

DESIGN COMMITTEE

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT:

DATE: 1979 01 10

FROM: Design Committee DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
1979 01 10

OUR FILE:

A meeting of the Design Committee was held in the Committee Room on Wednesday, 1979 01 10 at 6:00 p.m. with the following persons present:

COMMITTEE:

Mr. K. Harford
Mr. D. Nichols
Ms. R. Paterson
Mr. T. Thompson

STAFF:

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

1. B-5333 - PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF AUSTIN AVENUE EAST OF MARMONT STREET AT 1130-32 AUSTIN AVENUE

The Committee reviewed the plans received in the Planning Department 1978 12 14.

The Committee finds the proposed building acceptable, however, suggests that consideration be given to replacing the cotoneaster demmeri in the central planter boxes on the second floor with a plant species which would thrive better on the north side of the building which receives less sunlight.

ACCEPTABLE WITH CONDITIONS

2. B-5226 - PROPOSED REDEVELOPMENT OF AN EXISTING SERVICE STATION AT THE SOUTH-WEST CORNER OF LOUGHEED HIGHWAY AND WESTWOOD STREET AT 3064 LOUGHEED HIGHWAY - 3rd REVIEW

The Committee reviewed the letter and revised plans received in the Planning Department 1979 01 08.

The Committee acknowledges and appreciates the co-operation by the applicant in revising the earlier submission.

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If the orange band is a specific requirement of the property owner to the south, the Committee would have no objection to it being re-introduced subject to the following:

1. that the horizontal band be placed on the three masonry walls only.
2. that the height of the band align with the height of the band on the canopy and sign columns.

ACCEPTABLE WITH CONDITIONS

3. PRELIMINARY PLANS FOR PROPOSED ADDITIONS TO A SCHOOL ON THE NORTH SIDE OF FOSTER AVENUE EAST OF GATENSBURY STREET AT 1411 FOSTER AVENUE

The Committee reviewed the plans and coloured elevations received in the Planning Department 1979 01 08.

The Committee finds the proposed additions acceptable, however, if this proposal reaches the building permit application stage the Committee will be looking for the following:

1. a detailed landscape plan which includes information on proposed plant species, sizes, quantities & spacing.
2. information on any necessary retaining walls in and around the parking area.

ADDITIONAL INFORMATION REQUESTED

4. Z-2-79 - PROPOSED ADDITION TO AN EXISTING MOTEL AT THE NORTH EAST CORNER OF LOUGHEED HIGHWAY AND GUILLY STREET AT 631 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department 1978 12 22 and 1979 01 10 and the coloured perspective received 1978 12 22.

The Committee finds the proposed additions acceptable for Public Hearing, however, in order to help break up the large expanse of asphalt the Committee suggests that consideration be given to the following:

1. deletion of a few of the extra parking spaces adjacent to the proposed new units (perhaps two spaces per bank of parking) and replacing them with a substantial tree and an appropriate ground cover. This landscaping should be located adjacent to the building and could possibly assist in lessening the amount of slope in the parking spaces at this point.

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2. extension of the sidewalk out to the required curb line and introducing a different paving material into this three foot area.

If this project reaches the building permit application stage the Committee will also be looking for the following:

- a) a detailed landscape plan which includes information on proposed plant species, sizes, quantities and spacing.
- b) additional finish grade information adjacent to the areas around the breaks in the building.
- c) complete elevation drawings of all proposed additions.

ACCEPTABLE FOR PUBLIC HEARING

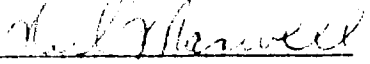
5. B-5471 - PROPOSED TEMPORARY SALES OFFICE AT THE SOUTH WEST CORNER OF GUILDFORD WAY AND LANSDOWNE STREET

The Committee reviewed the plans and coloured elevations received in the Planning Department 1979 01 09.

The Committee finds the proposed project acceptable.

ACCEPTABLE

NM/dm


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT:

DATE: 1979 02 07

FROM: Design Committee DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
1979 02 07

OUR FILE:

A meeting of the Design Committee was held in the Committee Room on Wednesday, 1979 02 07 at 6:00 p.m. with the following persons present:

COMMITTEE:

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

STAFF:

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

1. Z-73-76 - PROPOSED VARIATIONS TO PLANS FOR A 103 UNIT PLANNED HOUSING DEVELOPMENT AT THE SOUTH EAST CORNER OF AUSTIN AVENUE AND HICKEY STREET

The Committee reviewed the letter from the project architect dated 1978 12 19 and the letter from the applicant received in the Planning Department 1979 01 12.

In accordance with the project architect's recommendations the Committee finds the following acceptable:

1. Utilization of corner boards to solve the problem of having wood and stucco meeting on the same plane and outside corners.
2. Removal of the tudor boards from the rear of the unit on Lot 423 leaving a solid stucco wall.

ACCEPTABLE

2. Z-11-78 - PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF AUSTIN AVENUE EAST OF MARMONT STREET AT 1140 - 44 AUSTIN AVENUE 3rd REVIEW

The Committee reviewed the plans received in the Planning Department 1979 01 30.

The Committee finds the project acceptable, however, requests that confirmation in writing be submitted to the Planning Department that the colour and

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profile of the proposed corrugated sheet metal roofing will match that used on the existing buildings to the west.

ACCEPTABLE WITH CONDITIONS

3. B-5485 - PROPOSED INDUSTRIAL BUILDING AT 15 KING EDWARD STREET (KNIFE FILING AND GRINDING ROOM) 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1979 01 18.

The Committee finds the proposed building acceptable, however, would suggest that as the building is to be located adjacent to the green veneer plant, a stain which is more compatible with that utilized on the veneer plant be considered.

ACCEPTABLE WITH CONDITIONS

4. B-5488 - PROPOSED INDUSTRIAL BUILDING AT 15 KING EDWARD STREET (PLANER MILL) 1st REVIEW

The Committee reviewed the coloured perspective received in the Planning Department 1979 01 24 and the plans received 1979 01 25.

The Committee finds this project acceptable, however, requests that confirmation in writing be submitted to the Planning Department that the flashing colour on the inset columns will match the roof and eave flashings..

ACCEPTABLE WITH CONDITIONS

5. B-5492 - PROPOSED COMMERCIAL BUILDING ON THE EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 335 NORTH ROAD 1st REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department 1979 01 22.

The Committee is generally concerned with the design of this project in relation to recent construction in the area. Of more particular concern is the relationship of the new construction to the existing building to the north and with the new building's relationship with the existing building on this lot.

The addition and new building are quite substantial in comparison with the existing structure and the Committee is concerned that the design of this new construction is being dictated by the exterior materials and form of the existing building.

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In relation to the proposed landscaping the Committee requests the following:

1. The submission of a cross-section through the parking area and the property to the south; the cross-section should depict the proposed planting and rip-rap areas. The Committee feels that rip-rap in itself is not acceptable unless supplemented with planting.
2. The introduction of an additional landscaping element into the planting area on the rear bank. Oregon grape is an acceptable ground cover, however, due to the excess slope in this area and the apparent need to excavate for the storage area the Committee is concerned with possible erosion problems. The Committee therefore, requests information on how the applicant intends to handle this potential problem.

The Committee then tabled further review of this project pending:

- a. Submission of the information requested above,
- b. On-site inspection by Committee members,
- c. Submission of coloured photos of the existing building by the applicant.

REVISED PLANS REQUESTED

6. B-4994 - PROPOSED ADDITION TO A COMMERCIAL BUILDING UNDER CONSTRUCTION ON THE SOUTH SIDE OF AUSTIN AVENUE EAST OF MARMONT STREET AT 1150 AUSTIN AVENUE 4th REVIEW

The Committee reviewed the proposed revisions received in the Planning Department 1979 02 07.

The Committee has no objection to the proposed addition.

ACCEPTABLE

7. Z-33-78 - PRELIMINARY REVIEW OF A PROPOSED CHURCH ON RUNNEL DRIVE EAST OF THE B.C. HYDRO RIGHT-OF-WAY AND WEST OF LANSDOWNE STREET WITHIN THE "EAGLE RIDGE" SUBDIVISION 1st PRELIMINARY REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department 1978 12 13.

