposed for the Phase II area.

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

The Committee reviewed the plans, received in the Planning Department on January 11, 1985 and January 15, 1985, and the coloured perspective submitted on January 15, 1985.

The Committee noted that the site is a highly visible one in a prominent location in western Coquitlam and therefore warrants a high standard of design. The features such as the planted front courtyard and breaks in the western facade are positive aspects of the proposed project. The Committee, however, feels that a more imaginative design solution is possible and therefore suggests that the project architect reconsider the roof forms, building massing and fenestration, including the upper floor and circular windows.

The Committee would also request that revised plans include information on how the signage will be handled and include confirmation of the proposed colour scheme and details of the rear patio.

In conclusion, the Committee requests the submission of revised preliminary plans which respond to the above comments.

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4. BUILDING PERMIT REVIEW OF PROPOSED EQUIPMENT BUILDINGS FOR THE SHELL SERVICE STATION AT 3051 LOUGHEED HIGHWAY

The Committee heard a verbal report from the Planning Department representatives that the existing building has been "exempted" from the corporate changeover in relation to colours. The result is that the principal building will remain "as is" and the proposed buildings are to match the colours of the main building.

Based on the above understanding, the Committee recommends acceptance of the proposed buildings subject to the submission of coloured material samples to confirm the intended colour scheme.

5. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE SOUTH-WEST CORNER OF AUSTIN AVENUE AND MUNDY STREET AT 2188 AUSTIN AVENUE

The Committee reviewed the plans and coloured perspective presented to them at this meeting by the project designer, Mr. Walter Roper. After discussing the proposal and answering the Committee's questions, Mr. Roper left the meeting.

The Committee finds the project generally acceptable, however, prior to the project proceeding further, the Committee requests that consideration be given to:

- 1) extending the landscaping to the back of the sidewalks along Austin Avenue and Mundy Street;
- 2) utilizing brick instead of painted concrete blocks on the visible east elevation as discussed;
- 3) providing parking lot lighting.

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


- a) a coloured perspective drawing supplemented with coloured material samples;
- b) a landscaping concept;

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5. cont'd

- c) plans showing the location and proposed screening for any rooftop mechanical equipment or refuse containers.

NM/ci


Neil Maxwell
Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

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

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

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. A. Molnar
Mr. T. Hale

1. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE KEG RESTAURANT AT 2968 CHRISTMAS WAY

The Committee reviewed the plans and coloured material sample, received in the Planning Department February 12, 1985.

The Committee recommends acceptance of the exterior alterations, including the red vinyl canopy.

2. PRELIMINARY REVIEW OF PROPOSED 83-UNIT TOWNHOUSE PROJECT ON WEST SIDE OF JOHNSON STREET NORTH OF GLEN DRIVE AT 1200 JOHNSON STREET

The Committee reviewed the updated site plan, the landscaping concept and the colour scheme, all received in the Planning Department February 11, 1985, and the floor plans and elevations submitted earlier.

Mr. T. Hale and Mr. A. Molnar were in attendance to explain the project and to answer any Committee questions. After discussing the development at some length, the delegation left the meeting.

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2. cont'd

The Committee commented that they are pleased with the overall concept, the unit mix, including unit Type 4 and 4A, and the colour scheme. In addition, they are encouraged to see that wood siding is proposed and not vinyl or aluminum. There was some concern expressed over the proposed use of asphalt singles. The Committee suggests that serious consideration be given to the utilization of a wood roofing material rather than the asphalt singles proposed.

Turning to other aspects of the project, the Committee suggested that the applicants give further consideration to:

- 1) the detail problem of having two different siding colours meeting on the same plane. Further to the discussion and upon reconsideration, the Committee does not feel that two side-by-side units painted the same colour is the solution. This would appear to go against the concept of individual unit identity by colour.
- 2) the vehicular maneuverability out of garages located on dead-end internal roadways;
- 3) the required by-law setbacks from the future property lines, in particular Guildford Way and Johnson Street, which are to be major arterial streets;
- 4) the internal unit siting in relation to the closeness of outdoor living spaces and the by-law requirement for private outdoor space (e.g. Units 20-24). The Committee feels that special consideration is warranted where this type of situation occurs throughout the project.
- 5) the Zoning By-law requirement for common amenity area or areas.

The Committee is particularly concerned with items 3, 4 and 5 above as they have a significant effect on the livability of the units. The Committee feels that improvements in these important areas is necessary through careful re-evaluation of the siting and landscape concept. The Committee is not prepared to recommend outright relaxation of the by-law requirements under 3 and 5 above, however, would consider recommending partial relaxation, depending on the response to the above concerns. It should be clearly understood that the Design Committee provides advice to Council on appeals, whereas the final decision rests with Council.

Upon learning from Mr. Molnar that he will be involved in the project throughout its entire construction, the Committee retracts

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2. cont'd

their previous recommendation for architectural supervision. This is based on the above understanding that Mr. Molnar will be in charge of supervision, and on the basis of the staff's input that a fully secured development permit based on final working drawings will be required if the development proceeds.

In addition to the above, the Committee feels that fencing around the final property lines on Johnson Street, Guildford Way and possibly Glen Drive should be considered. The reasons for this include noise abatement, aesthetics and avoidance of misunderstandings by future owners as to where future road construction will occur. In the case of the latter, the Committee notes the land being taken for future widening for Johnson Street and Guildford Way may remain unused and therefore uncleared for some time. If this project reaches the working drawing stage, the Committee will be looking for a response to this concern.

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

The Committee reviewed the revised preliminary plans and perspective drawing, received in the Planning Department February 12, 1985.

The Committee appreciates the efforts of the project architect in attempting to formulate a design concept which would enhance this prominent corner. However, as the design still does not seem to be moving in the direction intended by the Committee, it is strongly suggested that the applicant restudy the fundamentals of the design as they relate to this development.

4. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE CHURCH ON THE SOUTH SIDE OF DEWDNEY TRUNK ROAD EAST OF LOUGHEED HIGHWAY AT 2950 DEWDNEY TRUNK ROAD

The Committee reviewed the preliminary plans of the proposed addition to the rear of the building, received in the Planning Department February 4, 1985.

