

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:
FROM: Design Committee DEPARTMENT:
SUBJECT: Design Committee Minutes
August 11, 1976.

DATE: Aug 11, 1976
YOUR FILE:
OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday August 11, 1976 at 6:00 p.m. with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. D. Nichols
Mr. T. Thompson

STAFF:

Mr. S. Jackson, Community Planner
Mr. K. McLaren, Planning Assistant.

1. Z-28-75 - PRELIMINARY PLANS FOR PROPOSED ALTERATIONS AND ADDITION TO THE MORTUARY AT THE NORTHEAST CORNER OF WEBSTER AVENUE AND NORTH ROAD AT 625 NORTH ROAD.- 1ST PRELIMINARY REVIEW.

The Committee reviewed the plans and colored photograph received in the Planning Department July 29, 1976.

The Committee finds this project acceptable.

ACCEPTABLE

2. B-3545 - PROPOSED 40 UNIT STRATA TITLE APARTMENT AT 1030 - 1044 KING ALBERT AVENUE, CORNER OF NELSON STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department July 29, 1976, and the colored perspective received March 26, 1976.

Design Committee Minutes
August 11, 1976.

2. B-3545, cont'd

The Committee appreciates the project designers co-operation in maintaining the standard of the initial design. Furthermore the Committee's review was simplified by the thorough plans and details presented.

Building

The Committee requests the submission of color chips of the proposed exterior materials in order to better evaluate this aspect of the development.

The Project Designer may wish to give consideration to the following suggestions:

- 1) In the entrance courtyard, extending the canopy out or alternatively introducing a trellis.
- 2) In the connecting portion between the two buildings, eliminating the second floor as it serves no obvious function, and could become a management problem as an unsupervised space. Consideration could be given to creating a two storey entrance lobby.

Landscaping

The planting size and spacing of the English Ivy and the St. Johns Wort are unsatisfactory. The Committee suggests the next larger planting size or alternatively going to the gallon size with a slight reduction in quantity to achieve mature growth in the same time span.

The Committee requests further information on the plans in relation to the play area.

The following confirmation in writing is requested to be submitted to the Planning Department:

- a) From the landscaper, that there is adequate drainage and soil depth for planting areas over the underground parking structure; and,
- b) From a Structural Engineer, indicating the underground structure will support the water and mature landscaping.

REVISED PLANS REQUESTED

Design Committee Minutes
August 11, 1976

3. B.3567 - PROPOSED 33 UNIT RENTAL APARTMENT AT 1005-1017 RIDGEWAY AVENUE, WEST OF NELSON STREET - 2ND REVIEW

The Committee reviewed the plans received in the Planning Department August 9, 1976 and August 11, 1976, the letter from the project architect received August 11, 1976 and the colored perspective received August 27, 1975.

The Committee requests the submission of color chips of proposed exterior materials.

Consideration should be given to closer and equidistant spacing of the trellis railings; 3' on center spacing is suggested.

The wood rounds in the playground should be varied in height to form an additional playing feature.

The following confirmation in writing is requested to be submitted to the Planning Department:

- a) From the landscaper, that there is adequate drainage and soil depth for planting areas over the underground parking structure; and,
- b) From a Structural Engineer, indicating the underground structure will support the water and mature landscaping.

REVISED PLANS REQUESTED

4. Z-54-74 - REVISED LANDSCAPE PLAN FOR A 30 UNIT APARTMENT ON THE WEST SIDE OF NELSON STREET JUST SOUTH OF BRUNETTE AVENUE - 1ST REVIEW.

The Committee made an on-site inspection of the installed landscaping.

The Committee finds the landscaping, as constructed, acceptable.

ACCEPTABLE

Design Committee Minutes
August 11, 1976

5. B-3473 - PROPOSED COMMERCIAL BUILDING AT 1059-1063 RIDGEWAY AVENUE WEST OF MARMONT STREET - 2ND REVIEW.

The Committee reviewed the plans received in the Planning Department July 29, 1976.

The Committee trusts the flues will be handled in the same competent manner as the rest of the detail and that the rooftop units will be appropriately screened.

The Committee notes that the applicant has submitted a letter to the Planning Department seeking permission to construct his parking as shown on the proposed Ridgeway Mall concept (originally initiated by the Design Committee).

The Committee appreciates the applicants efforts to accomodate the Ridgeway Mall concept both by way of design and by attempting to implement it.

The Committee would like to see the Ridgeway Mall concept implemented and therefore trusts Council will respond favourably to the applicants request.

ACCEPTABLE.

6. B-2598 - PROPOSED ALTERATIONS TO THE APARTMENT UNDER CONSTRUCTION AT THE NORTHEAST CORNER OF PERTH AND NORTH ROAD - 3RD REVIEW.

The Committee then reviewed the plans received in the Planning Department July 8 and July 13, 1976, the coloured perspectives received March 4, 1976 and June 18, 1976 and the detail drawings received August 11, 1976.

The Committee appreciates the project architects clarification of details and is glad to see the spacing as now proposed for the lattice works on the balconies. The Committee finds the contrasting color for the balconies as indicated on the colored perspective preferable to the use of one stain color.

/ Page 5.

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6. B-2598, cont'd

The Committee still feels the entry could be strengthened, however if the project architect believes it would not aesthetically benefit the project the Committee would find the present entry acceptable.

ACCEPTABLE

7. Z-37-76 - PROPOSED 62 UNIT RENTAL PROJECT AT THE SOUTHWEST CORNER OF KING ALBERT AVENUE AND NELSON STREET - 2ND PRELIMINARY REVIEW

The Committee reviewed the plans and colored perspective received in the Planning Department August 11, 1976.

The Committee appreciates the applicants co-operation regarding the change in materials and the submission of the colored perspective. The general impression given by the colored perspective is acceptable. The new choice of materials is also acceptable, however a superior grade of cedar siding will be required for the details to be successful.

If this project reaches the Building Permit Application stage the Committee will be looking for:

- 1) Color chips of proposed exterior materials.
- 2) The applicants response to the Committees comments #1, 2 & 4 of their July 14, 1976 meeting. The Committee notes that these matters must be resolved at that stage.

In reviewing the furniture layout the Committee sees a circulation problem with Type A and B units.

In particular the Committee finds the following undesirable:

- 1) Entry opens directly onto the dining room.
- 2) Circulation path through the living/dining area to get to the bathroom from the bedroom.

Design Committee Minutes
August 11, 1976

7. Z-37-76, cont'd

While the openness achieved is desirable the project architect is requested to give further thought to the layouts in relation to the above comments.

ACCEPTABLE FOR PUBLIC
HEARING



K. McLaren
Secretary

KM/jc.

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT: DATE: Aug. 25/76
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes, OUR FILE:
 August 25, 1976

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, August 25, 1976 at 6:30 p.m., with the following persons present:

COMMITTEE:

Mr. W. Roper
Mr. A. Sinclair

STAFF:

K. D. McLaren, Planning Assistant

There was not a quorum of Committee members present, however, those that were present agreed on the following comments:

I. Z-36-76 -- PROPOSED COMMERCIAL BUILDING AT 1062 RIDGEWAY AVENUE, WEST OF MARMONT STREET - 2ND PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department August 17th and August 23rd, 1976, the colour chips and samples received August 23rd, 1976 and the coloured perspective received July 12th, 1976.

The Committee suggests the applicant utilize shrubs (perhaps Rhododendrons) instead of the trees against the building since the overhang would restrict the trees growing to a mature size.

ACCEPTABLE FOR PUBLIC HEARING

Advisory Planning Commission
Design Committee Minutes
August 25, 1976

2. Z-14-76 - PRELIMINARY REVIEW OF PROPOSED 29 UNIT TOWNHOUSE PROPOSAL ON THE WEST SIDE OF WESTVIEW STREET SOUTH OF AUSTIN AVENUE IN THE 400 BLOCK WESTVIEW STREET - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department August 20, 1976, and the coloured elevations, colour chips and samples received August 25, 1976.

