

DESIGN COMMITTEE

## DISTRICT OF COQUITLAM

### Inter-Office Communication

FROM: Land Use Committee	DEPARTMENT:	DATE: Jan. 17/84
FROM: Design Committee	DEPARTMENT:	YOUR FILE:
SUBJECT: Design Committee Minutes of January 17, 1984		OUR FILE:

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A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, January 17, 1984, with the following persons present:

COMMITTEE:

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

STAFF: •

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

1. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE  
NORTHEAST CORNER OF NORTH ROAD AND AUSTIN AVENUE AT 501 NORTH ROAD

The Committee reviewed the plans and coloured perspective, all received in the Planning Department January 3, 1984.

The Committee is pleased to see the quality of redevelopment planned for this site. The coloured perspective depicts a rather pleasant building. There was, however, concern expressed over the large corner volume. The plans lack sufficient detail for the Committee to review this design element. The Committee therefore requests the submission of plans which accurately depict how the volume ties in with the building and how it is supported.

Mr. D. Nichols arrived at this point in the meeting.

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of January 17, 1984

2. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE  
NORTHWEST CORNER OF BARNET HIGHWAY & FALCON DRIVE AT 2565 BARNET

The Committee reviewed the plans received in the Planning Department January 10, 1984 and the coloured perspective submitted January 17, 1984.

The Committee finds the project acceptable and would note the significant improvement in the redesigned roof element.

3. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE  
SOUTHEAST CORNER OF LOUGHEED HIGHWAY AND BARNET HIGHWAY AT  
2950 LOUGHEED

The Committee reviewed the preliminary plans received in the Planning Department January 17, 1984 and the original plans and coloured elevations submitted March 25, 1982 and January 11, 1982.

The Committee commented that unique uses such as this one require unique solutions. The general feeling was that the proposed development, if handled properly, could bring some excitement to the area.

With the removal of the rear building, all sides of the proposed structure will now be highly visible. Therefore, the Committee would request that the south elevation of the building be given similar design consideration as the other three sides.

In addition to the above, the Committee expressed strong reservations about the proposed colour scheme. The Committee requests the submission of a revised colour scheme which responds to the available tube colours. The Committee also requests the submission of actual colour samples of the tubular material, photographs of similar projects, and details of the support columns.

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4. Z-1-84 - PRELIMINARY REVIEW OF A PROPOSED 15-UNIT APARTMENT  
BUILDING ON DUFFERIN STREET NORTH OF PACKARD AVENUE AT  
1155 DUFFERIN STREET

The Committee reviewed the plans and coloured elevations, all received in the Planning Department January 10, 1984.


Mr. W. Roper, the project designer, was present to explain the project and answer any Committee questions. After discussing the development, Mr. Roper left the meeting.

The Committee commented that the project in general was pleasing and well suited for the site. The large suites suggest an above average quality project. However, the Committee feels that additional design thought is warranted in certain areas and therefore recommends consideration be given to:

- 1) emphasizing the entry identity further, perhaps with an arbour or trellis;
- 2) opening up the exposed underground parking structure walls as discussed. This would improve the appearance and ventilation, provide natural light, increase user safety, and perhaps allow a reduction in sprinklering requirements;
- 3) eliminating the higher parapet in the vicinity of the entry;
- 4) adjusting the building siting to the north and west in order to increase the open space along the east property line and any future buildings to the east.

In addition to requesting revised plans on the above matters, the Committee would appreciate receiving a set of unrendered elevation drawings.

NM/ci

  
Neil Maxwell  
Secretary

## DISTRICT OF COQUITLAM

### Inter-Office Communication

TO: Land Use Committee                      DEPARTMENT:                      DATE: Jan. 31/84  
FROM: Design Committee                      DEPARTMENT:                      YOUR FILE:  
SUBJECT: Design Committee Minutes                      OUR FILE:  
          of January 31, 1984

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A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:00 p.m. on Tuesday, January 31, 1984, with the following persons present:

COMMITTEE:

Mr. D. Nichols  
Mr. W. Roper  
Mr. D. Tolentino

STAFF:

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

GUEST:

Mr. J. Hajdu

1. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTHWEST CORNER OF LANSDOWNE STREET AND GUILDFORD WAY AT 1198 LANSDOWNE STREET

The Committee reviewed the preliminary plans and coloured information, all received in the Planning Department January 18, 1984.

The Committee recognizes the articulation in the front facade and the simplicity of this design, however, they commented that the overall proposal lacks design imagination. Due to the site's high visibility and its close proximity to the Coquitlam Town Centre, the Committee is of the opinion that the development warrants introduction of some significant design elements. Perhaps it may be possible to treat the ends of the total project or the central area in a manner which would add some design statement.

While reviewing the above comments, the Committee suggests that consideration also be given to:

- 1) screening of rooftop mechanical equipment. This aspect of the development may provide an opportunity to add to the design interest by modifying the roof forms.

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of January 31, 1984

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- 2) providing a pedestrian link to the apartments from the south and west through the third phase.

Revised preliminary plans should address the overall project in relation to design.

2. PRELIMINARY REVIEW OF PROPOSED ADDITION TO AN INDUSTRIAL BUILDING AT 830 HENDERSON AVENUE

The Committee reviewed the preliminary plans received in the Planning Department January 16, 1984.

The applicant's desire to add a second floor to this existing structure provides him with an opportunity to dramatically improve the appearance of his business. This highly visible site warrants a more thorough design evaluation by the applicants. The Committee feels this proposal should be restudied, with a view to unifying the proposed addition with the existing structure, while seeking a more imaginative design solution. Perhaps the applicant should consider seeking professional design assistance.

3. REVIEW OF PROPOSED MODIFICATIONS TO THE LANDSCAPE PLAN FOR AN APARTMENT BUILDING UNDER CONSTRUCTION AT 932 ROBINSON STREET

The Committee reviewed a plan of the proposed revisions and accompanying letter, all received in the Planning Department January 31, 1984.

The Committee recommends acceptance of the adjustments to the proposed landscaping.

4. Z-2-84 - PRELIMINARY REVIEW OF TWO APARTMENT BUILDINGS PROPOSED FOR THE EAST SIDE OF FARROW STREET SOUTH OF COMO LAKE AVENUE AT 736 FARROW STREET

The Committee reviewed the preliminary plans received January 30 and January 31, 1984, and the coloured perspective supplied at the meeting.

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4. con't

Mr. J. Hajdu, the project architect, was in attendance to explain the development and to answer any Committee questions. Mr. Hajdu then left the meeting.

The Committee feels this submission conveys the intent for an interesting design solution on this site. In particular, the Committee notes the articulation in the floor plans, the curved balconies, the skylights and the corner and window detail in metal. The coloured perspective and drawings, however, do not appear to fully explain the design elements. The Committee therefore requests the submission of more detailed plan and elevation drawings at a 1:50 scale, which provides detail information on the design elements. The Committee suggests that these plans should be of a typical portion of the building, i.e. the northwest quadrant of Building 1.