The design proposed for this addition is totally inconsistent with the established architecture on the site and with the design depicted on the plans when the original structure was approved. The Committee therefore cannot recommend acceptance of the proposed addition and would suggest that a design which relates to the existing structure be considered.

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5. BUILDING PERMIT REVIEW OF A PROPOSED PARKING LOT ON THE SOUTHEAST CORNER OF LOUGHEED AND BARNET HIGHWAYS AT 2950 LOUGHEED HIGHWAY

The Committee reviewed the plan of the proposed perimeter landscaping, received in the Planning Department February 8, 1985.

The Committee recognizes the applicant's desire to maximize the site's visibility, however, this does not lessen the need to enhance the perimeter of the site. The sparse planting, with little design interest as proposed, is not acceptable. The Committee therefore suggests that consideration be given to:

- 1) grouping or massing the plant material along the property line;
- 2) introducing an appropriate "street tree" to provide a vertical landscape element;
- 3) utilizing large diameter river rock in the area beyond the property line to the base of the sidewalk fill.

The type of planting suggested would, in the Committee's opinion, enhance this very prominent corner while not blocking the needed exposure of the product being displayed.

6. BUILDING PERMIT REVIEW OF THE PROPOSED RECONSTRUCTION OF THE FIRE-DAMAGED APARTMENT BUILDING AT 600 SMITH AVENUE

The Committee reviewed the landscape plans received in the Planning Department February 12, 1985 and the plans of the reconstruction submitted earlier on January 11, 1985.

The Committee commented that the proposed additional planting and the reintroduction of play equipment are significant improvements.

The Committee therefore recommends acceptance of the project subject to the submission of the usual detailed landscape plan.

7. PRELIMINARY REVIEW OF THREE PROPOSED COMMERCIAL BUILDINGS ON WEST SIDE OF BLUE MOUNTAIN STREET BETWEEN RODERICK AVENUE AND GAUTHIER AVENUE AT 230 BLUE MOUNTAIN STREET

The Committee reviewed the plans received in the Planning Department February 8, 1985.

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of February 12, 1985

7. cont'd

The Committee is generally pleased with the design of the three buildings, however, due to the proximity of the residential area to the west, substantial relief should be introduced to the rear of Building 1.

The Committee looks forward to the submission of:

- 1) revised plans which respond to the above concern;
- 2) a coloured perspective supplemented with a colour material sample board.

8. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON THE SOUTHWEST CORNER OF AUSTIN AVENUE AND MARMONT STREET AT 2188 AUSTIN AVENUE

The Committee reviewed the revised preliminary plans and coloured information presented at this meeting by the project designer, Mr. W. Roper. After discussing the project and answering the Committee's questions, Mr. Roper left the meeting.

The Committee recommends acceptance of the revised preliminary plans for this project, noting that the project designer proposes to incorporate their previous request for parking lot lighting and landscaping to the back of the sidewalk into the working drawings.

KM/NM/ci


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Feb. 26, 1985
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of February 26, 1985

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

COMMITTEE:

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

STAFF:

Mr. R. Boivin
Mr. N. Maxwell

GUESTS:

Mr. K. Melville
Mr. A. Hanson
Mr. T. Hale
Mr. A. Molnar
Mr. R. Cook

1. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS TO "ROCKY'S CABARET" AT 801 BRUNETTE AVENUE

The Committee reviewed the plans received in the Planning Department February 18, 1985 and the coloured information submitted February 26, 1985.

Mr. K. Melville, the project architect, was in attendance to present the proposal. After discussing the project and answering the Committee's questions, Mr. Melville left the meeting.

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1. cont'd

The Committee agrees with the applicant's proposal in regard to the exterior alterations and proposed colour schedule. There was, however, concern expressed by the Committee over the absence of any meaningful landscaping around and particularly on the site. The Committee recognizes the potential problems of planting adjacent to the building, however, there are a number of areas where improvements could be made. The Committee would therefore encourage the owner to give consideration to the following suggestions:

- 1) planting low-growing, hardy plant material in the 3'-0" area beyond the wheel stops along Bernatchey Street;
- 2) cleaning up and replanting the planters on Brunette Avenue;
- 3) introducing deciduous trees in appropriate locations along Bernatchey Street and Brunette Avenue;
- 4) reducing the size of the three parking spaces closest to the intersection, thereby creating a large planting area which could be utilized to "soften" the visual impact of the corner.

In addition to the above, the Committee commented that as signage will be an important feature of the design, they request that plans of any proposed signs be submitted for their review and comment.

To summarize, the Committee recommends acceptance of the proposed building renovations, however, they request the submission of a landscape plan which addresses the concerns noted above.

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

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

The Committee reviewed revised preliminary plans presented at this meeting by Mr. A. Hanson, the project architect. After discussing the proposal and answering the Committee's questions, Mr. Hanson left the meeting.

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2. cont'd

The Committee, as stated previously, feels that a more imaginative solution is warranted for this high profile corner. The adjustments presented for the Committee's review, while having some positive features, are mainly cosmetic changes to the basic building designs submitted on previous occasions. As a result, the Committee feels compelled to again reiterate their comment that as the design is not progressing, the applicant should restudy the project in its entirety.

The Committee added that to assist in future reviews, any package of drawings should include interface elevations and a cross section. These drawings would help to clarify the transition between the proposed building and that which exists on the adjoining lot.

3. Z-5-85 - PRELIMINARY REVIEW OF PROPOSED 83-UNIT TOWNHOUSE PROJECT ON WEST SIDE OF JOHNSON STREET NORTH OF GLEN DRIVE AT 1200 JOHNSON STREET

Mr. T. Hale, Mr. A. Molnar and Mr. R. Cook were in attendance to present revised plans in response to the Committee's previous concerns. After discussing the project, the delegation left the meeting.

The Committee expressed concern over what appears to be only a nominal response to their previous comments relating to setback problems, open space and common amenity areas. Granted, adjustments are apparent, however, the degree of relaxation still being requested cannot be endorsed by the Committee.

The Committee is not opposed to the setback encroachments being proposed along the south, west and Hoy Creek property lines. However, due to the heavy traffic volumes expected for Guildford Way and Johnson Street, the Committee feels the 7.6-metre minimum setback should be maintained.