The Committee appreciates the completeness of the Project Architect's preliminary submission, however, reserves comment on this proposal pending the results of Council's resolution of August 23, 1976 pertaining to rezoning of this area.

TABLED

3. B-3261 - REVISED PLANS FOR A 58 UNIT TOWNHOUSE DEVELOPMENT UNDER CONSIDERATION AT 575 AUSTIN AVENUE ON THE NORTH SIDE OF AUSTIN AVENUE EAST OF NORTH ROAD - 1ST REVIEW

The Committee reviewed the revised plans received in the Planning Department August 20, 1976.

The revised plans do not indicate any design changes of concern to the Committee.

ACCEPTABLE

4. B-2598 - PROPOSED ALTERATIONS TO THE APARTMENT UNDER CONSTRUCTION AT THE NORTHEAST CORNER OF PERTH AVENUE AND NORTH ROAD - 3RD REVIEW.

The Committee reviewed the detail received in the Planning Department August 25, 1976.

The detail proposed by the applicant would result in three flush joints which would be difficult to calk. The Committee would prefer to see a detail utilizing a 2 x 2 with the back rabbeted out. This detail would provide only two joints which would have a small offset suitable for calking.

ACCEPTABLE WITH CONDITION

Advisory Planning Commission
Design Committee Minutes
August 25, 1976

5. B-3567 - PROPOSED 33 UNIT RENTAL APARTMENT AT 1005 -
1007 RIDGEWAY AVENUE, WEST OF NELSON STREET - 3RD REVIEW

The Committee reviewed the coloured chips received in the Planning Department August 25, 1976.

The colour scheme for this project is approved. The other matters mentioned in the minutes of August 11, 1976 should be rectified to the satisfaction of the Planning Director.

ACCEPTABLE



K. D. McLaren
Secretary

KDM/1k

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT: DATE: Sept. 22 /76
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes, OUR FILE: D.C.M.
September 22, 1976

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, September 22, 1976 at 6:00 p.m. with the following persons present:

Committee:

Mr. J. Finlay
Mr. K. Harford
Mr. D. Nichols
Mr. W. Roper
Mr. T. Thompson

Staff:

Mr. K. McLaren, Planning Assistant

Guests:

Mr. W. R. Brownlee, Architect

1. Z-46-76 - PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF AUSTIN AVENUE EAST OF MARMONT STREET, AT 1120 - 1126 AUSTIN AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the plan and colored perspective received in the Planning Department August 30, 1976.

Although the building depicted by the colored perspective would appear to be in keeping with the area, the plan submitted is not satisfactory for a proper preliminary review.

TABLED FOR MORE
DETAILED PLANS

Design Committee Minutes
September 22, 1976

- 2. Z-58-74 - PROPOSED 86 UNIT TOWNHOUSE DEVELOPMENT BETWEEN MATHEWSON AVENUE AND CAPE HORN AVENUE ON THE ESSONDALE BOUNDARY AT 2664 MATHEWSON AVENUE - 3RD PRELIMINARY REVIEW

Mr. Brownlee, the Project Architect, was present and discussed in detail the Committee's comments of September 8, 1976. Mr. Brownlee then left the meeting.

The Committee looks forward to reviewing revised sketch plans in keeping with the discussion with the Project Architect.

REVISED PLANS REQUESTED

- 3. B-3613 - PROPOSED 66 UNIT APARTMENT AT THE SOUTH-WEST CORNER OF KING ALBERT AVENUE AND GATENSBURY STREET, AT 1134 - 1214 KING ALBERT AVENUE - 2ND REVIEW

This project is now acceptable. The Committee notes, however, what appears to be a drafting error on the south elevations. The facia has not been cut back above where the balconies were removed.

ACCEPTABLE

- 4. B-3571 - PROPOSED 54 UNIT APARTMENT ON THE SOUTH SIDE OF HOWIE AVENUE BETWEEN MARMONT STREET AND GATENSBURY STREET, AT 1114 - 1132 HOWIE AVENUE - 2ND REVIEW

The 2 x 6 top on the balcony railing seems weak. The Committee would suggest this be increased to a 2 x 10.

This project is now acceptable.

ACCEPTABLE

- 5. Z-49-76 - PROPOSED STEPPED MULTIPLE FAMILY HOUSING DEVELOPMENT ON THE WEST SIDE OF WESTVIEW STREET SOUTH OF AUSTIN AVENUE, IN THE 400 BLOCK WESTVIEW STREET - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department September 22, 1976, and notes that the architect intends to make a more complete submission for the meeting of October 13, 1976.

Design Committee Minutes
September 22, 1976

5. Z-49-76 cont'd

The Committee feels that the applicants are moving in the right direction with this concept and would like to offer the following preliminary comments:

- 1) Careful consideration should be given the impact noise from the roof garden.
- 2) As much terracing as possible should be done.
- 3) Consider creating more flexibility and interest in the concept, such as varying the end elevations of the buildings in the end units.

REVISED PLANS REQUESTED

6. B-3620 PROPOSED COMMERCIAL BUILDING ON THE CORNER OF NORTH ROAD, COTTONWOOD AVENUE AND WHITING WAY - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department September 3, 1976 and September 17, 1976 and the colored perspective received July 22, 1976.

The Committee finds this project acceptable, with the suggestion that the flashing be supplied by the manufacturer of the metal cladding in order to assure the color is matched.

As well, the Committee requires confirmation in writing be submitted to the Planning Department as follows:

- 1) That all exposed concrete will be given an architectural finish.
- 2) From the landscaper, that there is adequate drainage and soil depth for planting areas over the underground parking structure; and,
- 3) From a Structural Engineer, indicating the underground structure will support the water and mature landscaping.

ACCEPTABLE WITH CONDITIONS

Design Committee Minutes
September 22, 1976

7. PRELIMINARY REVIEW OF PLANS FOR A PROPOSED COMMERCIAL/
APARTMENT BUILDING AT THE SOUTHWEST CORNER OF MARMONT
STREET AND DELESTRE AVENUE AT 316 MARMONT STREET

The Committee reviewed the plans and colored perspective received in the Planning Department September 13, 1976.

In concept, the proposed addition looks acceptable, however, the Committee feels that the same texture and care of detailing for the existing building should be incorporated in the design. This existing building needs something to tie it in more readily with the proposed addition. In regard to this, consideration could be given to:

- a) A different material for the existing building.
- b) Toning down the concrete block color.
- c) Providing a sun screen or trellis to define the difference between the upper and lower floors.

The Committee suggests the Project Architect consider terminating the west end of the building with horizontal siding only to make a more definitive ending.

The use of diagonal and horizontal siding on the same or almost the same plane is not consistent with the general tone of the building.

The Committee feels that paving right up against the building is undesirable. The paving all around the building should be restudied with a view to simplifying and unifying the paving treatment. Landscaping could be introduced to soften the appearance.

REVISED PLANS REQUESTED

8. B-3591 - PROPOSED 45 UNIT APARTMENT ON THE NORTH SIDE OF
COTTONWOOD AVENUE EAST OF CLARKE ROAD AT 519 - 525
COTTONWOOD AVENUE - 2ND REVIEW

The Committee reviewed the landscape plan received in the Planning Department.

The landscaping is acceptable, however, the Committee would like to see the berming on the east side of the site as proposed on the concept plan.

Design Committee Minutes
September 22, 1976

8. B-3591 cont'd

This project is now acceptable subject to the above comments and the comments of September 8, 1976 being rectified to the satisfaction of the Planning Director.