The Committee finds the proposed building generally acceptable. At the time of building permit application the Committee would appreciate the submission

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of actual coloured samples of the brick and metal siding to properly assess the colour relationship of the orange canopy with red bricks.

The amount of landscaping material for a site of this size appears minimal. If the applicants are proposing to utilize the existing vegetation and supplement it with proposed planting the existing material should be called up on the landscape plan. Otherwise planting quantities should be increased.

Consideration should also be given to:

1. Substituting the broom since this is a highly allergenic plant which may prove unsuitable on a site utilized for public assembly.
2. Breaking up the lengthy lines of asphalt parking by introducing planting at appropriate distances into the parking layout. Planting in the vicinity of spaces 15, 70 and 100 is suggested.
3. Utilizing ground cover in addition to the bark mulch to reduce large areas of bark mulch.

The detailed landscape plan required at the time of building permit application should be at a scale which depicts more accurately the plant material sizes. This plan should also clearly show the new planting areas as opposed to the existing vegetation.

ACCEPTABLE WITH CONDITIONS


8. B-5504 - PROPOSED ADDITION TO COMMERCIAL BUILDING AT THE SOUTH EAST CORNER OF NORTH ROAD AND BROOKMERE AVENUE AT 535 NORTH ROAD

The Committee reviewed the plans, coloured photos and coloured elevations received in the Planning Department 1979 02 01.

The Committee finds the proposed revisions to the existing structure acceptable, however, the Committee is of the opinion that the materials on the addition should match those on the existing building, ie. face bricks. The Committee would have no objection to this application proceeding subject to the following being resolved to the satisfaction of the Planning Director:

1. Face bricks being substituted on the addition for concrete blocks.
2. The colour of the new bricks matching the existing bricks.
3. A letter of undertaking from the applicants to clean up the existing landscaping and replace any dead or dying plant material.

APPROVED WITH CONDITIONS


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1979 02 21
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 1979 02 21

A meeting of the Design Committee was held in the Committee Room on Wednesday, 1979 02 21 at 6:00 p.m., with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. L. Saari
Mr. E. Langford

1) B-5492 - PROPOSED COMMERCIAL BUILDING ON THE EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 335 NORTH ROAD - 2ND REVIEW

The Committee reviewed the coloured perspective received in the Planning Department 1979 01 22 and the plans and coloured photos received 1979 02 21.

Mr. Saari and Mr. Langford were present to discuss the Committee's earlier comments. Mr. Saari and Mr. Langford then left the meeting.

The Committee would have no objection to the project proceeding subject to the following concerns being resolved to the satisfaction of the Planning Director:

- a) the loading bay on the western end of the existing building being relocated and a suitable landscaped area being provided in front of the building. The Committee further suggests that a vertical landscape element be provided at the north-east corner of this planting area at the junction of the existing building with the building on the property to the north.
- b) the two windows on the west elevation of the existing building being removed and the sign being repropotioned so as to not encroach onto the concrete sill. This sign should also be reviewed in relation to the Sign Control By-law to assess its acceptability.

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1979 02 21

1) B-5492 con't

- c) the garbage enclosure between parking spaces numbered 14 & 15 being constructed of expo block and a minimum height of 6 feet.
- d) a paving material other than blacktop being introduced in front of all the man doors.
- e) the exposed gable roof end fronting North Road being painted a neutral colour to help camouflage it.
- f) the existing and proposed concrete sills being sandblasted or parged.
- g) the new retaining walls between "Phase 1" and "Phase 2" being given an architectural finish to help blend with the expo block construction of "Phase 2".
- h) the drawings being amended to reflect the designer's statement that new cladding will be utilized on the existing building and the proposed addition.

ACCEPTABLE WITH CONDITIONS

2) Z-5-79 - PROPOSED 41 UNIT RENTAL APARTMENT BUILDING AT THE NORTH-WEST CORNER OF HOWIE AVENUE AND GATENSBUURY STREET AT 1205-1215 HOWIE AVENUE 1ST REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department 1979 02 15.

The Committee found the overall building design acceptable for Public Hearing, however, would reserve comment on the suitability of masonite as an exterior material until technical information supporting its application has been submitted to the Committee. The Committee also questions the applicant's choice of spruce as a siding material in view of recent dissatisfaction expressed by builders with its application and durability.

If this project reaches the building permit application stage, the Committee will also be looking for the following:

- a) a detailed landscape plan which includes information on plant sizes, quantities, species and spacing;
- b) all exposed concrete surfaces being given an architectural finish.

ACCEPTABLE FOR PUBLIC HEARING

NM/ci


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT:
FROM: Design Committee DEPARTMENT:
SUBJECT: Design Committee Minutes
1979 03 08

DATE: 1979 03 08
YOUR FILE:
OUR FILE:

A meeting of the Design Committee was held in the Committee Room on Wednesday, 1979 03 08 at 6:00 p.m. with the following persons present:

COMMITTEE:

Mr. D. Nichols
Mr. W. Roper
Mr. K. White

STAFF:

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

1. B-5554 - PROPOSED ADDITION TO COMMERCIAL BUILDING ON THE EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 333 NORTH ROAD.

The Committee reviewed the plans received in the Planning Department 1979 02 21.

The Committee finds the proposed addition acceptable.

ACCEPTABLE

2. DP-2-78 - PROPOSED VARIATIONS TO AN APARTMENT UNDER CONSTRUCTION ON THE NORTH EAST CORNER OF HOWIE AVENUE AND MARMONT STREET AT 1111 HOWIE AVENUE.

The Committee reviewed the letter and accompanying information from the applicant received in the Planning Department 1979 03 07.

The arguments put forward for removing the windows at the ends of the corridors are in the opinion of the Committee not acceptable. The Committee feels that there are possible solutions which could be utilized thereby allowing the windows to remain.

If CMHC has rejected, in writing, the windows as shown on the development permit plans the Committee would appreciate the following:

1. A copy of the letter from CMHC;

Design Committee Minutes
1979 03 08

2. DP-2-78 Con't.

2. Alternatives acceptable to CMHC for retaining these windows which provide natural light into the corridors.

REVISED PLANS AND FURTHER INFORMATION REQUESTED

3. B-5733 - PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF BARNET HIGHWAY EAST OF BOND STREET AT 2724 BARNET HIGHWAY 1st REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department 1979 03 07.

The Committee feels the general form of the building should be more unified in order to achieve a stronger design. In particular the Committee suggests that consideration be given to the following comments:

1. Tying the two building areas together with one distinct design element;
2. Simplification of the proposed exterior materials;
3. Restudying the junction between the "Speedi Lube" and the "Rental Shop" to achieve a better transition;
4. Utilizing vertical metal cladding in place of the stack bond on the western facade of the "Rental Shop" in a similar fashion to the treatment on the west elevation of the body shop;
5. Increasing the quantity and quality of landscaping especially along the Barnet Highway frontage to a meaningful standard on such a highly visible site;
6. Deleting the landscaping along the front of the "Speedi Lube" or alternatively increasing it in keeping with point 5 above.

The Committee also questions the sloped roof element over the "Speedi Lube" area.

REVISED PLANS REQUESTED

4. Z-43-77 - PROPOSED EXTENTION OF MACKIN PARK FROM THE EXISTING FACILITIES ON BRUNETTE SOUTH TO THE LOUGHEED HIGHWAY.

The Committee reviewed the plans and covering letter received in the Planning Department 1979 03 07.

The Committee finds the proposed layout acceptable, however, would make comment on the location of the additional change rooms. The Committee


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4. Z-43-77 Con't.

acknowledges the economic constraints for placing the dressing rooms in the location shown, however, feels this matter is of significant importance to merit detailed study. These facilities would be more appropriately located nearer the parking lot which is central to the new facilities and therefore more convenient for the public. Assuming this matter has received a thorough review in terms of construction methods and comparative costs are available the Committee feels the Park and Recreation Committee and Council should weigh the potential immediate cost increases against possible negative public reaction.

The Park and Recreation Director in his memo of 1979 03 07 expressed concern that the proposed alignment of the King Edward / Marmont connector endangers the row of existing trees along the presently constructed King Edward Street. The Design Committee strongly concurs with Mr. Cunnings' desire to see the road alignment adjusted to ensure the retention of the row of trees.