Turning to the matter of private open space and common amenity areas, the Committee noted that hereto, only token improvements have been made to these important aspects of the project. As stated previously, these features have a significant effect on the livability of the development and therefore every effort should be made to provide meaningful open space and common amenity areas.

In relation to the amenity problem, the Committee is of the opinion that the applicant may have to sacrifice one or two single-family units in order to provide the needed common area. This is not to say that the overall unit count has to be reduced because the applicant does have the option of building more townhouse units which are more efficient in terms of land consumption.

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3. cont'd

On another matter, the Committee suggests that a lower profile unit be considered for the lot on the corner of Johnson Street and Guildford Way, thereby softening the visual impact at this intersection.

To summarize, the Committee is of the opinion that their concerns relative to setbacks, common amenity areas and private outdoor space have not been resolved. As a result, the Committee requests the submission of revised preliminary plans which respond to the above-noted Committee concerns.

4. BUILDING PERMIT REVIEW OF PROPOSED PARKING LOT ON SOUTHEAST CORNER OF LOUGHEED AND BARNET HIGHWAYS AT 2950 LOUGHEED HIGHWAY

The Committee reviewed the revised plans, received in the Planning Department February 18, 1985.

The Committee recommends acceptance of the proposed perimeter landscaping, subject to the applicant installing a hardy ground cover such as ivy throughout the bark mulch areas.

Mr. D. Nichols left the meeting at this point.

5. PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO INDUSTRIAL BUILDING ON SOUTHEAST CORNER OF LOUGHEED HIGHWAY AND WOOLRIDGE STREET AT 960 LOUGHEED HIGHWAY

The Committee reviewed the preliminary plans received in the Planning Department February 22, 1985 and the coloured elevations submitted on February 26, 1985.

The Committee commented that the proposed additions and improvements to the existing facade are acceptable in preliminary. However, prior to the project proceeding to the working drawing stage, the Committee requests the submission of:

- 1) coloured material samples and coloured photographs to assist in the review of the proposed colour scheme;
- 2) a landscaping concept.

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of February 26, 1985

6. BUILDING PERMIT REVIEW OF PROPOSED 76-UNIT TOWNHOUSE PROJECT ON EAST SIDE OF JOHNSON STREET NORTH OF GLEN DRIVE AT 1235 JOHNSON STREET

The Committee reviewed the plans received in the Planning Department February 26, 1985 and the coloured material sample board submitted on October 16, 1984.

The Committee recommends acceptance of the building design aspects of the project, however, as all information necessary for a complete and thorough review was not available, the application was tabled. The Committee therefore requests the submission of:

- 1) a detailed landscape plan;
- 2) details of perimeter fencing, including that proposed for around the refuse containers;
- 3) information on screening of the parking lots.

7. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTH SIDE OF HENDERSON AVENUE WEST OF LOUGHEED HIGHWAY AT 820 HENDERSON AVENUE

The Committee reviewed the plans received in the Planning Department on February 21, 1985.

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

The Committee recommends acceptance of the project in preliminary. It was noted, however, that if and when a formal application for rezoning is received, the Committee will be looking for the submission of a coloured perspective drawing and information on any proposed signage.

NM/ci


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

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

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

COMMITTEE:

Mr. W. Haley
Mr. W. Roper
Mr. G. Shinkewski

STAFF:

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

GUESTS:

Mr. A. Hanson
Mr. G. Bryson
Mr. D. Reid
Mr. A. Molnar
Mr. T. Hale

1. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON THE SOUTHWEST CORNER OF CLARKE ROAD AND COMO LAKE AVENUE AT 581 CLARKE ROAD

The Committee reviewed the plans received in the Planning Department on March 5, 1985 and March 8, 1985, and the coloured information submitted previously on July 17, 1984.

The Committee recommends acceptance of the proposed building.

Design Committee Minutes
of March 12, 1985

2. Z-31-83 - REVIEW OF PROPOSED LANDSCAPING FOR MOBILE HOME PARK ON WEST SIDE OF PIPELINE ROAD NORTH OF PINETREE WAY

The Committee reviewed the plans received in the Planning Department on March 11, 1985.

Mr. D. Reid and Mr. G. Bryson were present to explain the proposal. After discussing the development and answering the Committee's questions, the delegation left the meeting.

The Committee commented that the proposed landscaping and screening was generally acceptable except for along the south property line adjacent to the active gravel pit operation. In this regard, it is suggested that fencing supplemented with planting, in a manner consistent with the buffer along Pipeline Road, be considered.

The Committee recommends acceptance of the proposed landscaping subject to the above-noted concern being resolved to the satisfaction of the Planning Director.

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

The project architect, Mr. A. Hanson, was in attendance to present sketch alternatives for the Committee's consideration. After explaining the proposals and answering the Committee's questions, Mr. Hanson left the meeting.

The Committee commented that the sketches suggest a possible design solution for this prominent corner. The transition between the existing structure to the east and the proposed building appears to have been well handled.

Even though the design is progressing, the Committee feels additional review and study is warranted in the following key areas:

- 1) the corner element, including the canopy over the entry;
- 2) the lower fascia on the west elevation. Perhaps the fascia could be recessed over the plaza as discussed.

In summary, the Committee stated that there are positive features of the design, however, the overall concept needs to be developed further, taking into consideration the above comments.

Design Committee Minutes
of March 12, 1985

4. Z-5-85 - PRELIMINARY REVIEW OF PROPOSED 83-UNIT TOWNHOUSE PROJECT ON THE WEST SIDE OF JOHNSON STREET NORTH OF GLEN DRIVE AT 1200 JOHNSON STREET

Mr. T. Hale and Mr. A. Molnar were in attendance to present plans for the Committee's consideration. After explaining the adjustments and answering the Committee's questions, Mr. Hale and Mr. Molnar left the meeting.

The Committee appreciates the response to the previous concerns and would commend the applicants on their success with "Fisheries" in relation to the use of Terry Fox Creek. The Committee no longer has any objection to this project proceeding to Public Hearing.

If this development reaches the working drawing stage, the Committee will be looking for:

- 1) normal details on landscaping, fencing, privacy screening, etc.;
- 2) the "best" elevation of Unit P9 on Lot 42 being oriented to Johnson Street, as discussed.