ACCEPTABLE WITH CONDITIONS

9. NOTE TO ADVISORY PLANNING COMMISSION
STANDARD OF PLANS FOR DESIGN COMMITTEE REVIEW

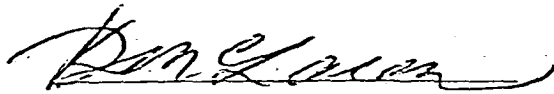
Over and above the plans required by the Building Department, the Committee may, from time to time, ask for further details of key design elements such as:

- balconies
- entrances
- canopies
- balustrades
- privacy screens
- fencing
- garbage collection area screening
- acoustic details such as screening

When the Committee made its comment regarding standard of plans at their meeting of July 28, 1976, they were unaware that complete inspections of architectural details are not being done.

The Committee feels that the District should be responsible for seeing that inspections are made to assure that the building design elements, which are part of the development agreement and usually are the result of much effort by the Design Committee, are carried through.

The review of these design elements, in many cases, constitutes the Design Committee's major contribution to the appearance of the building. Furthermore, the way in which these details are handled can determine the success of a building design.



K. McLaren, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission

DEPARTMENT:

DATE: Oct. 13, 1976

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
October 13, 1976

OUR FILE:

A regular meeting of the Design Committee was held in the Committee Room on Wednesday, October 13, 1976 at 6:00 p.m., with the following persons present:

COMMITTEE:

Mr. K. Harford
Mr. D. Nichols
Mr. T. Thompson

STAFF:

Mr. K. McLaren, Planning Assistant

1. B-3479 - PROPOSED ADDITION TO SHOPPING CENTRE ON COMO LAKE AVENUE BETWEEN LINTON STREET AND MONTROSE STREET AT 1960 COMO LAKE AVENUE - 2ND REVIEW

The Committee reviewed the plans received in the Planning Department September 17, 1976 and October 4, 1976, and the coloured perspectives received September 24, 1974 and September 17, 1976.

This project is now acceptable subject to the following concerns being rectified to the satisfaction of the Planning Director:

- 1) The Committee suggests that the last three feet of parking stall be landscaping rather than asphalted, so that the curb at the edge of the landscaping will form the car stop. The helix is suggested for this planting, which should alleviate some of the Committee's concern pertaining to damage of planting adjacent to parking.
- 2) As requested earlier, wheel stops should be shown on the plans wherever parking areas abut buildings.
- 3) In order to expedite this application, the Committee feels the following two concerns could be incorporated into the development agreement, to be rectified to the satisfaction of the Design Committee:
 - a) Approval of the colour scheme prior to painting.

Design Committee Minutes
October 13, 1976

1. B-3479 con't

- 3) b) Approval of details of the screening of the rooftop mechanical equipment, such screening to be integrated with the overall appearance of the shopping centre complex.

ACCEPTABLE WITH CONDITIONS

2. B-3368 - REVISED PLANS FOR A 46 UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT THE NORTHEAST CORNER OF AUSTIN AVENUE AND GATENSBURY STREET AT 1309-1387 AUSTIN AVENUE - 4TH REVIEW

The Committee reviewed the revised plans received in the Planning Department September 7, 1976 and October 8, 1976.

The Committee notes that the applicants have proceeded with construction of this project on the basis of revised plans which have not as yet been approved. The following comments are made, realizing that only certain revisions may be feasible due to the stage construction has reached.

The revisions making the basements more usable improve the project, however, the Committee would like to offer the following comments:

- 1) The siding on the end elevation should be parallel to the finished grade line eight inches up from that line where the site slopes to accommodate the basement plans. Details are requested to show how this will be accomplished.
- 2) These revisions make imperative some sort of fencing to provide privacy screens to the units along Austin Avenue. This screening should be constructed to the same standards as proposed on Gatensbury Street, but with a solid gate entry and six feet in height (an appeal to the Board of Variance may be necessary) to provide an acoustical barrier to the ground floor outdoor space. The Committee would like to review a revised landscape plan reflecting the above change.
- 3) The two by two at 10-inch centres on the balcony does not seem to conform to the National Building Code. Clarification is requested, as well as a sectional detail through the balcony showing railings and waterproofing.

The Committee does not feel the fascia board should be reduced. In the case of Detail 2 of Drawing D-5, if the contractor's concern is that the board will twist, he could increase the size of the blocking board from 2X6 to 2X8. To rectify this problem on Detail 1 of

2. B-3368 con't

Drawing D-5, the Committee would suggest rippings of 2" stock to the width required and in approximate 1' lengths spaced at approximately 6' o/c and set 1" above the bottom of the fascia to provide support and ventilation as required.

REVISED PLANS REQUESTED

3. B-3678 - PROPOSED RENOVATIONS TO CARIBOO TRAILS HOTEL AT THE NORTHEAST CORNER OF LOUGHEED HIGHWAY AND NORTH ROAD AT 405 NORTH ROAD - 1ST REVIEW

The Committee reviewed the plans, coloured photos and colour chips received in the Planning Department September 27, 1976.

The Committee has no objections to these proposed renovations.

ACCEPTABLE

4. B-3641 - PROPOSED COMMERCIAL DEVELOPMENT ON THE NORTH SIDE OF AUSTIN AVENUE JUST EAST OF BLUE MOUNTAIN STREET AT 987-1011 AUSTIN AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department September 30, 1976 and the coloured perspective received January 28, 1976.

The Committee finds the basic building design and site layout acceptable, however, feels that certain matters require clarification in order to assure the quality the project architect is intending.

Landscaping

- 1) Ground cover should be provided right up to the construction on Austin Avenue, perhaps utilizing the zabel laurel and smoke bush, especially near the entrance from Austin Avenue.
- 2) The rooted cuttings for the hypericum is an unsatisfactory planting size. The Committee suggests a minimum two year old plant, say a 4" pot.
- 3) The caliper size on the sugar maple and honey locus seems small. The Committee suggests a 1½"-1½" caliper if available.
- 4) The landscape plan should be revised to agree with the site plan A-1 to show landscaping between the car stop and the end of the parking space.

Design Committee Minutes
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4. B-3641 con't

Landscaping con't

- 5) To reduce their effective lengths, landscaping could be interspersed along the banks of parking adjacent to the building face on Austin Avenue and adjacent to Austin Avenue.
- 6) Clarification is requested of the material proposed for all the sidewalks and the restaurant patio. It is noted that the perspective indicates a coloured scored paving material.
- 7) When clarifying the above point, the architect should consider infilling the area between the line of curb stops and the sidewalks with a different paving material such as torpedo aggregate.

Buildings

- a) The soffits should be finished in the same material as the siding.
- b) The Committee is concerned about vandalism and maintenance of stucco surfaces on walls adjacent to pedestrian areas. The Committee suggests the project architect consider a coarse stucco dash utilizing an integral colour to the siding.
- c) The Committee requests:
 - 1) A sample of the aluminum siding showing colour and profile.
 - 2) Details of the balcony guard rails.
 - 3) Details of the sign band.
 - 4) Clarification of the colour of the anodized aluminum window frames.
 - 5) Clarification of the colour of the concrete block.
 - 6) Clarification of the colour of the overhead doors.
 - 7) The location and screening of rooftop mechanical equipment.
 - 8) Confirmation that all exposed concrete will be given an architectural finish.

The Committee feels the skylights are an important design feature and trusts they will be properly detailed and flashed.

REVISED PLANS REQUESTED

Design Committee Minutes
October 13, 1976

5. B-3691 - PROPOSED 62 UNIT RENTAL APARTMENT PROJECT AT THE SOUTHWEST CORNER OF KING ALBERT AVENUE AND NELSON STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department October 4, 1976 and the coloured perspective received October 13, 1976.

Although the Committee does not normally endorse drain rock as a ground cover, in this particular case it is acceptable due to:

- a) the interesting planting layout,
- b) all suites being bachelor units.

The Committee is looking forward with interest to seeing the plan carried out on the site exactly as shown on the plan.

The landscape architect is asked to comment on the problem of leaves from deciduous trees accumulating on the drain rock over a long period of time.

The project architect should restudy the fence and screen details.