ACCEPTABLE WITH COMMENTS


Neil Maxwell,
Secretary

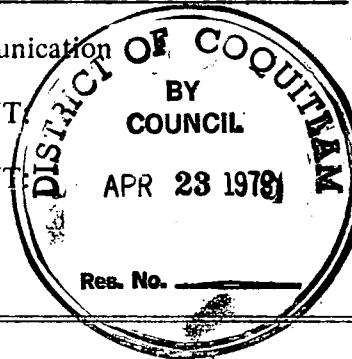
DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT

FROM: Design Committee DEPARTMENT

SUBJECT: Design Committee
1979 03 21



DATE: 1979 03 21

YOUR FILE:

OUR FILE:

A meeting of the Design Committee was held in the Committee Room on Wednesday 1979 03 21 at 6:00 p.m. with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

- Mr. E. Lang

1. B-5732 - PROPOSED ADDITION TO A SCHOOL ON THE NORTH SIDE OF FOSTER AVENUE EAST OF GATENSBURY STREET AT 1411 FOSTER AVENUE.

The Committee reviewed the coloured elevations received in the Planning Department 1979 01 08 and the plans received 1979 02.27.

The Committee finds the proposed additions acceptable.

ACCEPTABLE.

2. B-5733 - PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF BARNET HIGHWAY EAST OF BOND STREET AT 2724 BARNET HIGHWAY. 2nd REVIEW

The Committee reviewed the revised plans received in the Planning Department 1979 03 19 and the accompanying letter from the applicant dated 1979 03 16.

It would appear from the applicant's letter that perhaps the Committee's earlier comments were somewhat misunderstood. The Committee realizes the design problems associated with multi tenancy and pre-leased buildings and did not intend their comments to be taken as an attempt to discourage in-

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1979 03 21

B-5733 Con't.

dividual identity. The intention was an attempt to achieve simplification of materials and the introduction of some common design element to assist in unifying the project and create a more appropriate transition between each use in the building. Of particular concern is the transition between the "Speedi Lube" and the adjoining rental area. At the present time the building gives the impression of an original building which has had additions made to it.

In relation to the proposed planting area along the front property line the Committee suggests that a vertical element be introduced. Consideration should be given to a grouping of deciduous trees.

REVISED PLANS REQUESTED.

3. Z-9-79 - PROPOSED MINI-WAREHOUSES ON THE NORTH SIDE OF LOUGHEED HIGHWAY EAST OF SCHOOLHOUSE STREET AT 1601 LOUGHEED HIGHWAY. 1st REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department 1979 03.

Mr. R. Lang, Project Designer, was in attendance to present the proposal. Mr. Lang then left the meeting.

The project is acceptable for Public Hearing subject to consideration being given to the following suggestions:

1. Installing the exterior materials either vertically or horizontally rather than the mix as presently proposed or alternatively utilizing an exterior material on the fronts and backs of the buildings which joins to form a minimal joint line (ie. butt joint - chamfered and caulked).
2. Reconsideration of painting the cedar end walls. The Committee further suggests that a small finwall be introduced at the corners of each building to help create a better transition between materials and to set off the gable ends. The gable end walls could then be treated with a darker semi-transparent stain but complementary to the side wall colours.
3. Utilizing the storage unit doors as an additional accent feature by providing coloured doors which are a deeper variation of the particular side wall colour.
4. Introducing a three foot wide landscape screen, perhaps an evergreen hedge, along the rear property line. Consideration should also be given to supplementing the planting with a climbing vine which can

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1979 03 21

Z-9-79 Con't.

grow up the chain link fence and also help screen the industrial buildings from the mobile homes on the adjoining property.

If this project reaches the building permit application stage the Committee will also be looking for the following:

- a. An actual coloured sample board of all exterior materials.
- b. A detailed landscape plan which includes information on proposed plant materials, sizes, spacing and quantities. The landscape plan should also include the treatment of the boulevard as depicted on the coloured perspective.
- c. Larger scale elevation drawings of the living quarters.

ACCEPTABLE FOR PUBLIC HEARING.

4. Z-73-76 - PROPOSED VARIATION TO PLANS FOR A 103 UNIT PLANNED HOUSING DEVELOPMENT AT THE SOUTH EAST CORNER OF AUSTIN AVENUE AND HICKEY STREET.

The Committee reviewed a letter from the project architect received in the Planning Department 1979 03 12.

The Committee has no objection to the concept of introducing six semi-detached units in place of six detached units into the development. The Committee would, however, reserve its formal approval of this matter until plans of the actual units proposed have been submitted and the Committee has finalized their review.

ADDITIONAL INFORMATION REQUESTED.

5. Z-10-79 - PROPOSED 41 UNIT RENTAL APARTMENT ON THE SOUTH SIDE OF KING ALBERT AVENUE WEST OF GATENSURY STREET AT 1112 - 1130 KING ALBERT AVENUE. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1979 03 09 and the coloured perspective received 1979 03 14.

The Committee finds the project generally acceptable, however, as this is the third building by this applicant in the same vicinity and all are very similar in design and plan the Committee has looked at the other two buildings once again in conjunction with this application. For all three buildings the Committee requests consideration be given to:

- a. Creating a stronger and individual identity to each of the main entrances.
- b. Introducing natural light into the corridors.

Design Committee Minutes
1979 03 21

If this particular proposal reaches the building permit application stage the Committee will also be looking for the following:

1. The details of the balcony railing noting that the horizontal element should be reviewed to assure its compliance with the National Building Code.
2. The submission of actual coloured samples of the exterior materials, including the stucco.
3. A treatment of the ends of the firewall finwalls which is consistent with the remainder of the building.
4. All exposed concrete being given an architectural treatment.

In relation to this project the Committee would also question the use of spruce as a siding material in light of recent dissatisfaction expressed by builders with its application and durability.

ACCEPTABLE FOR PUBLIC HEARING.

6. B-5776 - PROPOSED ADDITION TO AN EXISTING MOTEL ON THE NORTH EAST CORNER OF LOUGHEED HIGHWAY AND GUILBY STREET AT 631 LOUGHEED HIGHWAY. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1979 03 21.

The building itself was found to be acceptable, however, the Committee feels that the cross slopes on the parking spaces particularly those abutting the south side of the addition are excessive. It is suggested that the percentage of slope be reduced to approximately 5.8% which is the CMHC guideline maximum. To help achieve the desired results the Committee suggests that the landscaped areas which have been introduced into this bank of parking spaces could be utilized to absorb the cross slope. Another possibility for reducing the grade may be in the location of the access driveway to the new parking area.

The Committee is still awaiting the submission of the detailed landscape plan. When the plan is being prepared the above and previous comments should be taken into consideration.

TABLED.

7. DP-2-78 - PROPOSED VARIATION TO AN APARTMENT UNDER CONSTRUCTION ON THE NORTH EAST CORNER OF HOWIE AVENUE AND MARMONT STREET AT 1111 HOWIE AVENUE. 2nd REVIEW.

The Committee reviewed a letter from the applicants received in the Planning Department 1979 03 21.

Design Committee Minutes
1979 03 21

DP-2-78 Con't.

The Committee notes that the CMHC report did not find fault with the corridor windows on the second and third floors, but only with the ground floor windows. In light of this fact and the information obtained by the Planning Department staff from the Building Department that the windows as approved in the upper two corridors do comply with the National Building Code requirements, the Committee requests that they be installed as shown on the development permit drawings.

NOT ACCEPTABLE.

8. B-3811 - PRELIMINARY PLANS FOR A PROPOSED TRUCK TERMINAL ON THE SOUTH SIDE OF LEEDER AVENUE WITHIN THE CAPE HORN INTERCHANGE 1st REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department 1979 03 15.

The Committee found the building generally acceptable, however, would suggest that consideration be given to the following:

1. Removing the metal fascia from the east elevation lower floor and also down the sides of the lower floor to just past the two service bay doors to align with the present overhang of the upper fascia.
2. Tying the upper and lower fascias together on the north and south elevations with a substantial vertical element where the metal cladding was stopped in item 1 above. This may require an adjustment or elimination of two upper floor windows.
3. Extending the metal cladding on the east elevation upper floor down to the roof of the lower floor.
4. Utilizing a colour which would be more complimentary to the other building on the site.