5. REVIEW OF PROPOSED LANDSCAPE PLAN FOR MOBILE HOME PARK ON EAST SIDE OF KING EDWARD STREET NORTH OF LOUGHEED HIGHWAY AT 145 KING EDWARD STREET

The Committee reviewed the landscape plans received in the Planning Department on March 12, 1985.

The Committee recommends acceptance of the proposed landscaping.

6. BUILDING PERMIT REVIEW OF PROPOSED 76-UNIT TOWNHOUSE ON EAST SIDE OF JOHNSON STREET NORTH OF GUILDFORD WAY AT 1235 JOHNSON STREET

The Committee reviewed the landscape plans received in the Planning Department on March 12, 1985.

The Committee recommends acceptance of the development subject to the following matters first being resolved to the satisfaction of the Planning Director:


- 1) the fencing detail. In this regard, the Committee suggests contact with the Planning Department representatives to obtain clear direction.

Design Committee Minutes
of March 12, 1985

6. cont'd

- 2) the co-ordination of the architectural site plan with the landscape plan with regard to fence locations and provision of common amenity facilities (i.e. tot lots).

NM/ci


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: March 26, 1985
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of March 26, 1985

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

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. M. Burton-Brown
Ms. G. Gordon-Collins

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

The Committee reviewed the revised plans and coloured perspective drawing received in the Planning Department March 25, 1985.

The Committee recommend acceptance of the building in preliminary. If this project reaches the building permit application stage, the Committee will be looking for the normal details plus:

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

2. REVIEW OF A LANDSCAPING CONCEPT FOR 'ROCKY'S CABARET' AT
801 BRUNETTE AVENUE

The Committee reviewed the landscaping concept plan supplemented with photographs, received in the Planning Department March 26, 1985.

The Planning Department representatives explained the preliminary plan to the Committee. After discussing the merits of the proposal the Committee offered the following comments for the applicants consideration:

- 1) the wood bollards should be eliminated. It was noted that if the applicant utilizes "tall" curb stops on the parking spaces along Bernatchey Street they should prevent patrons from damaging the planting beds with vehicles.
- 2) In the Committee's opinion, some vertical plant material along Bernatchey Street is still warranted. The Committee suggests that a cluster of deciduous trees be installed in the area north of the access and in a location south of the access which would not interfere with the visibility of the telephone booth. It was also suggested that the trees be staggered in their location.

In summary, the Committee finds the plan acceptable with the above exceptions and looks forward to the submission of a plan which responds to the noted concerns.

3. PRELIMINARY REVIEW OF PROPOSED ALTERATION AND ADDITIONS TO THE
INDUSTRIAL BUILDING ON THE SOUTHEAST CORNER OF LOUGHEED HIGHWAY
AND WOOLRIDGE STREET AT 960 LOUGHEED HIGHWAY

The Committee reviewed revised preliminary plans, coloured photographs and coloured painted chits all received in the Planning Department March 26, 1985.

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

- 1) the proposed colour scheme to be clearly specified on the plans.
- 2) a detailed landscape plan which provides information on plant species, sizes, spacings and quantities. The areas to be planted should include the area of existing driveway on the Lougheed Highway which is to be removed and the area along Woolridge Street north of the upper driveway to the corner.

4. PRELIMINARY REVIEW OF A PROPOSED 39 UNIT TOWNHOUSE PROJECT ON
THE EAST SIDE OF FALCON DRIVE NORTH OF BARNET HIGHWAY AT 1135
FALCON DRIVE

The Committee reviewed the plans and coloured perspective drawing all received in the Planning Department March 25, 1985.

Ms. G. Gordon-Collins, the project architect, was in attendance to present the development. After explaining the proposal and answering the Committee's questions, Ms. Gordon-Collins left the meeting.

The Committee complimented the architect on the thoroughness of the preliminary submission. The Committee recognizes that many aspects of the project have not as yet been finalized, i.e. colours, exterior materials, interior layouts etc. As the plans evolve the Committee suggests that consideration also be given to:

- 1) the apparent lack of unit storage
- 2) the "dead-end" parking areas
- 3) the probable requirement for electrical rooms and provision for refuse containers
- 4) the building code requirements for handicapped units. It appears from a cursory review of the plans, that at least the garage and hallway widths and the washer/dryer locations may not be acceptable. Furthermore the layout of the living room area appears rather confined.
- 5) the introduction of a children's play area east of the concrete pavers
- 6) the provision of appropriate passive recreational facilities within the 'orchard' amenity area
- 7) the limited number of access points to the 'orchard' area

If this development proceeds further, the Committee would request the submission of revised preliminary plans which address the above comments.

5. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO COMMERCIAL BUILDING UNDER CONSTRUCTION ON THE NORTHEAST CORNER OF NORTH ROAD AND LOUGHEED HIGHWAY AT 403 NORTH ROAD

The Committee reviewed plans presented at this meeting by the project architect, Mr. M. Burton-Brown. Mr. Burton-Brown explained the addition, answered the Committee's questions and then left the meeting.

The Committee recommends acceptance of the proposed addition to the southern end of Building A.

6. REVIEW OF PROPOSED COLOUR SCHEME FOR THE "ARBY'S" RESTAURANT UNDER CONSTRUCTION AT 329 NORTH ROAD

The Project Manager, Mr. W. Roper, discussed a proposed modification to the approved colour scheme. Mr. Roper explained the proposal, answered the Committee's questions and then left the meeting.

The Committee recommends acceptance of the adjustment in proposed colour number 4 from General Paint 4891-A to Douglas Paint 57-5U Dark Fawn.

Mr. G. Shinkewski left the meeting at this point and Mr. W. Roper returned.

7. PRELIMINARY REVIEW OF PROPOSED ADDITIONS TO THE "PINE TREE VILLAGE" SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY

The Committee reviewed plans, a coloured perspective and a material sample board all received in the Planning Department March 26, 1985.

The Committee recommends acceptance of the project in preliminary. If this proposal reaches the building permit application stage the Committee will be looking for the submission of a detailed landscape plan which provides information on plant species, sizes, spacings and quantities for the new planting areas.