The Committee feels the use of materials could be simplified by utilizing just the lattice detail between the top and bottom rails. As well, elimination of the slope on the dividing screen is suggested.

Clarification is requested as to how the project architect intends to waterproof the roof of the concrete deck, and confirmation in writing should be submitted to the Planning Department as follows:

- 1) from the landscaper, that there is adequate drainage and soil depth for planting areas over the underground parking structure; and
- 2) from a structural engineer, indicating the underground structure will support the water and mature landscaping.

REVISED PLANS REQUESTED

6. B-3963 - PROPOSED INDUSTRIAL BUILDING ON THE WEST SIDE OF PIPELINE ROAD NORTH OF GLEN DRIVE AT 1186 PIPELINE ROAD - 1ST REVIEW

The Committee reviewed the plans and coloured photographs received in the Planning Department October 6, 1976.

The Committee finds this project acceptable.

ACCEPTABLE

Design Committee Minutes
October 13, 1976

7. Z-52-76 - PROPOSED COMMERCIAL BUILDING ON THE NORTHWEST CORNER OF HOY STREET
AND PHEASANT AVENUE - 1ST PRELIMINARY REVIEW

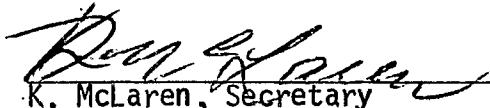
The Committee reviewed the plans and coloured elevations received in the Planning Department October 8, 1976.

The general appearance of this project is acceptable, however, the relationship of the canopy to the entrance could be restudied.

The Committee questions the basic siting of the building as it orients an uninteresting wall to the main view of the building. (It is noted that the elevation notations do not correspond to the plan.) The project architect could consider siting the building on the southerly portion of the lot and orienting the main face of the building to the main approach to the site, thereby making the parking convenient to the approach to the site. The windows facing north instead of south should reduce the cooling load for air conditioning, as well as providing a better barrier to the noise from the railway.

REVISED PLANS REQUESTED

KM/ci


K. McLaren, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee

DEPARTMENT:

DATE: Oct. 27/76

FROM: Design Committee

DEPARTMENT: Planning

YOUR FILE:

SUBJECT: Design Committee Minutes
October 27, 1976

OUR FILE: DCMIn.

A regular meeting of the Design Committee was held in the Committee Room on Wednesday, October 27, 1976 at 6:00 p.m., with the following persons present:

Committee:

Mr. K. Harford
Mr. J. Finlay
Mr. W. Roper
Mr. D. Nichols

Staff:

Mr. N. Maxwell, Planning Assistant
Mr. L. Wolfe, Long Range Planner

1. Z-52-76 - PROPOSED COMMERCIAL BUILDING ON THE NORTHWEST CORNER OF HOY STREET AND PHEASANT AVENUE - SECOND REVIEW

Mr. Bing Marr, Architect for the developer, appeared before the Committee to present and explain revised plans for the building.

Mr. Marr left the meeting at this point.

The Committee reviewed the plans received from Mr. Marr at the meeting. The Committee feels that the siting shown on these plans is better than the siting shown on previous plans.

The project is now acceptable subject to the following concerns being rectified to the satisfaction of the Planning Director.

- 1) The Committee suggests that at least three feet of parking stall be landscaping rather than asphalted, so that the curb at the edge of the landscaping will form the car stop.
- 2) The Committee suggests that landscaping should carry through to the sidewalk.

Design Committee Minutes
October 27, 1976

1. Z-52-76 cont'd

The Committee feels that the trees and brush on the east side of Hoy Street on Municipal land may present traffic operation difficulties which could be resolved by clearing.

ACCEPTABLE FOR PUBLIC HEARING
WITH CONDITIONS

2. B-3368 - REVISED PLANS FOR A 46 UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT THE NORTHEAST CORNER OF AUSTIN AVENUE AND GATENSBURY STREET AT 1309 - 1387 AUSTIN AVENUE - 5TH REVIEW

The Committee would like to register its disagreement with the Project Architect, but will not insist on redoing the fascia boards.

The Committee also reiterates its request for a revised landscape plan showing:

- 1) The new planting arrangement in the privacy areas along Austin Avenue, and
- 2) also in the two areas from where the units were relocated.

ACCEPTABLE WITH CONDITIONS

3. PRELIMINARY PLANS FOR A PROPOSED REGIONAL SHOPPING CENTRE AT THE NORTHWEST CORNER OF BARNET HIGHWAY AND PINETREE WAY - 3RD PRELIMINARY REVIEW

Mr. Ira Young and seven associates including Mr. B. J. Wemsley, Mr. Zoltan Kuun, Mr. Don Vaughan, Mr. D. Birch and Mr. Phil Boname joined the meeting at this point and presented plans for the Centre.

Following the presentation, the Committee in camera reviewed the plans received in the Planning Department on October 25, 1976.

The Committee feels that the elevations, landscaping, and concept plan for the first phase of development are acceptable at the level of detail shown.

The Committee has reservations concerning plans for the later stages:

- 1) The Committee is concerned that the exclusive use of ongrade parking in the first stage will unnecessarily postpone the development of office and hotel uses proposed in the plans. The developer should give serious consideration to below grade parking initially.

Design Committee Minutes
October 27, 1976

3. cont'd

- 2) The Committee is concerned with the location of "perimeter uses" including office, hotel, auto service and residential uses.

These concerns are as follows:

- a) How the perimeter uses relate to the building mass of the Shopping Centre;
- b) How the perimeter uses relate to the proposed intensive commercial core to the north and east of the site; and
- c) How the future stage parking structure and perimeter uses when constructed relate to landscaping, circulation, and parking.

The Committee feels that consideration should be given to integrating the perimeter uses into the design of the Shopping Centre itself.

The Committee requests further information at a conceptual level by way of drawings, elevations, and plans of future stages showing landscaping, circulation, and parking.

The Committee requests that a conceptual massing model be made available for use at the next Design Committee Meeting and the Public Hearing, indicating the various phases of development, starting with the first stage and capable of demonstrating the form of future phases including typical office, apartment, hotel and service station development.

ADDITIONAL INFORMATION REQUESTED

4. B-3641 - PROPOSED COMMERCIAL DEVELOPMENT ON THE NORTH SIDE OF AUSTIN AVENUE JUST EAST OF BLUE MOUNTAIN STREET AT 987 - 1011 AUSTIN AVENUE

The Committee reviewed plans received in the Planning Department on October 21 and 27, 1976.

The project is now acceptable subject to the following concerns being rectified to the satisfaction of the Planning Director:

- 1) The 1 x 1 steel bars on the guard rails should be aluminum to eliminate the electrolysis problem of dissimilar metals.
- 2) The flashing shown on the guard rails should be a material compatible to aluminum and matching the colour of the siding.

Design Committee Minutes
October 27, 1976

4. B-3641 cont'd

- 3) The colour of the concrete blocks should be a lighter tone of the same colour family as the siding.

ACCEPTABLE WITH CONDITIONS

5. B-3691 - PROPOSED 62 UNIT RENTAL APARTMENT PROJECT AT THE SOUTHWEST CORNER OF KING ALBERT AVENUE AND NELSON STREET - SECOND REVIEW

The Committee examined the revised plans received on October 4th and 6th, and the letter of October 27, 1976. The Committee finds the Project Architect's proposal acceptable subject to the submission of the revised plans as outlined in his letter.

The Committee suggests that Vandex may not be an adequate waterproofing in the event of cracking, since Vandex is more a hardener than a membrane sealant. The architect should submit evidence of C.M.H.C. approval or the CMHC approval number to the Planning Department.

ACCEPTABLE WITH CONDITIONS

6. Z-49-76 - PROPOSED STEPPED APARTMENT PROJECT ON WESTVIEW STREET JUST SOUTH OF AUSTIN AVENUE - 2ND PRELIMINARY REVIEW

The Committee reviewed the plans and letter received by the Planning Department on October 27, 1976.