In relation to the proposed landscaping the Committee would comment as follows:

- a. The plan submitted appears to be an "as constructed" plan of the planting for the original structure.
- b. The Committee realizes the functional nature of the site plan, however, perimeter planting should be considered.
- c. Feature planting should be introduced on the north elevation of the building adjacent to the office area. This would offer the offices a greater identity and would assist potential customers in locating the business portion of the operation.

The Committee suggests that if the applicant has any questions with regard

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1979 03 21

B-3811 Con't.

to the above comments that he be in direct contact with Mr. Neil Maxwell
of the Planning Department.

REVISED PLANS REQUESTED.



Neil Maxwell,
Secretary

NM/dm

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee

DEPARTMENT:

DATE: 1979 04 04

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
1979 04 04

OUR FILE:

A meeting of the Design Committee was held in the Committee Room on Wednesday, 1979 04 04 at 6:00 p.m. with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. K. Harford
Mr. W. Roper
Mr. T. Thompson
Mr. K. White

STAFF:

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

GUESTS:

Mr. K. Shaver
Mr. R. Letkeman

1. Z-73-76 - PROPOSED VARIATIONS TO PLANS FOR A 103 UNIT PLANNED HOUSING DEVELOPMENT AT THE SOUTH EAST CORNER OF AUSTIN AVENUE AND HICKEY STREET.

The Committee reviewed a letter from the project architect dated 1979 03 06 and plans received in the Planning Department 1979 04 03.

The Committee finds the introduction of the six new semi-detached units in place of six detached units on lots 413-414, 470-471 and 476-477 acceptable.

On another matter the Planning Department reported on a number of other minor variations to the project in relation to the location of parking spaces and windows. The Committee has no objection to adjustments of this nature on the condition that suitable landscaping be provided to screen the various windows in question.

ACCEPTABLE AND ACCEPTABLE WITH CONDITIONS.

Design Committee Minutes
1979 04 04

2. B-5771 - PROPOSED ADDITION TO A COMMERCIAL BUILDING ON THE EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 329 NORTH ROAD. 1st REVIEW

The Committee reviewed plans received in the Planning Department 1979 03 21 and coloured photos received 1979 04 03.

In view of the location of the proposed additions the Committee finds the project acceptable.

ACCEPTABLE

3. B-5733 - PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF BARNET HIGHWAY EAST OF BOND STREET AT 2724 BARNET HIGHWAY. 3rd REVIEW

The Committee reviewed the revised plans received in the Planning Department 1979 04 04 and the coloured perspective presented at this meeting.

Mr. K. Shaver, project designer, was present to explain the latest revisions and discuss the Committee's earlier comments. Mr. Shaver then left the meeting.

The Committee now finds the project acceptable subject to the following:

1. Increasing the quantity of broom and rhododendrons in the landscape strip along Barnet Highway.
2. Introducing two or three flowering deciduous trees into the landscape strip mentioned in number one above.
3. Creating a landscaped area under the office overhang on the east elevation and utilizing plant species which are in keeping with the other planting on the site.

The Committee, in an attempt to expedite this application, recommends that the project proceed subject to:

- a. Revised plans being received satisfying the above landscaping concerns.
- b. The applicant agreeing, as a condition of the Development Permit, to secure the Design Committee's approval of a colour scheme for this building and in this regard to submit at least three alternative schemes initially for the Committee's consideration.

When preparing the above alternatives, suggestions for consideration include:

- a. Keying the door colours to the colour of the overhead panels.
- b. Utilizing a colour other than white for the concrete block.

ACCEPTABLE WITH CONDITIONS

Design Committee Minutes
1979 04 04

B-5783 - PROPOSED INDUSTRIAL BUILDING WITHIN MAYFAIR INDUSTRIAL PARK
AT 51 GLACIER STREET. 1st REVIEW

The Committee reviewed plans received in the Planning Department 1979 03 22 and 1979 04 03.

The Committee finds the overall building design and landscape plan acceptable, however, the Committee requests clarification in writing of the type of concrete block proposed.

In relation to this project the Committee trusts the project architect will give consideration to the following comments during construction:

1. Siting the trees at least three feet behind the curb line in the parking area.
2. Utilizing a colour on all the doors which would be compatible with the colour scheme on the building.
3. Restudying the visual adequacy of the corner support columns on the south elevation.

ACCEPTABLE WITH CONDITIONS

5. B-5776 - PROPOSED ADDITION TO AN EXISTING MOTEL ON THE NORTH EAST CORNER OF
LOUGHEED HIGHWAY AND GUILBY STREET AT 631 LOUGHEED HIGHWAY. 2nd REVIEW

The Committee reviewed the plans received in the Planning Department 1979 03 21, 03 29 and 04 03.

The project architect, Mr. R. Letkeman, was present to discuss the Committee's earlier comments. Mr. Letkeman then left the meeting.

The Committee finds the proposed addition and landscaping acceptable.

ACCEPTABLE

6. PRELIMINARY PLANS FOR A PROPOSED INDUSTRIAL BUILDING ON THE SOUTH WEST CORNER
OF BARNET HIGHWAY AND CORNWALL STREET AT 2560 BARNET HIGHWAY. 1st REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department 1979 03 30.

Mr. T. Thompson, the project architect, presented the proposal to the Committee. Mr. Thompson then left the meeting.

The Committee finds the proposed building acceptable.

ACCEPTABLE

Design Committee Minutes
1979 04 04

Con't.

Mr. Thompson returned to the meeting at this point.

7. PRELIMINARY PLANS FOR THREE LOW DENSITY APARTMENT DEVELOPMENTS AT THE SOUTH WEST AND SOUTH EAST CORNERS OF GUILDFORD WAY AND EAGLERIDGE DRIVE AND THE SOUTH WEST CORNER OF LANSDOWNE STREET AND HEATH CRESCENT. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1979 03 27 and the coloured perspectives received 1979 04 04.

The Committee understands the problems and economic constraints of providing affordable housing, however, realizing that "design" is subjective the Committee feels that this project should be restudied in terms of fundamental design questions. The Committee is of the opinion that the design is not in keeping with the standards of existing and proposed construction in the Town Centre area and that more innovative and imaginative projects are possible on these sites. It may be that the livability and marketability of the projects could be enhanced by the incorporation of more variation in design. In an effort to resolve these basic problems the Committee suggests that the applicant seek the advice of a professional architect who should also give consideration to the following:

1. Introducing additional floor plans and unit types. The three proposed layouts are very similar and as a result they offer very limited design opportunities.
2. Stepping the units to a greater extent within each grouping.
3. Restudying the overall site planning of the projects.

To assist in future reviews the Committee requests the submission of more detailed preliminary plans and a few elevation drawings of an entire block of units. In light of the concerns expressed above, the Committee reserved their comments on the landscaping concepts until the building design has been found basically acceptable.

REVISED PLANS REQUESTED

8. PRELIMINARY PLANS FOR A PROPOSED 138 UNIT RENTAL APARTMENT PROJECT ON THE NORTH WEST CORNER OF LANSDOWNE STREET AND HEATH CRESCENT AT 1180 LANSDOWNE STREET. 1st REVIEW

The Committee reviewed plans received in the Planning Department 1979 04 02 and 03 and the coloured perspective received 1979 04 03.

The Committee finds the building design acceptable and in particular the Committee found the sloping roofs to be a strong overall design element. If this project reaches the building permit application stage the Committee would, however, suggest

Design Committee Minutes
1979 04 04

that consideration be given to the following:

1. Giving all exposed concrete surfaces an architectural treatment.
2. Creating a stronger and more individual identity to each of the main building entries.
3. Utilizing a dark brown colour on the fascias, railings and sashes as depicted on the coloured perspective rather than the black as presently proposed.

At the time of building permit application the Committee requests clarification on the type of materials proposed for the bay windows and the submission of coloured samples of exterior materials.

ACCEPTABLE WITH CONDITIONS

9. PRELIMINARY PLANS FOR A PROPOSED RESTAURANT ON THE NORTH WEST CORNER OF BARNET HIGHWAY AND LANSDOWNE STREET AT 2745 BARNET HIGHWAY. 1st REVIEW

The Committee reviewed the plans, model and colour samples received in the Planning Department 1979 04 04.

The Committee commends the applicant on this thorough submission. If this project reaches the building permit application stage the Committee suggests that consideration be given to the following comments:

1. Utilizing a block which is textured on both sides on the fences.
2. Giving the massive wall on the west property line an architectural finish in view of the uncertainty of the location of a future building on the vacant property to the west. Alternatively the siting of the building could be reconsidered.
3. Utilizing a colour on the awning which is more in keeping with the colours on the remainder of the building.