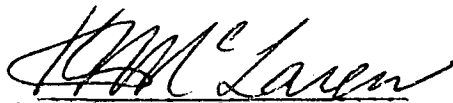
8. BUILDING PERMIT REVIEW OF A PROPOSED 76 UNIT TOWNHOUSE PROJECT
ON THE EAST SIDE OF JOHNSON STREET NORTH OF GLEN DRIVE AT 1235
JOHNSON

The Committee heard a verbal report from the Planning Department representatives in relation to the applicants response to the Committee's previous comments on fencing.

The Committee acquiesces to the project architect's opinion in regard to the perimeter fence design however in relation to the other fencing throughout the project the Committee commented as follows:

- 1) the privacy fences between the units should be of solid board construction
- 2) the perimeter fence proposed along the Johnson Street property line should be articulated in plan adjacent to the rear of Units 10 and 11 to create the needed break in plane

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


for Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

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

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

COMMITTEE:

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

STAFF:

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

GUEST:

Mr. L. Laidlaw

1. REVIEW OF A PROPOSED LANDSCAPE PLAN FOR "ROCKY'S CABARET" AT
801 BRUNETTE AVENUE

The Committee reviewed the landscape plan received in the Planning Department on April 9, 1985.

The Committee recommends acceptance of the proposed landscaping.

Design Committee Minutes
of April 9, 1985

2. BUILDING PERMIT REVIEW OF PROPOSED ADDITIONS AND ALTERATIONS TO AN INDUSTRIAL BUILDING ON THE SOUTHEAST CORNER OF LOUGHEED HIGHWAY AND WOOLRIDGE STREET AT 960 LOUGHEED HIGHWAY

The Committee reviewed the plans and coloured elevations received in the Planning Department on April 9, 1985 and the coloured paint chips received on March 26, 1985.

The Committee recommends acceptance of the project, subject to the submission of a coloured material sample which confirms that the over-head door colour will be in the same colour family as the "mist green".

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

3. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 329 NORTH ROAD

The Committee reviewed the preliminary plans and coloured elevation drawings, all received in the Planning Department on April 4, 1985.

The project architect, Mr. L. Laidlaw, was in attendance to present the project. After discussing the proposal and answering the Committee's questions, Mr. Laidlaw left the meeting.

The Committee commented that the proposed building is consistent with the established architecture on the site, however, concern was expressed over the large exposed retaining wall. The Committee suggests that methods of lessening the visual impact of this rather unsightly structure be investigated. In this regard, consideration should be given to the utilization of super graphics, landscaping, architectural rendering or some other such treatment.

Prior to this project proceeding, the Committee requests the submission of revised preliminary plans which respond to the concern noted above.

Mr. Roper returned to the meeting at this point.

Design Committee Minutes
of April 9, 1985

4. REVIEW OF PROPOSED ALTERATIONS TO COMMERCIAL COMPLEX UNDER CONSTRUCTION ON NE CORNER OF NORTH ROAD AND LOUGHEED HIGHWAY AT 403 NORTH ROAD

The Committee reviewed the plans received in the Planning Department on April 1, 1985.

The Committee expressed concern over what appears to be a request for endorsement of alterations which may have already been commenced on site. It is the Committee's understanding that, as part of the review process, any proposed or contemplated modifications to the originally approved development are to be submitted for their review and comment prior to on-site work commencing. In fact, depending on the degree of proposed alterations, Council approval in some instances may be necessary.

Turning to the suggested modifications themselves, the Committee stated that individually they would create no specific problem. Reviewing them collectively, however, with the other changes which have occurred on site, may result in a different opinion. The Committee feels that the cumulative effect of the alterations may aggravate what appears to be an increasingly congested development architecturally speaking particularly when viewed from the southwest.

In order to review these changes on the basis of firsthand knowledge of the site, the Committee tabled the submission for an on-site investigation.

5. REVIEW OF PROPOSED ALTERATIONS TO AN INDUSTRIAL BUILDING UNDER CONSTRUCTION ON THE NORTHWEST CORNER OF DEWDNEY TRUNK ROAD AND WESTWOOD STREET AT 3061 DEWDNEY TRUNK ROAD

The Committee reviewed the plans and accompanying letter, all received in the Planning Department on April 3, 1985.

The Committee recommends acceptance of the proposed alterations subject to confirmation, to the satisfaction of the Planning Director, that the colour of the fabric awning will be complementary to the approved colour scheme.

NM/ci


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Apr. 23/85
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes of April 23, 1985 OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, April 23, 1985, with the following persons present:

COMMITTEE:

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

STAFF:

Mr. K. McLaren, Development Control Technician
Mr. R. White, Chief Building Inspector
Mr. N. Maxwell, Planning Assistant

GUESTS:

Mr. R. Henriquez
Mr. A. Endoll
Mr. L. Laidlaw
Mr. C. Maplethorp
Mr. M. Burton-Brown

1. REVIEW OF PROPOSED CHANGES TO 11-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 561 SHAW AVENUE

The Committee reviewed the plan received in the Planning Department on April 22, 1985.

The Committee recommends acceptance of the elimination of the stucco volumes and their replacement with vinyl siding. The Committee commented that they appreciate being consulted on possible design changes during the construction stage.

Design Committee Minutes
of April 23, 1985

2. PRELIMINARY REVIEW OF PROPOSED 44-UNIT TOWNHOUSE PROJECT ON SOUTH SIDE WALTON AVENUE EAST OF JOHNSON STREET AT 2990 WALTON AVENUE

The Committee reviewed the plans received in the Planning Department on April 15, 1985 and the coloured material sample board submitted on October 16, 1984.

The Committee commented that they had no objection to the proposed architecture, given the distance from a similar project on Johnson Street. The Committee, however, suggests that consideration be given to the following areas of concern:

- 1) the provision of garbage/refuse containers and screening therefore;
- 2) the question of accessibility to the lower building;
- 3) the inclusion of the electrical rooms in plan and elevation;
- 4) the "dead-end" parking situations and the probable need for a fire truck turnaround.

In addition to the above, the Committee requests that the colour scheme be modified to provide a variation in this aspect of the design from that on Johnson Street.

3. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON THE EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 329 NORTH ROAD

The project architect, Mr. L. Laidlaw, was in attendance to present plans of proposed Building #6 and, in particular, the treatment of the large retaining wall. After discussing the development and answering the Committee's questions, Mr. Laidlaw left the meeting.