In summary, the Committee is of the opinion that the project could be quite exciting, however, they do request the submission of additional plans in order that they may properly review the development.

NM/ci

  
Neil Maxwell  
Secretary

## DISTRICT OF COQUITLAM

### Inter-Office Communication

Land Use Committee                      DEPARTMENT:                      DATE: Feb. 14/84  
FROM: Design Committee                      DEPARTMENT:                      YOUR FILE:  
SUBJECT: Design Committee Minutes                      OUR FILE:  
          of February 14, 1984

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A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, February 14, 1984, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. L. Laidlaw  
Mr. J. Hjadu  
Mr. P. Jhooty  
Mr. J. Waldron  
Mr. J. Hancock  
Mr. B. Heffelfinger

1. PRELIMINARY REVIEW OF PLANS FOR PROPOSED APARTMENT COMPLEX ON SOUTH-EAST CORNER OF FALCON DRIVE & GUILDFORD WAY AT 1195 FALCON DRIVE

The project architect, Mr. L. Laidlaw, was in attendance to discuss the tentative "footprint" for the development and to seek Committee direction. After discussing the project, Mr. Laidlaw left the meeting.

The Committee commented that the concept of providing family accommodation in ground-oriented, three-storey units is superior to the usual three-storey apartment development. An elongated and relatively flat site such as this certainly creates added design constraints which other projects do not encounter. The unit dispersment throughout the site appears to have been well thought out and the provision of parking adjacent to each unit is an added bonus. However, the use of only one unit type for a project of this scale is ominous. The project would be too monotonous and rigid. Even treating the three clusters in unique ways, i.e. colour and materials, as suggested by Mr. Laidlaw, would not overcome the Committee's concerns. It was therefore suggested that consideration be given to:



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of February 14, 1984

1. con't

- 1) siting variations,
- 2) introducing additional unit types,
- 3) breaking up some of the sixplexes, perhaps in the middle, by the creation of a unique unit design,
- 4) treating some of the end units in a unique fashion, i.e. relocating the parking spaces, reorienting the unit, putting two units on an end.

In addition to the foregoing, the Committee feels that the livability distances indicated on the site plan are already at the minimum and further reductions should be avoided. There was also concern expressed over the lack of open space in the front grouping versus that proposed for the eastern two-thirds of the development.

While recognizing the advantages and economics of designing a project which complies with the requirements of a Zoning By-law, the Committee commented that consideration should be given to seeking a development permit from Council. A development permit can allow for greater flexibility and innovation in design. The result is invariably a much improved project.

2. PRELIMINARY REVIEW OF TWO 33-UNIT APARTMENT BUILDINGS ON EAST SIDE OF FARROW STREET SOUTH OF COMO LAKE AVENUE AT 736 FARROW STREET - 2ND REVIEW

The Committee reviewed the plans received in the Planning Department January 30, 1984 and the drawings supplied by Mr. J. Hajdu at this evening's meeting.

Mr. J. Hajdu explained the latest submission, answered the Committee's questions, and then left the meeting.

The Committee recommends acceptance of the preliminary plans, noting that the intricacy of the plans suggests importance is being placed on the detailing. The Committee, as a result, will be looking for complete details in the working drawings.

In relation to the proposal, the Committee offers the following for consideration:

- 1) Detail Sheet No. SK 102 indicates a 300 mm dimension for the depth of the returned window. The Committee feels 500 mm would be a minimum for this detail and therefore the 300 mm depth should be increased accordingly or the detail eliminated.

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2. con't

- 2) The detail above the skylight appears awkward. Consideration should be given to pulling the wall forward and cladding it in metal.
- 3) The Committee would see the approximate 50 mm dimensions for the corner reinforcing on Sheet No. SK 104 as a maximum for this detail.

If this project reaches the building permit application stage, the Committee will be looking for a response to the above comments. In addition, they would appreciate the submission of a coloured elevation drawing of a typical portion of the project at a 1:100 scale, supplemented with actual coloured material samples.

3. PRELIMINARY REVIEW OF PROPOSED 7-ELEVEN CONVENIENCE STORE ON SOUTH-WEST CORNER OF LANSDOWNE STREET AND GUILDFORD WAY AT 1198 LANSDOWNE

The Committee reviewed the plans received in the Planning Department February 8, 1984.

Mr. P. Jhooty and Mr. J. Waldron were in attendance to present photographs of similar projects and to answer any Committee questions. After considerable discussion, Mr. Jhooty and Mr. Waldron left the meeting.

The Committee recognizes the functional aspects and simplicity of the design before them. It clearly conveys the corporate image which has been established for this company. The Committee appreciates the desire to maintain a certain recognizable image through the use of colour and material. The Committee is concerned, however, with this design in this highly visible location.

Perhaps the designers could take a fresh approach to use of the corporate colours and materials which would not only add design interest but complement the standard of development in the area.

The Committee suggests that design sketches be formulated which respond to the above comments. Once prepared, the Committee would be pleased to discuss them with the applicants. The project designer may also be well advised to discuss their plans with the owners of the land directly adjoining.

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4. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTHEAST  
CORNER OF LOUGHEED AND BARNET HIGHWAYS AT 2950 LOUGHEED HIGHWAY

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

A delegation headed by Mr. J. Hancock, the project architect, was in attendance to explain the revised plans, present the colour scheme, and to answer any Committee questions. The delegation then left the meeting.

The building design and colour scheme, combined with the waterslide tenant, should create a very interesting project for this corner. The Committee feels the project has reached a point where the applicants can proceed to the working drawing stage. However, while the detailed plans are being prepared, yet prior to their finalization, the Committee requests the submission of:

- 1) a simplified front elevation which eliminates the "block arc", lowers the glazing as discussed, increases the massing of the concrete block on the northeast corner, and introduces concrete block work to the northwest corner;
- 2) a revised colour scheme which removes the red from the glass storefront and man doors, adjusts the awning colour to red, and "paints out" the tube supports.

In addition to the above, the Committee suggests that:

- a) the sloped green elements on the top of the tower be replaced with skylights;
- b) the exterior door openings adjacent the receiving pool be re-located;
- c) the canopy be continuous across the straight portion of the front of the project.

The Committee commented further that the bracing be hidden as discussed and the elevations be drawn so as to reflect as much reality as possible.

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

The Committee reviewed the plans received in the Planning Department February 2, 1984 and the coloured perspective submitted February 13, 1984.

The Committee recommends acceptance of the design concept, noting that if this project proceeds, consideration should be given to:

- 1) the level of design proposed for the sundeck. Its prominence demands that considerable attention be given to its treatment to ensure its compatibility with the principal building.
- 2) the desirability of utilizing stucco on the sloped surfaces below the upper windows due to potential weatherproofing problems;
- 3) the preparation of a revised colour scheme.