The Committee feels that the overall concept presented is good. However, there is concern with respect to the construction problems possibly implied by the design. The Committee feels that it would be appropriate at this point for the designer to examine construction feasibility under the National Building Code, and to review the design with respect to procedures for fire protection with the Municipal Fire Chief.

The Committee requests more complete plans including elevations and a longitudinal section through the site. In respect to the lower three floors, the Committee requests a cross section and section detail of the decked area, as well as the design for terracing and retaining walls.

REVISED PLANS REQUESTED



 Larry Wolfe
 Long Range Planner

LW/1k

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT: DATE: Nov. 15/76
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes, OUR FILE:
November 10, 1976

A regular meeting of the Design Committee was held in the Committee Room on Wednesday, November 10, 1976 at 6:00 p.m., with the following persons present:

Committee:

Mr. K. Harford
Mr. D. Nichols
Mr. S. Sinclair
Mr. T. Thompson

Staff:

Mr. L. Wolfe, Long Range Planner
Mr. K. McLaren, Planning Assistant

Guests:

Mr. Ira Young & four associates
Mr. W. R. Brownlee
Mr. K. Brownlee
Mr. J. Gilmour

1. B-3591 - REVISED PLANS FOR A PROPOSED APARTMENT ON THE NORTH SIDE OF COTTONWOOD AVENUE EAST OF CLARKE ROAD AT 519 - 525 COTTONWOOD AVENUE - 3RD REVIEW

The Committee reviewed the plans received in the Planning Department October 29, 1976 and the colored perspective received May 25, 1976.

Due to the large amounts of cedar being used on the building, the Committee feels it is important that a good standard cedar siding be utilized. The Committee would find acceptable, select tight knotted resawn face cedar siding.

This project is acceptable subject to the above concern being rectified to the satisfaction of the Planning Director.

ACCEPTABLE WITH CONDITIONS

Design Committee Minutes
November 10, 1976

2. Z-23-76 - PRELIMINARY PLANS FOR A PROPOSED SHOPPING CENTRE AT THE NORTHWEST CORNER OF BARNET HIGHWAY AND PINETREE WAY - 4TH PRELIMINARY REVIEW

Mr. Ira Young and four associates including Mr. P. Boname, Mr. R. J. Wemsley and Mr. D. Birch joined the meeting at this point. With the use of a Massing Model the guests discussed the project in relation to the concerns expressed by the Design Committee at their meeting of October 27, 1976.

Mr. Young and his associates then left the meeting.

The Committee discussed the project further with the aid of the Massing Model.

The Committee requests the applicants give consideration to parking on the roof of the initial Shopping Centre Complex in lieu of entirely covering the site with asphalt parking. The objective is to free areas of the site for:

- a) Significant amenity space which would tie into the pedestrian links and portions of which would remain as this type of use in perpetuity.
- b) Designated future development sites.

The Committee also recommends to Council that the office towers proposed along Barnet Highway on the southern portion of the site not be included in the initial Land Use Contract, but be reviewed at a later date when more information is available as to the direction and type of development in the area.

REVISED PLANS SUGGESTED

Mr. S. Sinclair left the meeting at this point.

3. Z-58-74 - PROPOSED 86 UNIT TOWNHOUSE DEVELOPMENT BETWEEN MATHEWSON AVENUE AND CAPE HORN AVENUE ON THE ESSONDALE BOUNDARY AT 2664 MATHEWSON AVENUE - 4TH PRELIMINARY REVIEW

Mr. W.R. Brownlee and Mr. K. Brownlee were in attendance and submitted preliminary drawings for discussion of the project.

Mr. W.R. Brownlee and Mr. K. Brownlee left the meeting at this point.

The Committee then reviewed the preliminary plans received at the meeting.

The Committee does not object to the change in materials on the elevations but this should only be carried out where the change does not occur on the same plane.

The applicants should give consideration to the following suggestion in relation to the front elevations of the units:

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November 10, 1976

3. con't

extending the roof line down over the carport and expressing the windows as insets in the roof line. The resulting area in front of the windows could be left open to a landscaped garden below. Alternatively, the applicant could consider a balcony from the larger bedroom while still extending the roof line.

The Committee feels the dining and living rooms together create a more impressive space. Perhaps both plans could be used to provide variety.

In Unit D, the architect has an opportunity to create an interesting feature by pulling back the roof over the stair. As well, a wall could be introduced at the end of the decks. This wall could take on the same line as the roof line. The Committee would also like comments from the architect as to how the fenestration will work at the rear of this unit.

On Unit E, the Committee questions the location of what appears to be intended as the bathroom.

The Committee also questions whether roof trusses are essential for this project.

REVISED PLANS REQUESTED

Mr. S. Sinclair returned to the meeting at this point.

4. Z-34-74 - PROPOSED RECREATIONAL BUILDING FOR A PROPOSED 457 UNIT MOBILE HOME PARK STRATA TITLE SUBDIVISION - 3RD PRELIMINARY REVIEW

Mr. J. Gilmour, the project architect, was present to discuss the project with the Committee.

Mr. Gilmour then left the meeting.

The Committee reviewed the plans and coloured perspective received in the Planning Department November 9, 1976.

What appears to be the intended theme, as portrayed in the coloured perspective, does not seem to have been carried through. To retain what appears to be the desired effect, the Committee suggests the elimination of the cedar siding and the introduction of more brick or stone surfaces.

The project architect could also consider pulling out the archways to where the overhang presently comes to. The south wall could remain where shown, but become a series of sliding doors, thus creating a covered portico.

The extent of the grade separation between the supervision area and the children's wading pool is considered excessive. Furthermore, the project architect should restudy the relationship between this wading pool and the

Design Committee Minutes
November 10, 1976

4. con't

take with regard to safety and ease of supervision.

The Committee suggests a consistent window treatment be used.

The project architect is requested to supply details of:

- a) the pedestrian circulation system;
- b) paving materials;
- c) landscaping;
- d) fencing;

as they relate to the Community Centre and its surrounding area.

REVISED PLANS REQUESTED

5. B-3733 - PROPOSED INDUSTRIAL BUILDING ON THE NORTHEAST CORNER OF LOUGHEED HIGHWAY AND COLEMAN AVENUE AT 1963 LOUGHEED HIGHWAY - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department October 27th and November 5, 1976, and the coloured perspective received October 27, 1976.

The Committee feels the building would blend into the area better if it were finished in horizontal siding of the metro brown colour throughout, with an accent colour for all doors.

The applicant should restudy the 5' wide landscaped area along the Lougheed Highway in relation to the grades in this area. The Committee would suggest increased numbers of Lombard or Bolleana Poplars in place of the Junipers.

Substantial coniferous planting is suggested for an area to be selected by the applicant somewhere between the corner and the access to the site. Austrian Pine is suggested for this planting.

The Committee would also like comments from the applicant as to how he intends to maintain the landscaped areas shown on the plan.

REVISED PLANS REQUESTED

6. B-3039 - PRELIMINARY REVISED PLANS FOR A PROPOSED APARTMENT AT THE SE CORNER OF COTTONWOOD AVENUE AND WHITING WAY AT 516-520 COTTONWOOD AVENUE - 1ST REVIEW

The Committee reviewed the revised plans received in the Planning Department November 8, 1976 and the coloured perspective received November 10, 1976.

The Committee is pleased with the stepped building facade, the massing, the entry and the east elevation (with the exception of the chimney).

Design Committee Minutes
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6. con't

The Committee feels that the chimneys are an extremely important design feature. The project architect should give some thought to creating a more interesting form.

The use of materials in tying the balconies into the chimneys does not appear to have been successful. The project architect could consider changing the location in which the materials are used, as follows:

- cedar on the balconies,
- stucco on the bedroom window walls,
- stucco on the fireplaces,

and letting the fireplaces slide through the balconies as a separate element. In any event, it may be better to have stucco on surfaces protected by the eaves.