The Committee commented that the building and retaining wall treatment appear acceptable and they would have no objection to this project proceeding to the working drawing stage.

4. Z-4-85 - PRELIMINARY REVIEW OF PROPOSED FIRE HALL AND TRAINING CENTRE ON WEST SIDE OF PINETREE WAY NORTH OF GLEN DRIVE AT 1300 PINETREE WAY

The Committee reviewed the plans, coloured elevations and model, all presented at this evening's meeting.

Design Committee Minutes
of April 23, 1985

4. cont'd

Mr. R. Henriquez, Mr. A. Endoll and Mr. R. White were in attendance to present the project. After discussing the proposal and answering the Committee's questions, the delegation left the meeting.

The Committee perceives this building as perhaps being the most influential catalyst in many years affecting implementation of the Town Centre Plan in terms of design direction. The design of this building is therefore of utmost importance.

The Committee has no objection to brick being the predominant material on this project. Furthermore, the Committee will not comment on the basic site layout, given the expertise of the architect and the input from the Fire Department.

With regard to the basic building design, however, the Committee feels the architectural expression is inappropriate, given the role this building will play in the future, its intended use, and the site specific surroundings.

In conclusion, the Committee feels that further thought to the basic approach to the building design is warranted.

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

5. PROPOSED ALTERATIONS TO COMMERCIAL BUILDING UNDER CONSTRUCTION ON THE NORTHEAST CORNER OF NORTH ROAD AND LOUGHEED HIGHWAY AT 403 NORTH ROAD

The Committee reviewed the plans received in the Planning Department on April 1 and April 12, 1985, and the coloured perspective submitted earlier on August 23, 1984.

Mr. M. Burton-Brown, the project architect, was present to discuss with the Committee their previous comments. After reviewing the plans and answering the Committee's questions, Mr. Burton-Brown left the meeting.

The Committee recommends acceptance of the adjustments to the buildings in relation to signage and screening of rooftop mechanical equipment.

On the matter of modifying the second tower to accommodate the anticipated signs, the Committee feels this warrants further study.

Design Committee Minutes
of April 23, 1985

6. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON WEST SIDE OF CLARKE ROAD SOUTH OF COMO LAKE AVENUE AT 555 CLARKE ROAD

The Committee reviewed the plans received in the Planning Department on April 17 and April 23, 1985, and the coloured material samples submitted on April 23, 1985.

The Committee recommends acceptance of the development subject to the following concerns first being resolved to the satisfaction of the Planning Director:

- 1) The landscaped area along the rear of the building should contain more evergreen plant material to provide a more year-round visual screen.
- 2) The "clock tower" should be symmetrical, not asymmetrical. In this regard, it is suggested that the tower be either centered on this angular portion of the building or widened to cover the entire area.

7. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO CHURCH ON SOUTH SIDE OF DEWDNEY TRUNK ROAD EAST OF LOUGHEED HIGHWAY AT 2950 DEWDNEY TRUNK ROAD

The Committee reviewed the plans received in the Planning Department on April 22, 1985.

The Committee recommends acceptance of the proposed addition.

8. PRELIMINARY REVIEW OF PROPOSED ADDITIONS TO HOSPITAL ON THE EAST SIDE OF GATENSBURY STREET NORTH OF FOSTER AVENUE AT 657 GATENSBURY AVENUE

The Committee reviewed the plans, coloured photographs and sketch coloured perspectives, all received in the Planning Department on April 19, 1985.


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

Design Committee Minutes
of April 23, 1985

8. cont'd

- 1) a coloured material sample board;
- 2) a detailed landscape plan of any proposed planting, giving information on species, sizes, spacings and quantities.

NM/ci


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Apr. 30/85
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes of April 30, 1985 OUR FILE:

A special meeting of the Design Committee was held on Tuesday, April 30, 1985 at 6:30 p.m., with the following persons present:

COMMITTEE:

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

STAFF:

Mr. K. McLaren, Development Control Technician
Mr. R. White, Chief Building Inspector
Mr. N. Maxwell, Planning Assistant

GUEST:

Mr. R. Henriquez

Z-4-85 - PRELIMINARY REVIEW OF PROPOSED FIRE HALL AND TRAINING CENTRE ON WEST SIDE OF PINETREE WAY NORTH OF GLEN DRIVE AT 1300 PINETREE WAY

The project architect, Mr. R. Henriquez and the Chief Building Inspector, Mr. R. White, were in attendance to discuss with the Committee their previous comments and to seek direction. After a lengthy discussion on design philosophy versus the merits of this particular proposal, the delegation left the meeting.

The Committee, as stated previously, has no objection to the use of brick and furthermore understands and agrees with the premise that the two buildings be separated because of the difference in function. In addition, the actual juxtaposition of the two buildings appears to have been well thought out.

Design Committee Minutes
of April 30, 1985 cont'd

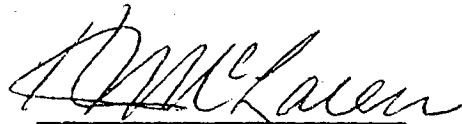
Turning to the matter of architectural exterior expression, there still appears to be a fundamental difference of opinion. The Committee had envisaged the Town Centre as being an area where fresh innovative design concepts would be explored. The design before them is not, in their opinion, innovative or unique. It appears to be a collection of eclectic shapes and styles which the Committee feels lacks cohesion.

The Committee, while not in agreement with this design approach, recognizes the positive aspects of the project, such as the strong frontal identity of the fire hall, the use of quality building materials, the building, siting, etc. They are of the opinion that with further consideration and modification in certain areas, the project could warrant a favourable recommendation. In this regard, the Committee suggests that the following major areas of concern be reconsidered;

- 1) the facade treatment;
- 2) the control tower;
- 3) the inconsistency in the treatment of the front and rear elevations of the two buildings, i.e. the change in building materials and the elimination of the stepped facade;
- 4) the lack of a strong entrance identity for the administration building.

The Committee would appreciate the submission of revised plans responding to the above areas of concern.