If this proposal reaches the building permit application stage, the Committee will be looking for plans and information which respond to the above-noted concerns.

6. Z-4-84 PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON NORTH-EAST CORNER OF NORTH ROAD AND AUSTIN AVENUE AT 501 NORTH ROAD

The Committee reviewed the revised plans received in the Planning Department February 7, 1984 and the updated coloured perspective submitted February 14, 1984.

The Committee recommends acceptance of the proposal in preliminary and would commend the project architect on the high level of design proposed for this prominent corner.

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of February 14, 1984

7. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING FOR A  
CONCRETE BATCH PLANT AT 1530 PIPELINE ROAD

The Committee reviewed the plans and coloured information, all received in the Planning Department February 10, 1984.

The Committee recommends acceptance of the proposed building.

8. BUILDING PERMIT REVIEW OF PROPOSED "BUN STORAGE" BUILDING FOR THE  
"BURGER KING" RESTAURANT UNDER CONSTRUCTION AT 535 NORTH ROAD

The Committee reviewed the plans received in the Planning Department January 26, 1984.

The Committee recommends acceptance of the proposed building.

Mr. Roper was not present for the following item.

9. Z-1-84 - PRELIMINARY REVIEW OF PROPOSED 15-UNIT APARTMENT BUILDING  
ON DUFFERIN STREET NORTH OF PACKARD AVENUE AT 1155 DUFFERIN STREET

The Committee reviewed the revised plans and coloured sample board presented at this meeting and the coloured elevations submitted on January 10, 1984.

Mr. B. Heffelfinger of Roper and Associates was present to explain the adjustments and to answer any Committee questions. Mr. Heffelfinger then left the meeting.

Although with Mr. Roper not being present, a quorum was not available the remaining Committee members recommend acceptance of the preliminary plans, noting that consideration should be given to darkening the proposed fascia colour and modifying the underground parking structure openings as discussed.

If this project reaches the building permit application stage, the Committee will be looking for the inclusion of the above comments into the detailed plans.

NM/ci

  
Neil Maxwell, Secretary

**DISTRICT OF COQUITLAM**

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Inter-Office Communication

○ Land Use Committee                      DEPARTMENT:                      DATE: Feb. 28, 1984  
FROM: Design Committee                      DEPARTMENT:                      YOUR FILE:  
SUBJECT: Design Committee Minutes                      OUR FILE:  
          of February 28, 1984

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A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, February 28, 1984, with the following persons present:

COMMITTEE:

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

○ STAFF:

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

GUESTS:

Mr. B. McGrath  
Mr. P. Jhooty  
Mr. J. Waldron  
Mr. L. Laidlaw

1. REVIEW OF PROPOSED MODIFICATIONS TO A 52-UNIT LOW-DENSITY APARTMENT PROJECT ON THE NORTH WEST CORNER OF FALCON DRIVE AND GUILDFORD WAY AT 1210 FALCON

The Committee reviewed the proposed revisions received in the Planning Department 1984 02 22.

○ The Committee has no objection to the lowering of the four units on the western end of Block 8 as proposed subject to the applicant providing drainage facilities as may be required by the Building Department.

2. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE SOUTH EAST CORNER OF THE LOUGHEED AND BARNET HIGHWAYS AT 2950 LOUGHEED HIGHWAY

The Committee reviewed the revised coloured elevation drawings received in the Planning Department 1984 02 28.

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2. con't

The Committee recommends acceptance of the preliminary plans and looks forward to reviewing the detailed plans at the time of building permit application.

3. PRELIMINARY REVIEW OF A PROPOSED 7-ELEVEN CONVENIENCE STORE ON THE SOUTH WEST CORNER OF LANSDOWNE STREET AND GUILDFORD WAY AT 1198 LANSDOWNE STREET

A delegation headed by Mr. P. Jhooty was in attendance to present design sketch alternatives for the Committee's consideration. After discussing the proposals and answering the Committee's questions, the delegation left the meeting.

The Committee appreciates the effort expended in trying to resolve a difficult problem. The results however fall short of what the Committee envisaged for this project. Additional creative input is required in order to resolve the Committee's concerns. The Committee therefore suggests that consideration be given to:

- 1) Combining and refining as discussed, the more interesting design features from the two sketch alternatives which the Committee favoured.
- 2) Adjusting the pitch of the mansard roof to create additional interest.
- 3) Modifying the top and bottom of the mansard roof as discussed.

In addition to the above, the Committee stated that careful attention must be paid to screening of the rooftop mechanical equipment.

To summarize, the Committee requests the submission of revised sketch plans which respond to the above comments.

4. Z-6-84 - PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL COMPLEX ON THE EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 329 NORTH ROAD

The Committee reviewed the plans and coloured perspective all received in the Planning Department 1984 02 27.

Mr. L. Laidlaw, the project architect, was in attendance to explain the development and to answer any Committee questions. Mr. Laidlaw then left the meeting.

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of February 28, 1984

4. con't

The Committee commented that they were quite impressed with the scale and simplicity of the proposed design. If the project does proceed, careful attention should be paid to screening of any rooftop mechanical equipment.

In summary, the Committee recommends acceptance of the proposal in preliminary, noting that they will be looking for details on rooftop screening if this development reaches the building permit application stage.


5. PRELIMINARY REVIEW OF PLANS FOR A PROPOSED APARTMENT COMPLEX ON  
THE SOUTH EAST CORNER OF FALCON DRIVE AND GUILDFORD WAY AT  
1195 FALCON DRIVE - 2ND REVIEW

The Committee reviewed the revised plans presented at this meeting by Mr. L. Laidlaw. Mr. Laidlaw explained the adjustments, answered the Committee's questions and then left the meeting.

The Committee is very pleased with the project architect's response to the Committee's previous concerns, particularly the introduction of the new, two-storey end units and the siting adjustments. To provide additional open space, the Committee suggests that Blocks 2 and 4 be adjusted approximately 10' to the west, thereby increasing the open space to the rear of Block 4.

The Committee is aware of the proposed encroachments into the normal setback areas caused by the siting adjustments, however, in their opinion, the encroachments would add to the liveability of the project and therefore they would endorse an appeal to Council.

It would now be in order for the applicant to complete the preliminary plans and resubmit for a full preliminary review.

  
Neil Maxwell, Secretary

NM/pin



## DISTRICT OF COQUITLAM

### Inter-Office Communication

TO:	Land Use Committee	DEPARTMENT:	DATE: Mar. 13/84
FROM:	Design Committee	DEPARTMENT:	YOUR FILE:
SUBJECT:	Design Committee Minutes of Mar. 13/84		OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, March 13, 1984 with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. J. Davidson  
Mr. B. McGrath  
Mr. B. Rositch

OBSERVERS:

Mr. G. Shinkewski  
Mr. A. Smode

1. PRELIMINARY REVIEW OF PROPOSED 80-UNIT TOWNHOUSE PROJECT ON WEST SIDE OF FALCON DRIVE NORTH OF BARNET HIGHWAY AT 1140 FALCON DRIVE

The Committee reviewed the plans received in the Planning Department March 9, 1984 and the coloured information supplied at this meeting.