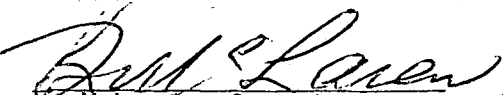
The project architect is requested to clarify how he intends to meet the Design Committee guidelines pertaining to height of retaining walls and slope of landscaped areas.

At the time of building permit application, the Committee will be looking for:

- 1) architectural treatment of all exposed concrete;
- 2) confirmation in writing:
 - a) from the landscaper, that there is adequate drainage and soil depth for planting areas over the underground parking structure (noting that the 12" of soil shown on the slab is inadequate);
 - b) from a structural engineer, indicating the underground structure will support the water and mature landscaping.
- 3) details of the party wall and floor/ceiling system for noise control.

ACCEPTABLE FOR PUBLIC HEARING

KM/1k & ci


K. McLaren, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission

DEPARTMENT:

DATE: NOV. 24, 1976

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
November 24, 1976

OUR FILE:

A regular meeting of the Design Committee was held in the Committee Room on November 24, 1976 at 6:00 p.m., with the following persons present:

COMMITTEE:

D. Nichols
W. Roper
S. Sinclair
T. Thompson

STAFF:

K. McLaren, Planning Assistant

GUESTS:

W.R. Brownlee
K. Brownlee
J. Gilmour

1. B-3613 - REVISED PLANS FOR A PROPOSED 66 UNIT APARTMENT AT THE SOUTH-WEST CORNER OF KING ALBERT AVENUE AND GATENSBURY STREET AT 1134-1214 KING ALBERT AVENUE - 3RD REVIEW

The Committee reviewed the revised plans received in the Planning Department November 9, 1976.

Due to the large amounts of cedar being used on the building, the Committee feels it is important that a good standard cedar siding be utilized. The Committee would find acceptable select tight knotted resawn face cedar siding.

For this project, the Committee would prefer to see the balconies return to the face of the building rather than extend to the entrance fin wall.

The entrance canopy should be extended to provide greater cover over the entranceway.

The Committee notes that colours have been removed from the drawings, and that the Committee will expect to see the colours as shown on the colour scheme, provided by the applicant and incorporated into the development agreement.

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November 24, 1976

1. B-3613 con't

The Committee requests the applicant to submit the colour now proposed for the window frame.

As the recess cedar trim has been deleted in favour of a galvanized iron recess, the Committee would like to see a detail of how this will be finished and its colour.

REVISED PLANS REQUESTED.

2. B-3571 - REVISED PLANS FOR A PROPOSED 54 UNIT APARTMENT ON THE SOUTH SIDE OF HOWIE AVENUE BETWEEN MARMONT STREET AND GATENSBURY STREET AT 1114-1132 HOWIE AVENUE - 3RD REVIEW

The Committee reviewed the plans received in the Planning Department November 9, 1976.

Due to the large amounts of cedar being used on the building, the Committee feels it is important that a good standard cedar siding be utilized. The Committee would find acceptable select tight knotted resawn face cedar siding.

The Committee notes that colours have been removed from the drawings and that the Committee will expect to see the colours as shown on the colour scheme provided by the applicant and incorporated into the development agreement.

As the recess cedar trim has been deleted in favour of a galvanized iron recess, the Committee would like to see a detail of how this will be finished and its colour.

REVISED PLANS REQUESTED.

Mr. S. Sinclair left the meeting at this point.

3. Z-58-74 - PROPOSED 86 UNIT TOWNHOUSE DEVELOPMENT BETWEEN MATHEWSON AVENUE AND CAPE HORN AVENUE ON THE ESSONDALE BOUNDARY AT 2664 MATHEWSON AVENUE - 5TH PRELIMINARY REVIEW

Mr. K. Brownlee and Mr. W.R. Brownlee were present and discussed the project in relation to the Committee's comments of November 10, 1976. Mr. K. Brownlee and Mr. W.R. Brownlee then left the meeting.

The Committee looks forward to seeing the project architect's suggestions being incorporated into the working drawings at the time of building permit application.

REVISED PLANS REQUESTED.

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November 24, 1976

Mr. S. Sinclair returned to the meeting at this point.

4. Z-34-74C - PROPOSED RECREATIONAL BUILDING FOR A PROPOSED 477 UNIT⁺
MOBILE HOME PARK STRATA TITLE SUBDIVISION - 4TH PRELIMINARY REVIEW

Mr. J. Gilmour, the project architect, was present to discuss the project in relation to the Committee's comments of November 10, 1976. Mr. Gilmour then left the meeting.

The Committee reviewed the plans received in the Planning Department November 24, 1976.

This project is now acceptable subject to further review by the Committee at the time of building permit application, and subject to consideration being given the following comments, as discussed with the project architect:

- 1) Broom is considered a poor choice for landscaping in areas of high use such as the pools and the play areas, as this is a highly allergenic plant which blooms during peak use periods of these areas, i.e. summer.
- 2) The fencing around the lake near the pools could be located so that it meanders through the landscaped area, providing landscaping on both sides.
- 3) Exposed concrete should be architecturally treated. Sandblasting was discussed with the project architect.
- 4) The wading pool could be dropped slightly (say two steps) from the supervision area, and the steps could be designed in such a way as to be usable as seating.
- 5) The Committee feels the windows on the north elevation could be restudied with a view to relating them more strongly to the bold forms on the south elevation.
- 6) The entrance canopy area and massing should be restudied.
- 7) The stucco panel on the south elevation could be reconsidered.
- 8) Delineating the walking areas by some method would be desirable, e.g. different paving materials, different colour paving.

ACCEPTABLE WITH CONDITIONS.

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November 24, 1976

5. Z-54-76 - PROPOSED POSTAL LETTER CARRIER DEPOT ON THE SOUTH SIDE OF RODERICK AVENUE WEST OF BLUE MOUNTAIN STREET AT 820-826 RODERICK AVENUE - 1ST PRELIMINARY REVIEW.

The Committee reviewed the plans received in the Planning Department November 18, 1976 and the coloured perspective received November 24, 1976.

The Committee suggests a hedge along the Lougheed Highway and will be looking for this on the detailed landscape plan required at the time of building permit application.

ACCEPTABLE FOR PUBLIC HEARING.

6. Z-652 - REVISED LANDSCAPE PLAN FOR AN EXISTING APARTMENT ON GATENSBURY STREET NORTH OF AUSTIN AVENUE - 1ST REVIEW

The Committee reviewed the revised landscape plan received in the Planning Department October 25, 1976.

The landscaping on the north side of the building should be modified to more closely conform to the original landscape plan. The gravel is not an acceptable ground cover.

The applicant is requested to clarify the material in the large courtyard area on the east side.

REVISED PLANS REQUESTED.

7. Z-60-74 - REVISED PLANS FOR A PROPOSED 36 UNIT APARTMENT ON THE SOUTH-EAST CORNER OF COTTONWOOD AVENUE AND WHITING WAY AT 516-520 COTTONWOOD AVENUE - 2ND REVIEW

The Committee reviewed the revised plans and coloured perspective received in the Planning Department November 23, 1976.

The Committee does not feel this proposal is the solution to their comments of November 10, 1976.

Perhaps the project architect may wish to meet with the Committee to discuss this development.

REVISED PLANS REQUESTED.

Design Committee Minutes
November 24, 1976

8. PRELIMINARY REVIEW OF TWO PROPOSED INDUSTRIAL BUILDINGS ON THE SOUTH SIDE OF LEEDER AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department November 19, 1976.

The Committee suggests that the rocks be carried down on the north elevation right to grade.

The applicant is requested to provide the profile of the metal siding to be used. The Committee recommends as deep as possible profile to provide a strong shadow line.