ACCEPTABLE WITH CONDITIONS



Neil Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1979 04 18
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 1979 04 18

A meeting of the Design Committee was held in the Committee Room on Wednesday, 1979 04 18 at 6:00 p.m. with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. C. Mooney
Mr. R. Letkeman

1. B-5810 - PROPOSED COMMERCIAL BUILDING ON THE WEST SIDE OF CLARKE ROAD SOUTH OF COMO LAKE AVENUE AT 545 CLARKE ROAD. 1st REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department 1979 04 10.

The Committee found the project acceptable subject to the applicant confirming in writing that the canopy, which is indicated by way of dashed lines on the Clarke Road elevation, will be constructed as part of the initial development.

ACCEPTABLE WITH CONDITIONS

2. PRELIMINARY PLANS FOR A LOW-DENSITY APARTMENT PROJECT AT THE SOUTH WEST CORNER OF GUILDFORD WAY AND EAGLERIDGE DRIVE. 2nd PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department 1979 04 16 and the colour information received 1979 04 18.

Mr. R. Letkeman was present to explain the latest revisions and discuss the Committee's earlier comments. Mr. Letkeman then left the meeting.

2. Con't.

The Committee notes that three separate sites were involved in the earlier review whereas only one has been resubmitted at this time. Therefore, this site will be reviewed independently.

The Committee appreciates the architects efforts with regard to this project. In particular the simplification of materials and the revised site planning are substantial improvements over the earlier submission.

The Committee still feels that further design elements must be incorporated into the development to bring the project up to the standards of existing and proposed construction in this area.

As relayed to the architect during discussion on the project the Committee suggests consideration be given to the following:

1. Breaking up the flat facade of the units perhaps by:
 - a. Providing unique elements to give greater individual identity;
 - b. Detailing on the buildings;
 - c. Exaggerating the difference in the floor plans and in particular the upper floor;
 - d. Providing at least one additional floor plan which is not just simply a slight variation to the present proposal;
 - e. Deliberate interruption of the roof planes.
2. Providing more detailing in the form of fencing, screening and trellis work.

Elevations of each module indicating fencing details are also requested.

REVISED PLANS REQUESTED

3. Z-15-79 - PROPOSED COMMERCIAL BUILDING ON THE WEST SIDE OF BLUE MOUNTAIN STREET NORTH OF LOUGHEED HIGHWAY AT 230 BLUE MOUNTAIN STREET. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1979 04 11 and the coloured perspective and coloured sample board received 1979 04 18.

Mr. C. Mooney, the project architect, was present to explain the project. Mr. Mooney then left the meeting.

The Committee feels that the concept proposed is an interesting one, however, hesitates to find the project acceptable for Public Hearing at this time. The Committee would request more information on and further consideration of certain

aspects of the design. This information should be submitted to the meeting of 1979 05 02 which would leave open the possibility of the project making the tentative Public Hearing date of 1979 05 24.

The additional preliminary plans felt necessary to properly assess this project are as follows:

- a. Sections through the entire property from Roderick Avenue to Gauthier Avenue and from Blue Mountain Street to the lane;
- b. A more detailed site plan indicating finished grades;
- c. A section through the mechanical rooms;
- d. Coloured elevation drawings of all elevations where the steel cladding is being used, showing precisely which panels will be which material.

The Committee feels that further design consideration could be given to the project in the following areas:

1. In the Committee's opinion the vertical element created by the mullions will read as depicted on the coloured perspective, which is quite pronounced. This is perhaps not in keeping with what the Committee perceives as the intent of the designer when proposing this bold statement on the Blue Mountain Street elevation.
2. The manner and proportions of the accent band. Several alternatives or combinations thereof are worthy of consideration including:
 - i. Accentuating the form concept on all elevations on which the accent band appears;
 - ii. Cantilevering the band on west, south and north elevations as has been indicated on the east elevation or alternatively recessing the ground floor to create the cantilevered effect.
3. Reconsider the colour of blue proposed. A colour available in baked enamel is suggested. If the colour chosen is not available in baked enamel perhaps the importance of the design element may merit considering a special order of baked enamel metal cladding.

The Committee suggests that the applicant strongly consider a model to better conceive a project of such magnitude and interest. This may be of particular benefit to assist in explaining the project to interested residents at a Public Hearing.

The Committee notes that plans indicate a proposed property line between the two buildings and further that the applicants are seeking permission to proceed with the project in two phases. The Committee would be concerned from a design viewpoint if the project was not going to proceed as one development under one development permit. This concern would be with the possibility that one half of the building may not proceed for some time or that half the property could later be sold to an owner who would desire a different building design.

If this project reaches the building permit application stage the Committee will be looking for a detailed landscape plan with higher density planting than indicated by the preliminary concept plan.

NOT ACCEPTABLE FOR PUBLIC HEARING

4. PRELIMINARY PLANS FOR A PROPOSED 32 UNIT RENTAL APARTMENT BUILDING ON THE SOUTH WEST CORNER OF KING ALBERT AVENUE AND MARMONT STREET. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1979 04 12, coloured perspective received 1979 04 18 and the coloured samples of exterior materials received at this meeting.

The Committee feels that the extremely long and flat fascades of the north and south elevations of the building require an architectural break. Consideration should be given to introducing some of the interesting features depicted on the east and west elevations onto the north and south fascades.

In addition to the above the Committee offers the following suggestions for consideration:

1. Creating a greater sense of identity at the main building entrance;
2. Introducing natural lighting into the corridors;
3. Giving all exposed concrete an architectural treatment.

When revised plans are being prepared the Committee requests that the drawings also include the following:

- a. Details of ground floor screening;
- b. Clarification of the location of materials on the building;
- c. Details on material joints;
- d. An additional cross-section through the building.

The Committee finds the chimneys a desirable design feature of this project and will be looking for their retention in the working drawings.

If this project reaches the building permit application stage the Committee will also be looking for a detailed landscape plan which includes information on plant species, sizes, quantities and spacing.

NOT ACCEPTABLE FOR PUBLIC HEARING

5. PRELIMINARY PLANS FOR A PROPOSED 32 UNIT RENTAL APARTMENT BUILDING ON THE NORTH EAST CORNER OF MARMONT STREET AND RIDGEWAY AVENUE. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1979 04 12,

coloured perspective received 1979 04 18 and the coloured samples of exterior materials received at this meeting.

The Committee feels that the extremely long and flat fascades of the north and south elevations of the building require an architectural break. Consideration should be given to introducing some of the interesting features depicted on the east and west elevations onto the north and south elevations. The introduction of perhaps a railing trellis detail for the balconies could also serve to help reduce the visual effect of the large surfaces of cedar siding.

There appears to be a problem with the grade information indicated on the site plan in that the land actually slopes from north to south and not south to north as shown.

In addition to the above the Committee offers the following comments:

1. The main entry should be restudied to create a stronger identity;
2. All exposed concrete should be given an architectural treatment;
3. Natural light should be introduced into the corridors.

When revised plans are being prepared the Committee requests that the drawings also include:

- a. Details of ground floor screening;
- b. An additional cross-section through the building.

The Committee finds the chimneys a desirable design element of this project and will be looking for their retention in the working drawings.

If this project reaches the building permit application stage the Committee will also be looking for a detailed landscape plan which includes information on planting sizes, species, quantities and spacing.

NOT ACCEPTABLE FOR PUBLIC HEARING

6. DP-7-78 - PROPOSED REVISIONS TO A COMMERCIAL BUILDING UNDER CONSTRUCTION ON THE SOUTH EAST CORNER OF BARNET HIGHWAY AND LANSDOWNE STREET AT 2750 BARNET HIGHWAY.

The Committee reviewed a letter from the applicant received in the Planning Department 1979 04 18.

The Committee has no objection to the return to split face concrete block from the approved giant brick. The Committee would prefer the use of a split face block which has a colour tone more in keeping with the brown colour being utilized elsewhere on the building but will leave the decision on this matter to the discretion of the project architect.