Mr. J. Davidson, the project architect, was in attendance to explain the proposal and to answer any Committee questions. Mr. Davidson then left the meeting.

The Committee commends the project architect on the consideration given the overall site planning and unit massing. Additional rear yard privacy may be warranted for the units along Falcon Drive and could be achieved by shifting the five-unit blocks along the south property line approximately ten feet to the west.

Design Committee Minutes  
of March 13, 1984

1. con't

The Committee noted the project architect's comment that the elevations and colour schemes are still evolving. As work proceeds on this aspect, the Committee recommends that:

- 1) the colour scheme be reconsidered, and in particular the green;
- 2) the fenestration be restudied;
- 3) the prominence of the vents be reconsidered, perhaps by removing them or playing down their presence.

A revised preliminary submission would be advisable in view of the above concerns.

2. PRELIMINARY REVIEW OF A PROPOSED 7-ELEVEN CONVENIENCE STORE ON  
THE SOUTHWEST CORNER OF LANSDOWNE STREET AND GUILDFORD WAY AT  
1198 LANSDOWNE STREET

The project architect, Mr. B. McGrath, was in attendance to present revised sketch alternatives for the Committee's consideration. After discussing the plans, Mr. McGrath left the meeting.

The Committee recommends acceptance of the preliminary plans which depict the raised roof and the south elevation alternative with the two-end, recessed brick panels. In addition to the foregoing, the Committee suggests that consideration be given to utilizing only one brick colour in order that the relief from the flat facade is more subtle. A brown soffit is also recommended.

If this project reaches the building permit application stage, the Committee will be looking for the inclusion of the above suggestions into the working drawings, and the submission of coloured material samples.

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of March 13, 1984

3. PRELIMINARY REVIEW OF PROPOSED 39-UNIT TOWNHOUSE PROJECT ON EAST SIDE OF FALCON DRIVE NORTH OF BARNET HIGHWAY AT 1135 FALCON DRIVE

The Committee reviewed the plans and model received in the Planning Department March 8, 1984 and the coloured material samples submitted March 12, 1984.

Mr. B. Rositch, the project architect, was present to explain the development and to answer any Committee questions. Mr. Rositch then left the meeting.

The Committee commends the applicants on their intent to retain as many of the existing healthy tree specimens as possible and looks forward to this intent to be incorporated into the detailed landscape plan.

The unit layout, building fenestration and the range of siding colours is generally pleasing. Concern was expressed, however, with the use of different colours for each unit on these particular buildings. If the project architect wishes to pursue this concept, the Committee feels it is imperative that definite breaks in the facade at each unit be created. Alternatively, each building could be treated in a different colour.

The Committee also expressed serious concern with the overall rigidity of the project, including the siting and building types. Consideration should be given to rectifying this concern. The review should include the number of units per block and the scale of the end units adjacent to Falcon Drive. Perhaps the turning of the end units, or perhaps a completely new unit type, could also be given consideration.

4. PRELIMINARY REVIEW OF PROPOSED 80-UNIT APARTMENT COMPLEX ON SOUTHEAST CORNER OF FALCON DRIVE AND GUILDFORD WAY AT 1195 FALCON DRIVE

The Committee reviewed the revised plans received in the Planning Department March 13, 1984 and the coloured elevations submitted February 28, 1984.

The Committee recommends acceptance of this proposal in preliminary, noting that if this development reaches the building permit application stage, they will be looking for a colour sample board, plans of the recreation building, and a detailed landscape plan.

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of March 13, 1984

5. PRELIMINARY REVIEW OF PROPOSED 45-UNIT TOWNHOUSE PROJECT IN "RIVER-VIEW HEIGHTS" AT 2721 ATLIN PLACE

The Committee reviewed the plans received in the Planning Department March 7, 1984 and the coloured information supplied March 13, 1984.

The Committee recommends acceptance of the project in preliminary, noting that if this development reaches the building permit application stage, they will be looking for a detailed landscape plan which provides information on fencing, particularly adjacent to the play area.

6. PRELIMINARY REVIEW OF PROPOSED ELEVATOR SHAFT AT REAR OF COMMERCIAL BUILDING AT 3030 LINCOLN AVENUE

The Committee reviewed the preliminary plans received in the Planning Department February 28, 1984.

The Committee recommends acceptance of the preliminary submission.

NM/ci

  
Neil Maxwell, Secretary

## DISTRICT OF COQUITLAM

### Inter-Office Communication

Land Use Committee                      DEPARTMENT:                      DATE: Apr. 3/84  
FROM: Design Committee                      DEPARTMENT:                      YOUR FILE:  
SUBJECT: Design Committee Minutes                      OUR FILE:  
          of April 3, 1984

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A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, April 3, 1984 with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. D. Simpson  
Mr. B. Rositch

1. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE COMMERCIAL BUILDING AT 3030 LINCOLN AVENUE

The Committee reviewed the plans received in the Planning Department February 28, 1984.

The Committee recommends acceptance of the proposed elevator shaft at the rear of the building.

2. REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO THE "WOODS PUB" AT 935 BRUNETTE AVENUE

The Committee reviewed the plans and coloured perspective, all received in the Planning Department March 30, 1984.

The Committee complimented the owners on the proposed exterior modifications, however, they did comment on the lack of on-site landscaping. In this regard, the Committee would suggest that

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2. cont'd

consideration be given to the installation of landscaping which would be in keeping with the quality of the proposed building improvements. The Committee suggests that the applicants contact the Planning Department representatives to discuss the landscaping concerns in greater detail. The Committee recommends acceptance of this proposal subject to the matter of landscaping being resolved to the satisfaction of the Planning Director.

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

The Committee reviewed the revised preliminary plans presented to the Committee at this meeting and the plans submitted earlier on March 23, 1984.

Mr. B. Rositch was in attendance to present the revised plans and to answer any Committee questions. Mr. Rositch then left the meeting.

After considerable discussion over which colour scheme should be recommended, the Committee commented that they would prefer a scheme which utilizes two or three siding colours, unified through the use of white or off-white trim boards. In addition, the Committee suggests that complementary asphalt shingle colours be considered rather than one roof colour throughout.

The Committee has no objection to this project proceeding to the working drawing stage, taking into consideration the above-noted comments.

4. PRELIMINARY REVIEW OF A PROPOSED 80-UNIT TOWNHOUSE PROJECT ON WEST SIDE OF FALCON DRIVE NORTH OF BARNET HIGHWAY AT 1140 FALCON DRIVE

The project architect, Mr. D. Simpson, was in attendance to present revised plans for the Committee's consideration. After discussing the adjustments, Mr. Simpson left the meeting.