NM/ci


for Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: May 7/85
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of May 7, 1985

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, May 7, 1985, with the following persons present:

COMMITTEE:

Mr. K. Anand (for item 1 only)
Mr. W. Haley
Mr. T. Chiu
Mr. W. Roper
Mr. G. Shinkewski
Mr. A. Smode

STAFF:

Mr. K. McLaren, Development Control Technician

GUESTS:

Mr. R. White, Chief Building Inspector
Mr. R. Henriquez

1. Z-4-85 - PRELIMINARY REVIEW OF PROPOSED FIRE HALL AND TRAINING CENTRE ON THE WEST SIDE OF PINETREE WAY NORTH OF GLEN DRIVE AT 1300 PINETREE

The Committee reviewed the revised plans presented at the meeting. Mr. R. Henriquez, Project Architect, and Mr. R. White, Chief Building Inspector, were in attendance to present a revised design proposal for this project. After considerable discussion, the delegation left the meeting.

Firstly, the Committee notes the absence of the plaza area and the building link earlier proposed. These were, in the Committee's opinion, positive features which should be retained.

In relation to the revised building design, the Committee feels it has not taken the direction which they had hoped. The cone shape seems out of place and should be reconsidered. Other areas where reconsideration is suggested include:

Design Committee Minutes
of May 7, 1985

1. cont'd

- a) opening up the interior layout upon entering the front of the fire-hall and the administration wing buildings;
- b) giving more attention to the massive block areas, perhaps with the introduction of brick into them in bands or caps. On the north elevation and on the administration building, consideration could be given to introducing brick down to the top of the doors or top of the windows, as the case may be.
- c) how the lighter brick is or will be introduced into the building;
- d) the inconsistency with the use of concrete columns;
- e) the fenestration of the building;
- f) the form and location of the control tower element.

The design of the curved, metal element is an improvement on this alternative.

In conclusion, the Committee does not necessarily agree with the style of architecture as being appropriate, however, if this is the client's desire, the Committee will endeavour to work with the Project Architect toward a successful conclusion to this matter.

2. REVIEW OF PROPOSED ADJUSTMENTS TO LANDSCAPE PLAN FOR A 52-UNIT, LOW-DENSITY APARTMENT PROJECT NEARING COMPLETION AT 1210 FALCON DRIVE

The Committee reviewed the revised submission, received May 1, 1985 in the Planning Department.

The Committee recommends acceptance of the proposed revisions to the landscape plan with the benches and gazebos.

3. PRELIMINARY REVIEW OF PROPOSED ADDITIONS AND ALTERATIONS TO BURQUITLAM MORTUARY AT 625 NORTH ROAD

The Committee reviewed the plans received in the Planning Department on April 30, 1985.

The Committee has no objection generally with the manner in which the proposed addition has been treated. They would, however, recommend that the proposed windows be more in proportion to the existing windows. Furthermore, as a minor item, they would question the

Design Committee Minutes
of May 7, 1985

3. cont'd

location of the openers at the bottom of the window.

At the time of building permit application, the Committee will be looking for the submission of a detailed landscape plan.

4. PRELIMINARY REVIEW OF PROPOSED NEW INDUSTRIAL BUILDING ON SOUTH SIDE OF BARNET HIGHWAY EAST OF BOND STREET AT 2714 BARNET HIGHWAY

The Committee reviewed the plans received in the Planning Department on April 26, 1985.

Conceptually, the Committee has no objection to the proposed design. They would, however, like to review the coloured perspective and detailed landscape plan, along with a colour sample board. Furthermore, all exterior materials should be clearly called up on the drawings.

With a building of this nature and size, the Committee would imagine that significant rooftop mechanical equipment will be utilized. In this case, the Committee would request detailed plans of the location and proposed method of screening all rooftop mechanical equipment.

5. PROPOSED COMMERCIAL BUILDING ON THE EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 329 NORTH ROAD

The Committee reviewed the plans received in the Planning Department on May 6, 1985 and the coloured elevation drawing dated April 23, 1985.

The Committee recommends acceptance of the proposed building subject to the planting screening the concrete wall being resolved as discussed earlier with the project architect.

KM/ci


K. McLaren, Acting Secretary

Design Committee Minutes
of May 21, 1985

1. cont'd

particular design approach. The project architect appears committed to this approach and is unwilling to deviate from it. Therefore, it is unlikely that further preliminary reviews would be productive and result in the type of major changes the Committee was originally attempting to generate. Furthermore, it appears that the Fire Department of the District, as client, is satisfied with the design approach.

In conclusion, the Committee feels it has done the best job possible under the circumstances and suggests the development proceed. At the time of working drawings, the Committee would request consideration be given to:

- a) a more permanent change in paving materials, i.e. brick, to respond on the ground to the architect's design approach for separating the building functions;
- b) making the entrance to the administrative "part" of the building more identifiable by responding in width to the entry on the main "part" of the building. This would also be more consistent with the theory of the one building separating.
- c) maintain the canopy link between the administration and fire hall portions of the building.

2. Z-37-83 - PRELIMINARY REVIEW OF A PROPOSED INSTITUTIONAL BUILDING ON THE SOUTH SIDE OF KING ALBERT AVENUE EAST OF MARMONT STREET AT 1112 KING ALBERT AVENUE

The Committee reviewed revised preliminary plans received in the Planning Department on May 15, 1985 and the coloured elevations submitted on May 21, 1985.

Mr. W. Roper, the project designer, presented the revised plans. After discussing the latest proposal and answering the Committee's questions, Mr. Roper left the meeting.

The Committee commented that the new design is a significant improvement over the original submission. There were, however, a few areas of concern which the Committee identified. In this regard, the Committee suggests that consideration be given to:

Design Committee Minutes
of May 21, 1985

2. cont'd

- a) the windows on the north and south elevations. Perhaps windows which have a "punched" effect may be more appropriate than the "curtain wall" being proposed.
- b) the proportions of the rooftop projection created by the elevator. The use of a hydraulic elevator may give more flexibility in the review of this design feature.
- c) the possible elimination of the slotted openings in the underground structure on the south elevation;
- d) the architectural treatment of the exposed walls of the parking garage. The Committee suggests a deep reveal line be created at the top of the car access openings with a sandblast treatment on the upper portion and a bush hammer finish on the lower portion;
- e) the introduction of vertical planting on the landscaped strip adjacent to the south and east sides of the parking structure.

If this project reaches the building permit application stage, the Committee will be looking for the incorporation of the above comments into the working drawings.