Consideration should be given to painting the rooftop mechanical equipment a colour which would blend in with the colour of the roof gravel. As well, the Committee would like the location of the rooftop mechanical equipment shown on the plans. It is noted that these buildings will be in a location which would be highly visible from above, i.e. Lougheed Highway and Highway 401.

Revised plans should include a detailed landscape plan giving consideration to breaking up of large areas of asphalt paving. Large trees are also recommended for the site, e.g. poplars.

REVISED PLANS REQUESTED.

9. B-2566 - REVISED LANDSCAPE PLAN FOR AN EXISTING COMMERCIAL BUILDING ON THE WEST SIDE OF CHRISTMAS WAY SOUTH OF LOUGHEED HIGHWAY

The Committee has no objections to the landscaping changes outlined in the applicant's letter of November 11, 1976. Furthermore, the Committee does not object to the change to light battleship gray doors, although it is felt that the colour scheme originally proposed by the applicant would add to the attractiveness of the building.

ACCEPTABLE.

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

10. B-3787 - PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF AUSTIN AVENUE WEST OF GATENSBURY STREET AT 1147 AUSTIN AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department November 22, 1976.

The Committee suggests that the bark mulch be eliminated and broom be planted in these areas, say one gallon containers, 15"-18" and spaced four feet apart.

Design Committee Minutes
November 24, 1976

10. B-3787 con't

Screening of rooftop mechanical equipment on the Ridgeway side of the project will be mandatory. The Committee would approve of the screening as discussed with the project architect, with the colour of the staining to be left to his discretion.

The 3/4" aluminum railing tubes and channels should be enamel to match the window frames.

ACCEPTABLE WITH CONDITIONS.

KM/ci

K. McLaren
K. McLaren, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT: DATE: Dec. 8/76
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of December 8, 1976

A regular meeting of the Design Committee was held in the Committee Room on December 8, 1976 at 6:00 p.m., with the following persons present:

COMMITTEE:

Mr. K. Harford
Mr. D. Nichols
Mr. W. Roper
Mr. T. Thompson

STAFF:

Mr. K. McLaren

GUESTS:

Mr. F. Sales
Mr. J. Butler

- 1) Z-49-76 - PROPOSED 99 UNIT STEPPED MULTIPLE FAMILY HOUSING PROJECT ON THE WEST SIDE OF WESTVIEW STREET SOUTH OF AUSTIN AVENUE, AT 424 - 458 WESTVIEW STREET - 3RD PRELIMINARY REVIEW

Mr. Butler, the Project Architect, was present and discussed the project in relation to the Committee's earlier comments. Mr. Butler then left the meeting.

The Committee reviewed the plans received in the Planning Department December 7, 1976 and the colored elevation drawing and color chips received December 8, 1976.

The Committee finds the concept favourable and feels this project should be encouraged.

The Committee spent considerable time reviewing the exterior materials proposed and feel that they require re-study. Furthermore, the Committee feels this study should include a color scheme which could be more subtle.

1) Z-49-76 (cont'd)

The Project Architect is requested to supply a sketch perspective study of the six storey elevation with the intent of simplifying materials and accentuating the forms.

Some suggestions the Committee would like considered in the sketch perspective study are:

- a) using stucco as the predominant material throughout the project.
- b) using cedar on balcony railing and selected areas as elements of the overall design.
- c) eliminating the brick lintels.
- d) reconsidering the use of the split block and ribbed concrete. Similar textures to the rest of the building may be more appropriate.

The Committee feels that the same attention to detail should be given the elevations as was given the planning of the project.

ACCEPTABLE FOR PUBLIC HEARING

2) B-3799 - PROPOSED ADDITION TO AN EXISTING INDUSTRIAL BUILDING ON THE SOUTH SIDE OF LEEDER AVENUE, AT 90 LEEDER AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department December 3, 1976 and the colored perspectives received November 19, 1976.

The Committee finds this project unacceptable.

This building addition indicates a lack of design responsibility for this area.

NOT ACCEPTABLE

NOTE TO LAND USE COMMITTEE

In view of concerns expressed over design of the Marathon Development which is adjacent to the above site, the Committee feels it is unfortunate that this type of construction can take place. Furthermore, the present penalty for carrying out construction without a building permit is obviously inadequate as a deterrent.

3) B-3800 - PROPOSED ADDITION TO AN EXISTING COMMERCIAL BUILDING ON THE WEST SIDE OF CHRISTMAS WAY SOUTH OF LOUGHEED HIGHWAY - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department December 3, 1976 and the colored perspective and colored photos received December 8, 1976

3) B-3800 (cont'd)

The Committee has no objection to this proposed addition.

ACCEPTABLE

4) B-3567 - PROPOSED EXTERIOR MATERIAL CHANGE FOR AN APARTMENT UNDER CONSTRUCTION AT 1005 - 1007 RIDGEWAY AVENUE WEST OF NELSON STREET - 1ST REVIEW

The Committee reviewed the revised elevation plan received in the Planning Department December 6, 1976.

The Committee does not find the introduction of a third material acceptable.

The Committee would find acceptable the use of:

- cedar on the entire rear elevation.
- cedar extending to the interior corner on the east and west elevations.
- brick extending to the interior corner on the east and west elevations.

The above change would be acceptable subject to the approval of the Planning Director.

ACCEPTABLE WITH CONDITIONS

5) B-3473 - PROPOSED SITE REVISIONS FOR A COMMERCIAL BUILDING UNDER CONSTRUCTION AT 1059 - 1063 RIDGEWAY AVENUE - 1ST REVIEW

The Committee reviewed the plan and letter received in the Planning Department December 1, 1976.

The Committee approves the proposed revision subject to the brick pavers being used on the proposed sidewalk to match the pedestrian walkway.

ACCEPTABLE WITH CONDITION.

6) B-3613 - REVISED PLANS FOR A PROPOSED 66 UNIT APARTMENT AT THE SOUTH-WEST CORNER OF KING ALBERT AVENUE AND GATENSBURY STREET, AT 1134 - 1214 KING ALBERT AVENUE - 4TH REVIEW

The Committee reviewed the revised plans received in the Planning Department December 6 and 7, 1976, and the letter and color chip received December 7, 1976.

This project is now acceptable.

ACCEPTABLE

- 7) B-3571 - REVISED PLANS FOR A PROPOSED 54 UNIT APARTMENT ON THE SOUTH SIDE OF HOWIE AVENUE BETWEEN MARMONT STREET AND GATENSBURY STREET, AT 1114 - 1132 HOWIE AVENUE - 4TH REVIEW

The Committee reviewed the plans received in the Planning Department December 6 and December 7, 1976, and the letter and color chips received December 7, 1976.

This project is now acceptable.

ACCEPTABLE

- 8) B-3238 - REVISIONS TO A 112 UNIT TOWNHOUSE DEVELOPMENT UNDER CONSTRUCTION AT DEWDNEY TRUNK ROAD AND LOUGHEED HIGHWAY, AT 2871 - 2893 DEWDNEY TRUNK ROAD - 1ST REVIEW

It has come to the Design Committee's attention that there has been variations in the construction of this project from the approved plans which form part of the Development Agreement between the developer and the District of Coquitlam. These changes appear to be basically in the color scheme, and use of materials, however, also extend to interior modifications.

The Committee requests the applicants to submit:

- 1) Revised plans clearly indicating all changes to the project which have taken place or which are proposed. A covering letter outlining these revisions.
- 2) Colored photographs (not polaroid) of all elevations of all buildings which have been constructed. This should be accompanied by a key plan which indicates the position from which each photograph was taken.

REVISED PLANS REQUESTED

Note to Building Inspector:

The Committee appreciates being notified of the discrepancies on the preceding project. Furthermore, the Committee understands the problems with carrying plans out to the site and therefore, an attempt will be made to provide the checklist as requested. Comments on each project will also be included in the minutes, where applicable.