The Committee appreciates the applicant's response to their earlier concerns. The Committee has no objection to this project proceeding to the working drawing stage. If the development does proceed, the Committee suggests that the use of only one colour for the asphalt shingles be reconsidered.

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of April 3 1984

5. Z-10-84 - PRELIMINARY REVIEW OF PROPOSED NEIGHBOURHOOD STORE ON THE CORNER OF CAPE HORN AVENUE AND DAWES HILL ROAD AT 2425 CAPE HORN

The Committee reviewed the plans and coloured perspective received in the Planning Department March 19, 1984 and the coloured material samples submitted March 27, 1984.

The Committee cannot recommend acceptance of this project from a design or design theme point of view. It is recommended that the design be restudied and, when doing so, consideration should be given to a building of more residential character which is more indicative of the intended use.

6. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON SE CORNER OF LOUGHEED AND BARNET HIGHWAYS AT 2950 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department April 2 & 3, 1984, and the coloured sample board supplied February 14, 1984.

The Committee recommends acceptance of the landscaping aspects of the development, however, tabled the project pending submission of plans which clearly depict how the rooftop mechanical equipment and floodlighting is to be screened. In this regard, the Committee recommends a screening detail which is consistent with the quality of the remainder of the building. The proposed screening should be located on the plan as well as the elevation drawings.

7. BUILDING PERMIT REVIEW OF PROPOSED 80-UNIT APARTMENT COMPLEX ON THE SE CORNER OF FALCON DRIVE AND GUILDFORD WAY AT 1195 FALCON DRIVE

The Committee reviewed the plans received in the Planning Department April 2 & 3, 1984, and the coloured elevations supplied February 28, 1984.

The Committee tabled this project pending receipt of a completed, detailed landscape plan and the coloured material sample board requested previously. The plans should clearly indicate how the colours will be distributed throughout the development.

Design Committee Minutes  
of April 3 1984

7. cont'd.

In relation to the recreation building, the Committee suggests that the north and west elevations be reviewed as they are not in keeping with the character of the apartment blocks.

To summarize, the Committee requests the submission of additional plans and information and the reconsideration of the north and west elevations of the recreation building.

8. REVIEW OF PERIMETER PLANTING FOR PROPOSED PARKING LOT AT 1005 BRUNETTE

The Committee reviewed the proposed landscape plan, received in the Planning Department March 21, 1984.

The Committee noted a few minor discrepancies in the recommended spacing for some of the plant species. In an effort to resolve the concerns, the Committee suggests that the applicant contact the Planning Department representatives for detailed information in this regard and recommends acceptance of this development subject to the landscaping aspects being resolved to the satisfaction of the Planning Director.

9. PROPOSED ADJUSTMENTS TO APPROVED LANDSCAPE SCHEME FOR AN INDUSTRIAL BUILDING ON THE NORTHWEST CORNER OF LOUGHEED HIGHWAY AND COLEMAN AVENUE AT 1851 LOUGHEED HIGHWAY

The Committee reviewed the photographs, the explanatory letter, and the plan of the proposed adjustments, all received in the Planning Department March 27, 1984.

The Committee can appreciate the applicant's comment that many industrial sites are not well maintained and therefore no additional landscaping should be required for this site. That comment may be appropriate for some of the less prominent sites in Coquitlam, however, one only has to look to "Mayfair Industrial Park" for examples of higher standards of landscaping and maintenance. Sites such as this one, which are in highly visible locations, demand more attention to landscaping. Not only would a high standard of planting be an asset to the development, but it would help set the standard for future projects in the area.




Design Committee Minutes  
of April 3 1984

9. cont'd

If the applicant wishes to propose an amended landscaping scheme which maintains the integrity of the earlier proposal, the Committee would be willing to review it and offer comment.

NM/ci

  
Neil Maxwell, Secretary

**DISTRICT OF COQUITLAM**

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Apr. 24/84  
FROM: Design Committee DEPARTMENT: YOUR FILE:  
SUBJECT: Design Committee Minutes of April 24, 1984 OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on April 24, 1984, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. A. Netupsky  
Mr. O. Malana

1. BUILDING PERMIT REVIEW OF PROPOSED 80-UNIT APARTMENT COMPLEX ON THE SOUTHEAST CORNER OF FALCON DR. AND GUILDFORD WAY AT 1195 FALCON DR.

The Committee reviewed the plans received in the Planning Department April 2, 1984 and the revisions and coloured information submitted on April 24, 1984.

The Committee recommends acceptance of the proposed project.

2. PRELIMINARY REVIEW OF PROPOSED "CORNER STORE" ON THE NORTH SIDE OF GABRIOLA DRIVE EAST OF PIPELINE ROAD AT 1393 GABRIOLA DRIVE

The Committee reviewed the plans received in the Planning Department April 13, 1984 and the coloured elevations and material samples supplied April 24, 1984.

Design Committee Minutes  
of April 24, 1984

2. cont'd

In general, the Committee finds the project pleasing and well suited for the residential character of the area. If this proposal reaches the building permit application stage, the Committee will be looking for the incorporation of the following suggestions into the working drawings:

- 1) "squaring off" the rear portion of the building by eliminating the concealed parking, thereby simplifying the construction;
- 2) replacing the "Expo" block with a split face concrete block;
- 3) applying the split face block on all four sides of the building.
- 4) including substantial plant species in the landscape scheme, particularly adjacent to the residential lots.

Further to the above, the Committee commented that they expect to see the rooftop planters depicted on the preliminary plans included in the landscape plan.

3. PRELIMINARY REVIEW OF A PROPOSED "CORNER STORE" ON THE CORNER OF CAPE HORN AVENUE AND DAWES HILL ROAD AT 2425 CAPE HORN AVENUE

The Committee reviewed the revised plans and coloured perspective received in the Planning Department April 17, 1984.

The Committee commends the applicants on their reaction to the Committee's previous comments. The project, as depicted on the coloured perspective, indicates a rather pleasing proposal. The plans, however, do not reflect the development conveyed by the perspective. In addition, the proportions on the plans are not consistent with the perspective, i.e. the pitched shake roof.

If this project proceeds to Public Hearing, revised plans should be submitted which correspond to the design depicted on the coloured perspective.

Design Committee Minutes  
of April 24, 1984

4. Z-28-83 - PRELIMINARY REVIEW OF PLANS FOR A PROPOSED TRUCK CENTRE ON  
THE SOUTHEAST CORNER OF LOUGHEED HIGHWAY AND SCHOOLHOUSE STREET AT  
1500 LOUGHEED HIGHWAY


The Committee reviewed the proposed revisions received in the Planning Department April 24, 1984.

Mr. A. Netupsky and Mr. O. Malana, the project designers, were in attendance to explain the adjustments and to answer any Committee questions. Mr. Netupsky and Mr. Malana then left the meeting.