ACCEPTABLE

7. COUNCIL RESOLUTION #379

Council at their meeting of 1979 04 02 passed the following resolution:

#379

"That the Design Panel review the formula used for determining the sufficiency in the overall type of landscaping being provided on projects being developed in the Municipality.

CARRIED UNANIMOUSLY"

The Design Committee appreciates Council's interest in this matter. The Committee normally attempts to secure as high a standard of landscaping as possible realizing the intended uses of the property and the degree of maintenance likely to be performed. This practice will be maintained and in anticipation of Council support on this matter the Committee will henceforth endeavour to achieve more mass planting areas and changes in paving materials. These elements will be sought in general and more particularly on commercial sites.

8. B-5799 - PROPOSED TRUCK TERMINAL ON THE SOUTH SIDE OF LEEDER AVENUE WITHIN THE CAPE HORN INTERCHANGE. 2nd REVIEW

The Committee reviewed the revised landscape plan and coloured elevations received in the Planning Department 1979 04 17.

The Committee appreciates the submission of the coloured sketches reflecting the Committee's earlier concerns regarding the fascia treatment. In the Committee's opinion their earlier comments in this regard are still valid, however, will leave the ultimate decision to the applicant.

The revised colour combination for the building and the revised landscape plan were found to be acceptable.

ACCEPTABLE

for. Neil Maxwell
Neil Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee

DEPARTMENT

DATE: 1979 04 04

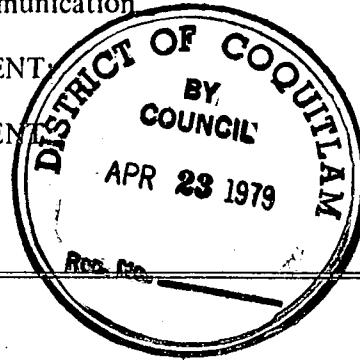
FROM: Design Committee

DEPARTMENT

YOUR FILE:

SUBJECT: Design Committee Minutes
1979 04 04

OUR FILE:



A meeting of the Design Committee was held in the Committee Room on Wednesday, 1979 04 04 at 6:00 p.m. with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. K. Harford
Mr. W. Roper
Mr. T. Thompson
Mr. K. White

STAFF:

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

GUESTS:

Mr. K. Shaver
Mr. R. Letkeman

1. Z-73-76 - PROPOSED VARIATIONS TO PLANS FOR A 103 UNIT PLANNED HOUSING DEVELOPMENT AT THE SOUTH EAST CORNER OF AUSTIN AVENUE AND HICKEY STREET.

The Committee reviewed a letter from the project architect dated 1979 03 06 and plans received in the Planning Department 1979 04 03.

The Committee finds the introduction of the six new semi-detached units in place of six detached units on lots 413-414, 470-471 and 476-477 acceptable.

On another matter the Planning Department reported on a number of other minor variations to the project in relation to the location of parking spaces and windows. The Committee has no objection to adjustments of this nature on the condition that suitable landscaping be provided to screen the various windows in question.

ACCEPTABLE AND ACCEPTABLE WITH CONDITIONS.

Design Committee Minutes
1979 04 04

2. B-5771 - PROPOSED ADDITION TO A COMMERCIAL BUILDING ON THE EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 329 NORTH ROAD. 1st REVIEW

The Committee reviewed plans received in the Planning Department 1979 03 21 and coloured photos received 1979 04 03.

In view of the location of the proposed additions the Committee finds the project acceptable.

ACCEPTABLE

3. B-5733 - PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF BARNET HIGHWAY EAST OF BOND STREET AT 2724 BARNET HIGHWAY. 3rd REVIEW

The Committee reviewed the revised plans received in the Planning Department 1979 04 04 and the coloured perspective presented at this meeting.

Mr. K. Shaver, project designer, was present to explain the latest revisions and discuss the Committee's earlier comments. Mr. Shaver then left the meeting.

The Committee now finds the project acceptable subject to the following:

1. Increasing the quantity of broom and rhododendrons in the landscape strip along Barnet Highway.
2. Introducing two or three flowering deciduous trees into the landscape strip mentioned in number one above.
3. Creating a landscaped area under the office overhang on the east elevation and utilizing plant species which are in keeping with the other planting on the site.

The Committee, in an attempt to expedite this application, recommends that the project proceed subject to:

- a. Revised plans being received satisfying the above landscaping concerns.
- b. The applicant agreeing, as a condition of the Development Permit, to secure the Design Committee's approval of a colour scheme for this building and in this regard to submit at least three alternative schemes initially for the Committee's consideration.

When preparing the above alternatives, suggestions for consideration include:

- a. Keying the door colours to the colour of the overhead panels.
- b. Utilizing a colour other than white for the concrete block.

ACCEPTABLE WITH CONDITIONS

Design Committee Minutes
1979 04 04

4. B-5783 - PROPOSED INDUSTRIAL BUILDING WITHIN MAYFAIR INDUSTRIAL PARK
AT 51 GLACIER STREET. 1st REVIEW

The Committee reviewed plans received in the Planning Department 1979 03 22 and 1979 04 03.

The Committee finds the overall building design and landscape plan acceptable, however, the Committee requests clarification in writing of the type of concrete block proposed.

In relation to this project the Committee trusts the project architect will give consideration to the following comments during construction:

1. Siting the trees at least three feet behind the curb line in the parking area.
2. Utilizing a colour on all the doors which would be compatible with the colour scheme on the building.
3. Restudying the visual adequacy of the corner support columns on the south elevation.

ACCEPTABLE WITH CONDITIONS

5. B-5776 - PROPOSED ADDITION TO AN EXISTING MOTEL ON THE NORTH EAST CORNER OF
LOUGHEED HIGHWAY AND GUILBY STREET AT 631 LOUGHEED HIGHWAY. 2nd REVIEW

The Committee reviewed the plans received in the Planning Department 1979 03 21, 03 29 and 04 03.

The project architect, Mr. R. Letkeman, was present to discuss the Committee's earlier comments. Mr. Letkeman then left the meeting.

The Committee finds the proposed addition and landscaping acceptable.

ACCEPTABLE

6. PRELIMINARY PLANS FOR A PROPOSED INDUSTRIAL BUILDING ON THE SOUTH WEST CORNER
OF BARNET HIGHWAY AND CORNWALL STREET AT 2560 BARNET HIGHWAY. 1st REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department 1979 03 30.

Mr. T. Thompson, the project architect, presented the proposal to the Committee. Mr. Thompson then left the meeting.

The Committee finds the proposed building acceptable.

ACCEPTABLE

Design Committee Minutes
1979 04 04

6 Con't.

Mr. Thompson returned to the meeting at this point.

7. PRELIMINARY PLANS FOR THREE LOW DENSITY APARTMENT DEVELOPMENTS AT THE SOUTH WEST AND SOUTH EAST CORNERS OF GUILDFORD WAY AND EAGLERIDGE DRIVE AND THE SOUTH WEST CORNER OF LANSDOWNE STREET AND HEATH CRESCENT. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1979 03 27 and the coloured perspectives received 1979 04 04.

The Committee understands the problems and economic constraints of providing affordable housing, however, realizing that "design" is subjective the Committee feels that this project should be restudied in terms of fundamental design questions. The Committee is of the opinion that the design is not in keeping with the standards of existing and proposed construction in the Town Centre area and that more innovative and imaginative projects are possible on these sites. It may be that the livability and marketability of the projects could be enhanced by the incorporation of more variation in design. In an effort to resolve these basic problems the Committee suggests that the applicant seek the advice of a professional architect who should also give consideration to the following:

1. Introducing additional floor plans and unit types. The three proposed layouts are very similar and as a result they offer very limited design opportunities.
2. Stepping the units to a greater extent within each grouping.
3. Restudying the overall site planning of the projects.

To assist in future reviews the Committee requests the submission of more detailed preliminary plans and a few elevation drawings of an entire block of units. In light of the concerns expressed above, the Committee reserved their comments on the landscaping concepts until the building design has been found basically acceptable.

REVISED PLANS REQUESTED

8. PRELIMINARY PLANS FOR A PROPOSED 138 UNIT RENTAL APARTMENT PROJECT ON THE NORTH WEST CORNER OF LANSDOWNE STREET AND HEATH CRESCENT AT 1180 LANSDOWNE STREET. 1st REVIEW

The Committee reviewed plans received in the Planning Department 1979 04 02 and 03 and the coloured perspective received 1979 04 03.