- 9) B-3794 - PROPOSED 36 UNIT APARTMENT ON THE SOUTH-EAST CORNER OF COTTONWOOD AVENUE AND WHITING WAY, AT 516 - 520 COTTONWOOD AVENUE - 3RD REVIEW

Mr. F. Sales, the Project Architect, was present to discuss the development with the Committee. Mr. Sales then left the meeting.

9) B-3794 (cont'd)

The Committee then reviewed the plans received in the Planning Department December 6, 1976 and the colored perspectives received in the Planning Department November 10 and November 23, 1976.

The Project Architect may wish to give further thought to the chimneys, as the Committee still feels these could be improved.

This project is now acceptable subject to the following concerns being rectified to the satisfaction of the Planning Director:

- 1) the stucco being utilized between the windows, as discussed with the Project Architect.
- 2) deletion of the resilient clips and the noise stop board from the wall, and placing the resilient clips in the floor/ceiling system.
- 3) deletion of the notched effect on the end fin walls making them solid.

The Committee feels it is most important on this project that the stucco and cedar siding be utilized as they will be shown on the Development Agreement plans.

ACCEPTABLE WITH CONDITIONS

10) PRELIMINARY REVIEW OF A PROPOSED 59 UNIT RENTAL APARTMENT PROJECT AT THE NORTH-WEST CORNER OF RIDGEWAY AVENUE AND GATENSBURY STREET - 1ST PRELIMINARY REVIEW

Mr. D. Nichols, the Project Architect, was present and discussed the project with the Committee. Mr. Nichols indicated that at this time he was only seeking preliminary input from the Committee, and that an application for rezoning and further preliminary plans were forthcoming.

Mr. Nichols then left the meeting.

The Committee requests:

- 1) Clarification of the definition of the fascia at Building A bedroom projections.
- 2) Clarification of the connection below the protruding bedrooms and the balconies. Is there a wing wall?
- 3) Clarification of the treatment proposed for the sloped roof area over the stairway.

10) (cont'd)

- 4) Fencing of the children's play areas to separate them from vehicle areas.

The Project Architect should consider landscaping of the 3 foot area between the curb stop and the end of the surface parking spaces.

The Committee feels a more interesting approach could be taken on the walkways at the entrance to Building "A".

REVISED PLANS REQUESTED

K. McLaren
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Dec. 22, 1976
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes of December 22, 1976 OUR FILE:

A regular meeting of the Design Committee was held in the Committee Room on December 22, 1976, with the following persons present:

Committee:

Mr. J. Finlay
Mr. K. Harford
Mr. D. Nichols
Mr. W. Roper
Mr. T. Thompson

Staff:

Mr. K. McLaren, Planning Assistant

- 1) Z-74-76 - PROPOSED 59 UNIT APARTMENT AT THE NORTH-WEST CORNER OF RIDGEWAY AVENUE AND GATENSBURY STREET, AT 1131 - 1207 RIDGEWAY AND 510 GATENSBURY STREET - 2ND PRELIMINARY REVIEW

The Committee reviewed the plans and colored perspectives received in the Planning Department December 20, 1976.

The Committee would prefer a light tone stucco rather than the color indicated on the plans.

This project is now acceptable for Public Hearing.

ACCEPTABLE FOR PUBLIC HEARING.

- 2) Z-34-74C - PROPOSED RECREATIONAL BUILDING FOR A PROPOSED 472 UNIT - MOBILE HOME PARK STRATA TITLE SUBDIVISION ON THE EAST SIDE OF THE COQUITLAM RIVER NORTH OF THE COQUITLAM RIVER PARK - 5TH PRELIMINARY REVIEW

The Committee reviewed the revised preliminary plans received in the Planning Department December 14, 1976 and the colored perspective received December 22, 1976.

Design Committee Minutes
December 22, 1976

2) Z-34-74C (cont'd)

This project is now acceptable subject to further review at the time of building permit application and subject to consideration being given the following comments:

- 1) Clarification is requested of the treatment proposed for the infill panels on the East elevation.
- 2) The use of diagonal cedar on the finished wall is questioned. Vertical may be more appropriate.
- 3) Exposed concrete should be architecturally treated. Sandblasting was discussed with the project architect.
- 4) Delineating the walkway areas by some method would be desirable. Different paving materials or different colour paving should be considered.

ACCEPTABLE WITH CONDITIONS

3) Z-73-76 - PROPOSED 96 UNIT PLANNED RESIDENTIAL COMMUNITY AT THE SOUTH-EAST CORNER OF AUSTIN AVENUE AND HICKEY STREET - 1ST PRELIMINARY REVIEW

The Committee reviewed the preliminary plans and colored perspective in the Planning Department November 30, 1976.

The concept proposed is favored, however, the committee feels the quality of construction is of major importance on a project of this type. Therefore, the Committee would stress the importance of architect supervision of construction.

Preliminarily, the Committee is concerned with and requests clarification of:

- a) choice of materials.
- b) the junction between materials, i.e. stucco and cedar, stucco and roof.
- c) use of cedar fascia and trellis work.
- d) major flashing elements.

Comments from the project architect are requested as to why he has chosen not to introduce windows into the utility rooms.

As well as around the perimeter, as many as possible of the interior trees should be retained and this should be shown on a landscape drawing.

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3) Z-73-76 (cont'd)

The project architect is requested to integrate carports for each unit into the design of the project. The Land Use Contract could then make provision for individual owners to construct these carports if desired at sometime in the future.

Services for the development should be contained within streets in order to protect the maximum amount of existing growth.

REVISED PLANS REQUESTED

- 4) B-3545 - REVISED PLANS FOR AN APARTMENT UNDER CONSTRUCTION AT THE CORNER OF NELSON STREET AND KING ALBERT AVENUE, AT 1030 - 1044 KING ALBERT AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department December 17, 1976.

The proposed revisions to this project are acceptable.

ACCEPTABLE

- 5) B-3368 - REVISED LANDSCAPE PLAN FOR A 46 UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT THE NORTH-EAST CORNER OF AUSTIN AVENUE AND GATENSBURY STREET - 1ST REVIEW

The Committee reviewed the plan received in the Planning Department December 9, 1976.

The introduction of more planting; perhaps some deciduous trees, is suggested for the area along Austin Avenue.

A minimal gap is suggested between the ground and the bottom of the proposed privacy fences along Austin Avenue.

The privacy fences for the units at the ends of Blocks F and B should return to the building the same as for other units and the common fence should be deleted.

At the east end of Block E the gate should be relocated to the east side near the building.

REVISED PLAN REQUESTED

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6) B-3810 - PROPOSED DISPATCH OFFICE AND SCALE HOUSE AT 1620 PIPELINE ROAD - 1ST REVIEW

The Committee reviewed the plans and colored photograph received in the Planning Department December 16, 1976.

The Committee has no objection to this proposal.

ACCEPTABLE

7) Z-72-76 - PROPOSED CHURCH ON THE NORTH SIDE OF FLEMING AVENUE, WEST OF IRVINE STREET - 1ST REVIEW

The Committee reviewed the plans and colored perspective received in the Planning Department December 10, 1976.

This building design appears unsatisfactory. The Committee suggests the owner seek the advice of a professional architect.

REVISED PLANS REQUESTED.

8) B-3567 - PROPOSED EXTERIOR MATERIAL CHANGE FOR AN APARTMENT UNDER CONSTRUCTION AT 1005 - 1007 RIDGEWAY AVENUE WEST OF NELSON STREET - 2ND REVIEW

The Committee reviewed the applicant's latest proposal received in the Planning Department December 22, 1976.

The Committee appreciates the applicant's problems however, does not feel the piecemeal approach of deleting materials is leading to a satisfactory solution.

The applicant should ask his architect to reconsider the materials for the entire project in terms of stucco and cedar or some other more economical materials. At the same time, the project architect could provide a more interesting balcony treatment which would add to the appearance of the building.

Color chips of proposed exterior materials should accompany any further submission.

REVISED PLANS REQUESTED