The Committee reiterates their previous comment that this is an extremely visible site and therefore a high standard of design is warranted. In the Committee's opinion, the proposed revisions, if approved, would represent a significant reduction in the quality of the design. Therefore, the Committee cannot recommend acceptance of the revised submission.

It is suggested, as discussed with Mr. Netupsky and Mr. Malana, that the office portion of the project be restudied, particularly the fascia, the roof overhang and the signage. The Committee suggests that sketch alternatives be prepared and submitted for their review and consideration.

NM/ci

  
Neil Maxwell,  
Secretary

**DISTRICT OF COQUITLAM**

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Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: May 8, 1984  
FROM: D.M. Buchanan DEPARTMENT: Planning YOUR FILE:  
SUBJECT: Design Committee Minutes OUR FILE:  
of May 8, 1984

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A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:00 p.m. on Tuesday, May 8, 1984, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUEST:

Mr. A. Netupsky

1. Z-28-83 - PRELIMINARY REVIEW OF PROPOSED TRUCK CENTRE ON THE SOUTH-EAST CORNER OF LOUGHEED HWY. & SCHOOLHOUSE ST. AT 1500 LOUGHEED HWY.

The Committee reviewed the revised plans and perspective presented to the Committee by Mr. A. Netupsky. Mr. Netupsky explained the latest submission, answered the Committee's questions and then left the meeting.

The Committee thanks the applicants on their reaction to the Committee's previous comments. The latest design is a significant improvement over the previous submission.

The Committee noted that for a project of this size and type, careful consideration should be given to the colour scheme. If this proposal reaches the building permit application stage, the Committee will be looking for submission of the following:

- 1) a coloured perspective or, alternatively, coloured elevations, supplemented with a coloured material sample board;

Design Committee Minutes  
of May 8, 1984

- 2) information on the design and location of screening proposed for the rooftop mechanical equipment;
- 3) a detailed landscape plan giving information on proposed plant species, sizes, spacings and quantities.

2. PRELIMINARY REVIEW OF A PROPOSED NEW LEGION FACILITY ON THE NORTH-WEST CORNER OF RIDGEWAY AVE. & NELSON ST. AT 1025 RIDGEWAY AVENUE

The Committee reviewed the preliminary plans received in the Planning Department May 7, 1984.


The Committee commented that the project architect has made a relatively good start on creating a "post modern" building, however, has fallen short of being consistent with that design concept for the entire building. It is therefore suggested that the project be restudied giving consideration to:

- 1) following through consistently with the intended design theme;
- 2) the upper floor windows which do not appear to be true to the design theme or consistent with the lower floor windows;
- 3) the interior layout adjacent the lobby areas and the elevator entrance. These areas, in the Committee's opinion, appear very congested whereas they should be more gracious.

The Committee understands that the applicant may have to reduce the scale of the project to meet the parking ratio requirements of the Zoning By-law. If the building must be reduced in size, this may provide an opportunity to create a break in the upper floor roof-line.

In addition to the above, the Committee would appreciate comment on how the applicant intends to screen rooftop mechanical equipment, particularly from the apartment building directly to the north.

NM/ci

  
Neil Maxwell, Secretary

**DISTRICT OF COQUITLAM**

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Inter-Office Communication

TO: Land Use Committee                      DEPARTMENT:                      DATE: May 8, 1984  
FROM: D.M. Buchanan                      DEPARTMENT: Planning                      YOUR FILE:  
SUBJECT: Design Committee Minutes                      OUR FILE:  
          of May 8, 1984

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A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:00 p.m. on Tuesday, May 8, 1984, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUEST:

Mr. A. Netupsky

1. Z-28-83 - PRELIMINARY REVIEW OF PROPOSED TRUCK CENTRE ON THE SOUTH-EAST CORNER OF LOUGHEED HWY. & SCHOOLHOUSE ST. AT 1500 LOUGHEED HWY.

The Committee reviewed the revised plans and perspective presented to the Committee by Mr. A. Netupsky. Mr. Netupsky explained the latest submission, answered the Committee's questions and then left the meeting.

The Committee thanks the applicants on their reaction to the Committee's previous comments. The latest design is a significant improvement over the previous submission.

The Committee noted that for a project of this size and type, careful consideration should be given to the colour scheme. If this proposal reaches the building permit application stage, the Committee will be looking for submission of the following:

- 1) a coloured perspective or, alternatively, coloured elevations, supplemented with a coloured material sample board;

Design Committee Minutes  
of May 8, 1984

- 2) information on the design and location of screening proposed for the rooftop mechanical equipment;
- 3) a detailed landscape plan giving information on proposed plant species, sizes, spacings and quantities.

2. PRELIMINARY REVIEW OF A PROPOSED NEW LEGION FACILITY ON THE NORTH-WEST CORNER OF RIDGEWAY AVE. & NELSON ST. AT 1025 RIDGEWAY AVENUE

The Committee reviewed the preliminary plans received in the Planning Department May 7, 1984.

The Committee commented that the project architect has made a relatively good start on creating a "post modern" building, however, has fallen short of being consistent with that design concept for the entire building. It is therefore suggested that the project be restudied giving consideration to:

- 1) following through consistently with the intended design theme;
- 2) the upper floor windows which do not appear to be true to the design theme or consistent with the lower floor windows;
- 3) the interior layout adjacent the lobby areas and the elevator entrance. These areas, in the Committee's opinion, appear very congested whereas they should be more gracious.

The Committee understands that the applicant may have to reduce the scale of the project to meet the parking ratio requirements of the Zoning By-law. If the building must be reduced in size, this may provide an opportunity to create a break in the upper floor roof-line.

In addition to the above, the Committee would appreciate comment on how the applicant intends to screen rooftop mechanical equipment, particularly from the apartment building directly to the north.

NM/ci

  
Neil Maxwell, Secretary



**DISTRICT OF COQUITLAM**

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: May 22, 1984  
FROM: Design Committee DEPARTMENT: YOUR FILE:  
SUBJECT: Design Committee Minutes OUR FILE:  
of May 22, 1984

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A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, May 22, 1984, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUEST:

Mr. P. Cole

1. REVIEW OF ADJUSTMENTS TO COMMERCIAL BUILDING PRESENTLY UNDER CONSTRUCTION AT 2918-2922 GLEN DRIVE

The Committee reviewed the photographs and the accompanying letter, all received in the Planning Department May 22, 1984.

The Committee recommends acceptance of the blue metal roof in place of the skylight on Building "B", however, in relation to the "punched" windows in the tower, it is suggested that an attempt be made to integrate the windows into the overall design. In this regard, the Committee suggests that consideration be given to tying together the two windows on the rear of the tower, with an arch which would be consistent with some of the design elements elsewhere in the project.