The Committee finds the building design acceptable and in particular the Committee found the sloping roofs to be a strong overall design element. If this project reaches the building permit application stage the Committee would, however, suggest

Design Committee Minutes
1979 04 04

that consideration be given to the following:

1. Giving all exposed concrete surfaces an architectural treatment.
2. Creating a stronger and more individual identity to each of the main building entries.
3. Utilizing a dark brown colour on the fascias, railings and sashes as depicted on the coloured perspective rather than the black as presently proposed.

At the time of building permit application the Committee requests clarification on the type of materials proposed for the bay windows and the submission of coloured samples of exterior materials.

ACCEPTABLE WITH CONDITIONS


9. PRELIMINARY PLANS FOR A PROPOSED RESTAURANT ON THE NORTH WEST CORNER OF BARNET HIGHWAY AND LANSDOWNE STREET AT 2745 BARNET HIGHWAY. 1st REVIEW

The Committee reviewed the plans, model and colour samples received in the Planning Department 1979 04 04.

The Committee commends the applicant on this thorough submission. If this project reaches the building permit application stage the Committee suggests that consideration be given to the following comments:

1. Utilizing a block which is textured on both sides on the fences.
2. Giving the massive wall on the west property line an architectural finish in view of the uncertainty of the location of a future building on the vacant property to the west. Alternatively the siting of the building could be reconsidered.
3. Utilizing a colour on the awning which is more in keeping with the colours on the remainder of the building.

ACCEPTABLE WITH CONDITIONS


Neil Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1979 04 18
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 1979 04 18

A meeting of the Design Committee was held in the Committee Room on Wednesday, 1979 04 18 at 6:00 p.m. with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. C. Mooney
Mr. R. Letkeman

1. B-5810 - PROPOSED COMMERCIAL BUILDING ON THE WEST SIDE OF CLARKE ROAD SOUTH OF COMO LAKE AVENUE AT 545 CLARKE ROAD. 1st REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department 1979 04 10.

The Committee found the project acceptable subject to the applicant confirming in writing that the canopy, which is indicated by way of dashed lines on the Clarke Road elevation, will be constructed as part of the initial development.

ACCEPTABLE WITH CONDITIONS

2. PRELIMINARY PLANS FOR A LOW-DENSITY APARTMENT PROJECT AT THE SOUTH WEST CORNER OF GUILDFORD WAY AND EAGLERIDGE DRIVE. 2nd PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department 1979 04 16 and the colour information received 1979 04 18.

Mr. R. Letkeman was present to explain the latest revisions and discuss the Committee's earlier comments. Mr. Letkeman then left the meeting.

2. Con't.

The Committee notes that three separate sites were involved in the earlier review whereas only one has been resubmitted at this time. Therefore, this site will be reviewed independently.

The Committee appreciates the architects efforts with regard to this project. In particular the simplification of materials and the revised site planning are substantial improvements over the earlier submission.

The Committee still feels that further design elements must be incorporated into the development to bring the project up to the standards of existing and proposed construction in this area.

As relayed to the architect during discussion on the project the Committee suggests consideration be given to the following:

1. Breaking up the flat facade of the units perhaps by:
 - a. Providing unique elements to give greater individual identity;
 - b. Detailing on the buildings;
 - c. Exaggerating the difference in the floor plans and in particular the upper floor;
 - d. Providing at least one additional floor plan which is not just simply a slight variation to the present proposal;
 - e. Deliberate interruption of the roof planes.
2. Providing more detailing in the form of fencing, screening and trellis work.

Elevations of each module indicating fencing details are also requested.

REVISED PLANS REQUESTED

3. Z-15-79 - PROPOSED COMMERCIAL BUILDING ON THE WEST SIDE OF BLUE MOUNTAIN STREET NORTH OF LOUGHEED HIGHWAY AT 230 BLUE MOUNTAIN STREET. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1979 04 11 and the coloured perspective and coloured sample board received 1979 04 18.

Mr. C. Mooney, the project architect, was present to explain the project. Mr. Mooney then left the meeting.

The Committee feels that the concept proposed is an interesting one, however, hesitates to find the project acceptable for Public Hearing at this time. The Committee would request more information on and further consideration of certain

aspects of the design. This information should be submitted to the meeting of 1979 05 02 which would leave open the possibility of the project making the tentative Public Hearing date of 1979 05 24.

The additional preliminary plans felt necessary to properly assess this project are as follows:

- a. Sections through the entire property from Roderick Avenue to Gauthier Avenue and from Blue Mountain Street to the lane;
- b. A more detailed site plan indicating finished grades;
- c. A section through the mechanical rooms;
- d. Coloured elevation drawings of all elevations where the steel cladding is being used, showing precisely which panels will be which material.

The Committee feels that further design consideration could be given to the project in the following areas:

1. In the Committee's opinion the vertical element created by the mullions will read as depicted on the coloured perspective, which is quite pronounced. This is perhaps not in keeping with what the Committee perceives as the intent of the designer when proposing this bold statement on the Blue Mountain Street elevation.
2. The manner and proportions of the accent band. Several alternatives or combinations thereof are worthy of consideration including:
 - i. Accentuating the form concept on all elevations on which the accent band appears;
 - ii. Cantilevering the band on west, south and north elevations as has been indicated on the east elevation or alternatively recessing the ground floor to create the cantilevered effect.
3. Reconsider the colour of blue proposed. A colour available in baked enamel is suggested. If the colour chosen is not available in baked enamel perhaps the importance of the design element may merit considering a special order of baked enamel metal cladding.

The Committee suggests that the applicant strongly consider a model to better conceive a project of such magnitude and interest. This may be of particular benefit to assist in explaining the project to interested residents at a Public Hearing.

The Committee notes that plans indicate a proposed property line between the two buildings and further that the applicants are seeking permission to proceed with the project in two phases. The Committee would be concerned from a design viewpoint if the project was not going to proceed as one development under one development permit. This concern would be with the possibility that one half of the building may not proceed for some time or that half the property could later be sold to an owner who would desire a different building design.

If this project reaches the building permit application stage the Committee will be looking for a detailed landscape plan with higher density planting than indicated by the preliminary concept plan.

NOT ACCEPTABLE FOR PUBLIC HEARING

4. PRELIMINARY PLANS FOR A PROPOSED 32 UNIT RENTAL APARTMENT BUILDING ON THE SOUTH WEST CORNER OF KING ALBERT AVENUE AND MARMONT STREET. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1979 04 12, coloured perspective received 1979 04 18 and the coloured samples of exterior materials received at this meeting.

The Committee feels that the extremely long and flat fascades of the north and south elevations of the building require an architectural break. Consideration should be given to introducing some of the interesting features depicted on the east and west elevations onto the north and south fascades.

In addition to the above the Committee offers the following suggestions for consideration:

1. Creating a greater sense of identity at the main building entrance;
2. Introducing natural lighting into the corridors;
3. Giving all exposed concrete an architectural treatment.

When revised plans are being prepared the Committee requests that the drawings also include the following:

- a. Details of ground floor screening;
- b. Clarification of the location of materials on the building;
- c. Details on material joints;
- d. An additional cross-section through the building.

The Committee finds the chimneys a desirable design feature of this project and will be looking for their retention in the working drawings.

If this project reaches the building permit application stage the Committee will also be looking for a detailed landscape plan which includes information on plant species, sizes, quantities and spacing.

NOT ACCEPTABLE FOR PUBLIC HEARING

5. PRELIMINARY PLANS FOR A PROPOSED 32 UNIT RENTAL APARTMENT BUILDING ON THE NORTH EAST CORNER OF MARMONT STREET AND RIDGEWAY AVENUE. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1979 04 12,

coloured perspective received 1979 04 18 and the coloured samples of exterior materials received at this meeting.

The Committee feels that the extremely long and flat fascades of the north and south elevations of the building require an architectural break. Consideration should be given to introducing some of the interesting features depicted on the east and west elevations onto the north and south elevations. The introduction of perhaps a railing trellis detail for the balconies could also serve to help reduce the visual effect of the large surfaces of cedar siding.

There appears to be a problem with the grade information indicated on the site plan in that the land actually slopes from north to south and not south to north as shown.

In addition to the above the Committee offers the following comments:

1. The main entry should be restudied to create a stronger identity;
2. All exposed concrete should be given an architectural treatment;
3. Natural light should be introduced into the corridors.