Mr. Roper returned to the meeting at this point.

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

The Committee reviewed the revised preliminary plans received in the Planning Department on May 21, 1985.

The Committee, rather than offer any specific comments in relation to this proposal, would like to invite the project architect to their next meeting to discuss the design merits of the latest submission.

Design Committee Minutes
of May 21, 1985

4. REVIEW OF PROPOSED ADJUSTMENTS TO A 45-UNIT TOWNHOUSE PROJECT IN "RIVERVIEW" AT 2721 ATLIN PLACE

The Committee reviewed the plans and accompanying letter, all received in the Planning Department on May 16, 1985.

The Committee recommends acceptance of the barbecue facility in place of the "Big Toy" play equipment.

5. PROPOSED JOINT MEETING BETWEEN THE DESIGN COMMITTEE AND MAILLARDVILLE REDEVELOPMENT COMMITTEE

The Committee heard a report from the Planning Department wherein the Committee's input is being sought in regard to the establishment of an appropriate architectural theme for the lands fronting Brunette Avenue. The theme should express the French-Canadian history of the area, with a view to encouraging development.

It was agreed that a joint meeting be held at 7:00 p.m. as part of the next regularly scheduled meeting on Tuesday, June 4, 1985. In the meantime, the Design Committee members are requested to give thought to this matter.

NM/ci


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: June 4/85
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Meeting OUR FILE:
Minutes of June 4, 1985

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:00 p.m. on Tuesday, June 4, 1985, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. A. Hanson

1. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO MCDONALD'S RESTAURANT AT 2725 BARNET HIGHWAY

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

The Committee recommends acceptance of the proposed addition.

Mr. Roper left the meeting at this point.

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2. REVIEW OF EXTERIOR ALTERATIONS TO COMMERCIAL BUILDINGS ON THE EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 329 NORTH ROAD

The Committee heard a report from the Planning Department representatives relative to the adjustments which have been carried out on site which require comment from the Committee.

In relation to the specific items, the Committee recommends as follows:

- 1) number of brick columns - acceptable as now constructed;
- 2) brick course on "Arby's" - acceptable as constructed;
- 3) tile border around windows on "Arby's" - acceptable as constructed;
- 4) stucco areas over windows on "Arby's" - leave "as is", do not repaint as suggested;
- 5) drop-off area and planter box beside "Arby's" - acceptable as constructed.

Mr. Roper returned to the meeting and Mr. Haley arrived at this point in the meeting.

3. PRELIMINARY REVIEW OF PROPOSED 74-UNIT TOWNHOUSE PROJECT ON WEST SIDE OF FALCON DRIVE NORTH OF BARNET HIGHWAY AT 1140 FALCON DRIVE

The Committee reviewed the plans and coloured elevations, all received in the Planning Department on May 3, 1985.

The Committee complimented the project architect on the thoroughness of the preliminary submission, noting that they would have no objection to this proposal proceeding to the working drawing stage. If this development does proceed, the Committee will be looking for a response to the following possible areas of concern:

- 1) the probable requirement for electrical rooms;
- 2) the lack of provision for refuse containers with attendant screening;
- 3) the limited turnaround area at the end of the upper road for fire trucks.

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

The project architect, Mr. A. Hanson, was present to discuss with the Committee their previous comments. After discussing the design and answering the Committee's questions, Mr. Hanson left the meeting.

The Committee, as stated previously, feels that a more imaginative solution is warranted for this highly visible corner. The proposal before them is rather subdued and lacks any real architectural statement. Perhaps the project architect should review the following key areas of design:

- 1) the entrance identity;
- 2) the fascia treatment;
- 3) the required sign band;
- 4) the fenestration.

In addition to the above, the Committee commented that the south elevation requires special attention due to the amount of exposure it receives from Marmont Street.

5. BUILDING PERMIT REVIEW OF PROPOSED RECREATION CENTRE IN THE MOBILE HOME PARK UNDER CONSTRUCTION AT 145 KING EDWARD STREET

The Committee reviewed the plans received in the Planning Department on May 3, 1985 and the colour information supplied on May 4, 1985.

The Committee recommends acceptance of the proposed building.

6. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO AN INDUSTRIAL BUILDING AT 2200 TAFT AVENUE

The Committee reviewed the plans received in the Planning Department on May 31, 1985.

The Committee recommends acceptance of the addition, however, some concern was expressed in relation to the proposed colour scheme. The Committee concurs with the proposal to repaint the brown metal fascia to blue in order to match the corporate colours, however, their past

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experience has been that this solution usually results in the need for yearly "touch-ups". If repainting does not prove practical, then the Committee suggests that the colour scheme be reconsidered. If this does happen, the Committee would be pleased to review a modified colour scheme.

The Committee recommends acceptance of this project subject to confirmation of the proposed colour scheme.

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

The Committee reviewed the plans received in the Planning Department on June 3, 1985 and the coloured photographs supplied earlier on May 3, 1985.

The Committee commented that the site is located at the eastern extremity of the "Maillardville" area and is fairly visible to traffic flowing west on Brunette Avenue. The Committee realizes that the proposed structure is not significant in terms of overall size (only 65 m² plus or minus), however, as it is likely to be one of the first new buildings constructed in this area, it will still have an impact in terms of design standards for future buildings.

Within the "Maillardville" area, the Committee is attempting to solicit the help of applicants, for new construction, in formulating building designs with a "French flavour". The Committee understands the function of the proposed building and the fact it will not be manned, nevertheless, they request that the building be redesigned with a view to creating a structure which would contain elements of design which reflect the heritage of this portion of the Municipality.

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8. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON THE SOUTHWEST CORNER OF AUSTIN AVENUE AND MUNDY STREET AT 2188 AUSTIN AVENUE

The Committee reviewed the plans received in the Planning Department on June 4, 1985 and the coloured sample board submitted on February 12, 1985.

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

The Committee recommends acceptance of the development subject to the following concerns, relating to landscaping, first being resolved to the satisfaction of the Planning Director:

- 1) the plant quantities in general being increased;
- 2) the plant heights along Austin Avenue being adjusted to provide visual interest;
- 3) evergreen trees being introduced into the landscape at appropriate locations.

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Neil Maxwell, Secretary