Design Committee Minutes  
of May 22, 1984

2. BUILDING PERMIT REVIEW OF PROPOSED 7-ELEVEN CONVENIENCE STORE ON THE  
SOUTHWEST CORNER OF LANSDOWNE ST. & GUILDFORD WAY AT 1198 LANSDOWNE

The Committee reviewed the plans received in the Planning Department May 16, 1984.

The Committee notes the proposal to utilize white soffitt material and an unspecific brick colour. As suggested previously, the Committee recommends that a brown soffit material be utilized, as well as only one brick colour.

The Committee recommends acceptance of this project subject to the above two concerns being resolved to the satisfaction of the Planning Director, noting that a more solid brick colour would be preferable to the white specked brick sometimes used by this food chain.

3. Z-17-84 - PRELIMINARY REVIEW OF PROPOSED FIVE-UNIT APARTMENT PROJECT  
ON NW CORNER OF BRUNETTE AVE. & SCHOOLHOUSE ST. AT 1431 BRUNETTE AVE.

The Committee reviewed the plans received in the Planning Department May 18, 1984 and the coloured information supplied to the Committee at this meeting.

Mr. P. Cole, the project architect, was in attendance to explain the development and to answer any Committee questions. After discussing the proposal, Mr. Cole left the meeting.

The Committee commends the project architect on how he has related his development to the site constraints. In addition, they commented that the design concept is generally pleasing. The Committee does, however, suggest that consideration be given to:

- 1) adjusting the building approximately 10 feet to the east, as discussed, to increase the livability along the western side of the development;
- 2) reviewing the relatively large, flat portions of the sides of the two units facing Brunette Avenue, with a view to providing some relief and integration with the upper three units;

Design Committee Minutes  
of May 22, 1984

3. cont'd

- 3) lowering the height of the 4-foot fence to better expose the unit fronts;
- 4) breaking the north elevation with either a structural or an ornamental feature. It appears that an electrical room may be required and if so, it could be located on the north side to help overcome this concern.
- 5) rethinking the location proposed for the garbage container in conjunction with the by-law requirement for a loading area.

The Committee would appreciate a response to the foregoing items prior to Public Hearing.

4. PRELIMINARY REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO THE "MAILLARDVILLE SHOPPING CENTRE" AT 931 BRUNETTE AVENUE

The Committee reviewed the preliminary plans received in the Planning Department May 16, 1984 and the coloured perspective and material samples supplied May 22, 1984.

The Committee appreciates the thoroughness of the submission and commends the owners on their initiative. The improvements proposed will certainly be a positive statement in the Maillardville area.

The Committee notes that one of the lots being included in the renovation proposal has an older service station building located on it. The Committee would appreciate input from the owners as to what consideration is being given to this building since it is located in a highly visible location directly in front of the Maillardville Centre. If long term changes are not felt to be economic, perhaps short term integration with the design concept for the centre could be considered.

In addition, the Committee would request input on the signage depicted on the coloured perspective. If the "Best Buy Foods", "Work Out" and "Randy's" signs are a true representation, the Committee would request these signs be reconsidered.

Design Committee Minutes  
of May 22, 1984

4. cont'd

The Committee would request reconsideration of the roof form on Building "C". The two areas of concern relate to the drop in the ends of the roof form and the peak design. Perhaps the design proposed for over the passageway in Building "B" could be considered for this area.

The Committee would have no objection to this project proceeding to the working drawing stage, subject to the applicants giving consideration to the above concerns.

5. REVIEW OF PROPOSED MODIFICATIONS TO THE "PINE TREE VILLAGE" SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY

The Committee reviewed the requests from the applicant for changes to the landscaping, fascia band and block colour.

The Committee recommends acceptance of the split face concrete block colour and the deepening of the fascia around the "Godfather Pizza" restaurant. However, in relation to the proposed landscaping adjustments, the Committee commented as follows:

- 1) The removal of the landscaped area along the eastern side of the Harvey's/Swiss Chalet building is acceptable, however, the planting area along the north side of the building should be retained.
- 2) If the landscape adjustments in front of Building 8 are to facilitate loading and unloading activities, the Committee has no objection subject to the adjacent berm being lowered and replanted and the crossing of this planting area being finished with brick pavers. If the foregoing assumption is incorrect, the Committee would recommend that the planting area be left as is.

NM/ci

  
Neil Maxwell, Secretary

**DISTRICT OF COQUITLAM**

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Inter-Office Communication

TO: Land Use Committee	DEPARTMENT:	DATE: June 5/84
FROM: Design Committee	DEPARTMENT:	YOUR FILE:
SUBJECT: Design Committee Minutes of June 5, 1984		OUR FILE:

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A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, June 5, 1984, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. M. Burton-Brown  
Mr. P. Lovick

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

The Committee reviewed the plans received in the Planning Department May 30, 1984.

The Committee recommends acceptance of the proposed addition and the introduction of windows on the east elevation.

2. BUILDING PERMIT REVIEW OF THE PROPOSED REDEVELOPMENT OF THE "ESSO" SERVICE STATION AT 1707 AUSTIN AVENUE

The Committee reviewed the plans received in the Planning Department May 25, 1984 and the coloured perspective submitted June 1, 1984.

The Committee recommends acceptance of the proposed redevelopment contemplated for this site.

Design Committee Minutes  
of June 5, 1984

3. Z-17-84 - PRELIMINARY REVIEW OF A PROPOSED FIVE-UNIT APARTMENT PROJECT ON THE NORTHWEST CORNER OF BRUNETTE AVENUE AND SCHOOLHOUSE STREET AT 1431 BRUNETTE AVENUE

The Committee reviewed the revised plans and coloured elevation drawings received in the Planning Department June 5, 1984.

The Committee appreciates the applicant's response to their previous concerns. The adjustments, particularly the siting, have helped to create much more acceptable private rear yard space.

In relation to the request for siting relaxations, the Committee recommends in favour of the appeals.

4. BUILDING PERMIT REVIEW OF A PROPOSED TRUCK CENTRE ON THE SOUTHEAST CORNER OF LOUGHEED HIGHWAY & SCHOOLHOUSE STREET AT 1500 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department May 28, 1984 and the coloured perspective submitted June 5, 1984.

The Committee recommends acceptance of the project subject to the submission of a coloured material sample board.

5. PRELIMINARY REVIEW OF A PROPOSED NEW LEGION FACILITY ON THE NORTHWEST CORNER OF RIDGEWAY AVENUE AND NELSON STREET AT 1025 RIDGEWAY AVENUE

The Committee reviewed the revised preliminary plans received in the Planning Department June 5, 1984.

The project architect, Mr. P. Lovick, was present to explain the revisions and to answer any Committee questions. After discussing the proposal, Mr. Lovick left the meeting.

The Committee commented that they would have no objection to the applicant pursuing the proposed design theme. Particular attention should be paid to the detailing and colours as these are critical features of the design.

If this project does proceed, the Committee would appreciate the submission of a coloured perspective to assist in future reviews.

Design Committee Minutes  
of June 5, 1984

6. PRELIMINARY REVIEW OF PLANS FOR THE PROPOSED REDEVELOPMENT OF THE  
NORTHEAST CORNER OF NORTH ROAD & LOUGHEED HIGHWAY AT 403 NORTH ROAD

The Committee reviewed the plans received in the Planning Department June 1, 1984 and June 5, 1984 and coloured perspective submitted June 5, 1984.

Mr. M. Burton-Brown, the project architect, was in attendance to explain the development and to answer any Committee questions. Mr. Burton-Brown then left the meeting.

The Committee finds the project generally pleasing, noting that it would be a significant improvement to this highly visible corner. The only negative comment the Committee has relates to the large peaked roof on building CD. The peak seems foreign to the overall development and therefore the Committee suggests that it be reviewed as discussed.

On the matter of siting closer to the property lines, the Committee stated they would endorse an appeal in this regard.

The Committee acknowledges Mr. Burton-Brown's statement that, in terms of colours, the coloured perspective is more indicative of the intended development than the coloured elevation drawings.

If this development proceeds to the working drawing stage, the Committee would request the submission of coloured material samples to prevent any confusion or misunderstanding on the intended colour scheme.

7. REVIEW OF A PROPOSED "CORNER STORE" ON THE NORTH SIDE OF GABRIOLA DRIVE  
EAST OF PIPELINE ROAD AT 1393 GABRIOLA DRIVE

The Committee reviewed the plans received in the Planning Department May 29, 1984 and the coloured elevations and material samples supplied April 24, 1984.

The Committee noted the significant adjustment in the roof forms and its resulting impact on the overall image of this building. The previous design with the peaked roofs and clearstorey lighting is preferred by the Committee and should be retained.

Prior to finalizing a recommendation for this development, the Committee requests the submission of revised plans which respond to the above comments.

Design Committee Minutes  
of June 5, 1984

8. Z-6-84 - PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL COMPLEX ON THE EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 329 NORTH ROAD


The Committee reviewed the revised plans received in the Planning Department June 4, 1984.

The Committee felt that as the project architect was not available to explain the development, it would be appropriate to only give the plans a cursory review. The areas of concern identified by the Committee are as follows:

- 1) the south and west walls of the "London Drugs" building and the manner in which they have been treated to reduce the effect of these large surfaces;
- 2) the rooftop elements which the Committee assumes are to be the proposed screening for the mechanical equipment.

The Committee commented that they would be willing to discuss the above comments and the project in general with the project architect at the next meeting.

NM/ci

  
Neil Maxwell, Secretary



**DISTRICT OF COQUITLAM**

InterOffice Communication

TO: Land Use Committee

DEPARTMENT:

DATE: June 19, 1984

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes  
of June 19, 1984

OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, June 19, 1984 with the following persons present:

COMMITTEE:

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

STAFF:

Ken McLaren  
Neil Maxwell

GUEST:

Mr. L. Laidlaw

1. BUILDING PERMIT REVIEW OF A PROPOSED LAUNDRY ROOM ADDITION WITHIN THE EXISTING TOWNHOUSE DEVELOPMENT AT 1144 INLET STREET

The Committee reviewed the plans received in the Planning Department 1984 06 19.

The Committee recommends acceptance of the proposed laundry room addition.

Design Committee Minutes  
of June 19, 1984

2. PRELIMINARY REVIEW OF A PROPOSED "FIELD HOUSE" WITHIN "EAGLERIDGE" AT  
1188 EAGLERIDGE DRIVE

The Committee reviewed the plans received in the Planning Department 1984 06 07 and the coloured photographs submitted on 1984 06 18.

The Committee is of the opinion that the black asphalt shingle roof is not in keeping with the construction in the area. A cedar shake roof is therefore recommended for this structure.

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

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

3. PRELIMINARY REVIEW OF THE RECONSTRUCTION PROPOSED FOR THE FIRE-DAMAGED  
APARTMENT BUILDING AT 535 BLUE MOUNTAIN STREET

The Committee reviewed the preliminary plans received in the Planning Department 1984 06 19 and the coloured perspective submitted on 1984 06 15.

The Committee commented that the design of the contemplated reconstruction would be a significant improvement to the building, particularly the balcony detail. If this project reaches the building permit application stage, the Committee will be looking for:

- 1) a detail of the lattice balcony
- 2) the submission of a coloured material sample board
- 3) the accentuation of the main entrance perhaps with a combination of planting and extending the mansard roof over the entry doors.

In addition to the above, the Committee questions whether the applicants have researched the task of matching the existing bricks.

4. Z-6-84 - PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL COMPLEX ON THE EAST  
SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 329 NORTH ROAD

The Committee reviewed the plans and coloured information received in the Planning Department 1984 06 04 and the plans presented at this evening's meetings.

Design Committee Minutes  
of June 19, 1984

4. cont'd

Mr. L. Laidlaw, the project architect, was in attendance to explain the development and to answer any Committee questions. After discussing the proposal and presenting the revised elevation drawings, Mr. Laidlaw left the meeting.

The Committee stated that they now understand the philosophy of the latest design and the reason for the radical change. It is also their understanding that the design is still evolving and that refinements and further adjustments are likely. In the meantime, the Committee suggests that consideration be given to:

- 1) adjusting the recesses for the upper storefront fascias to more closely reflect the elevation drawings
- 2) reducing the number of steps in the "ziggurat" rooftop form as discussed.
- 3) providing adequate screening for the proposed rooftop parking on the northerly building.
- 4) utilizing the curved bricks on the sills
- 5) continuing the design theme proposed for the western side of the "London Drugs" building around on to the rear elevation.

5. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING AT  
2920 ATLANTIC AVENUE

The Committee reviewed the plans and coloured material sample board all received in the Planning Department 1984 06 15.

The Committee feels the archways should be in accordance with the plans for the building to the north. Certain design elements appear to have been deleted from the archways which the Committee feel are important to the overall design concept.


The submission did not include the required landscape plan, and therefore the application was tabled. The Committee will be looking for significant planting, in terms of quantities and sizes, in order to break up the large expanse of blacktop.

Design Committee Minutes  
of June 19, 1984

6. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE SOUTH  
WEST CORNER OF AUSTIN AVENUE AND MARMONT STREET AT 1066 AUSTIN AVENUE

The Committee reviewed the revised plans received in the Planning Department 1984 06 18.

The Committee recommends acceptance of the project subject to an adjustment in the colour proposed for the brick. In this regard, the Committee suggests a "light buff" or "sand" coloured brick be utilized rather than the "autumn leaf dark" presently proposed. This would result in a more distinct colour change between the brick and the burnished copper roofing.

  
Neil Maxwell  
Neil Maxwell, Secretary

NM/pin