When revised plans are being prepared the Committee requests that the drawings also include:

- a. Details of ground floor screening;
- b. An additional cross-section through the building.

The Committee finds the chimneys a desirable design element of this project and will be looking for their retention in the working drawings.

If this project reaches the building permit application stage the Committee will also be looking for a detailed landscape plan which includes information on planting sizes, species, quantities and spacing.

NOT ACCEPTABLE FOR PUBLIC HEARING

6. DP-7-78 - PROPOSED REVISIONS TO A COMMERCIAL BUILDING UNDER CONSTRUCTION ON THE SOUTH EAST CORNER OF BARNET HIGHWAY AND LANSDOWNE STREET AT 2750 BARNET HIGHWAY.

The Committee reviewed a letter from the applicant received in the Planning Department 1979 04 18.

The Committee has no objection to the return to split face concrete block from the approved giant brick. The Committee would prefer the use of a split face block which has a colour tone more in keeping with the brown colour being utilized elsewhere on the building but will leave the decision on this matter to the discretion of the project architect.

ACCEPTABLE

7. COUNCIL RESOLUTION #379

Council at their meeting of 1979 04 02 passed the following resolution:

#379

"That the Design Panel review the formula used for determining the sufficiency in the overall type of landscaping being provided on projects being developed in the Municipality.

CARRIED UNANIMOUSLY"

The Design Committee appreciates Council's interest in this matter. The Committee normally attempts to secure as high a standard of landscaping as possible realizing the intended uses of the property and the degree of maintenance likely to be performed. This practice will be maintained and in anticipation of Council support on this matter the Committee will henceforth endeavour to achieve more mass planting areas and changes in paving materials. These elements will be sought in general and more particularly on commercial sites.

8. B-5799 - PROPOSED TRUCK TERMINAL ON THE SOUTH SIDE OF LEEDER AVENUE WITHIN THE CAPE HORN INTERCHANGE. 2nd REVIEW

The Committee reviewed the revised landscape plan and coloured elevations received in the Planning Department 1979 04 17.

The Committee appreciates the submission of the coloured sketches reflecting the Committee's earlier concerns regarding the fascia treatment. In the Committee's opinion their earlier comments in this regard are still valid, however, will leave the ultimate decision to the applicant.

The revised colour combination for the building and the revised landscape plan were found to be acceptable.

ACCEPTABLE

for. Neil Maxwell
Neil Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT:
FROM: Design Committee DEPARTMENT:
SUBJECT: Design Committee Minutes
1979 05 02

DATE: 1979 05 02
YOUR FILE:
OUR FILE:

A meeting of the Design Committee was held in the Committee Room on Wednesday, 1979 05 02 at 6:00 p.m. with the following persons present:

COMMITTEE:

- Mr. J. Finlay
- Mr. W. Roper
- Mr. T. Thompson
- Mr. K. White

STAFF:

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

GUESTS:

- Mr. G. Stene
- Mr. C. Mooney
- Mr. R. Parnaby
- Mr. J. Yamauchi

1. B-5912 - PROPOSED INDUSTRIAL BUILDING ON THE SOUTH WEST CORNER OF BARNET HIGHWAY AND CORNWALL STREET AT 2560 BARNET HIGHWAY. 2nd REVIEW

The Committee reviewed the plans received in the Planning Department 1979 05 01 and the coloured perspective received 1979 03 30.

The Committee finds the project acceptable.

ACCEPTABLE

2. B-5920 - PROPOSED ADDITION TO A COMMERCIAL BUILDING ON THE EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 329 NORTH ROAD. 1st REVIEW

The Committee reviewed the plans and coloured photographs received in the Planning Department 1979 05 02.

The Committee finds the proposed addition acceptable, however, requests confirmation in writing of the following matters:

1. That the metal roofing will be colour treated to be compatible with the colours on the remainder of the building;
2. That all wood will be stained a complementary colour to the roof and building colours.

ACCEPTABLE WITH CONDITIONS

3. B-5888 - PROPOSED INDUSTRIAL BUILDING AT 15 KING EDWARD STREET (SHOPS AND STORES BUILDING).

The Committee reviewed the plans received in the Planning Department 1979 04 25 and the coloured perspective received 1979 04 20.

The Committee finds the proposed building acceptable.

ACCEPTABLE

4. Z-15-79 - PROPOSED COMMERCIAL BUILDING ON THE WEST SIDE OF BLUE MOUNTAIN STREET NORTH OF LOUGHEED HIGHWAY AT 230 BLUE MOUNTAIN STREET. 2nd REVIEW

The Committee reviewed the revised plans presented at this meeting.

A delegation headed by Mr. G. Stene was present to explain the latest revisions and answer any questions the Committee had on the project. The delegation then left the meeting.

The Committee appreciates the applicant's response to their earlier comments. The Committee feels that consideration should be given to utilizing glazed panels in lieu of the stainless steel. The additional glazing would help to create the overall reflective effect depicted on the rendering whereas stainless steel may not. The Committee will, however, leave the ultimate decision on this matter to the project architect.

The Committee understands that under the development permit the applicant intends to appeal the required landscape strip width requirement adjacent to the proposed loading bays. In addition to endorsing this particular appeal the Committee suggests that the applicants seriously consider adjusting the buildings eastwards to within 3.5 metres of Blue Mountain Street. The Committee would endorse an appeal in this regard as well since the revised location would definitely enhance the overall appearance of the project by greatly reducing the amount of the underground structure visible from Blue Mountain Street.

ACCEPTABLE FOR PUBLIC HEARING

5. DP-7-78 - PROPOSED VARIATIONS TO A COMMERCIAL BUILDING UNDER CONSTRUCTION ON THE SOUTH EAST CORNER OF BARNET HIGHWAY AND LANSLOWNE STREET AT 2750 BARNET HIGHWAY. 2nd REVIEW

The Committee reviewed the revised plans received in the Planning Department 1979

04 30.

The Committee finds the latest revisions acceptable. The Committee does, however, prefer the design effect created by the diagonal siding over horizontal siding, however, will leave the ultimate decision to the discretion of the project architect.

ACCEPTABLE

6. Z-18-79 - PROPOSED 32 UNIT RENTAL APARTMENT BUILDING ON THE NORTH EAST CORNER OF RIDGEWAY AVENUE AND MARMONT STREET. 2nd REVIEW

The Committee reviewed the revised plans received in the Planning Department 1979 05 02 and the coloured perspective received 1979 04 18.

Mr. J. Yamauchi, project architect, was present to explain the latest drawings and discuss the Committee's earlier comments. Mr. Yamauchi then left the meeting.

The Committee appreciates the response to their earlier comments. In the Committee's opinion landscaping in itself would not be sufficient to create the strong building entrance identity which the Committee is seeking. Consideration should be given to introducing an element which would create the desired identity and also help break up the symmetry of the front facade.

The Committee feels that rather than pursue the matter of rearranging the end units to introduce natural light into the corridors the Committee would accept the project architect's suggestion that a few skylights be utilized on the roof to at least provide the desirable natural light into the third floor corridors.

ACCEPTABLE FOR PUBLIC HEARING

7. Z-20-79 - PROPOSED 32 UNIT RENTAL APARTMENT BUILDING ON THE SOUTH WEST CORNER OF KING ALBERT AVENUE AND MARMONT STREET. 2nd REVIEW

The Committee reviewed the revised plans received in the Planning Department 1979 05 02 and the coloured perspective received 1979 04 18.

Mr. J. Yamauchi, project architect, was present to explain the latest drawings and to discuss the Committee's earlier comments. Mr. Yamauchi then left the meeting.

The Committee appreciates the response to their earlier comments. In the Committee's opinion landscaping in itself would not be sufficient to create the strong building entrance identity which the Committee is seeking. Consideration should be given to introducing an element which would create the desired identity and also help break up the symmetry of the front facade.

The Committee feels that rather than pursue the matter of rearranging the end units to introduce natural light into the corridors the Committee would suggest

the project architect's suggestion that a few skylights be utilized on the roof to at least provide the desirable natural light into the third floor corridors.

ACCEPTABLE FOR PUBLIC HEARING

8. PRELIMINARY PLANS FOR A LOW-DENSITY APARTMENT PROJECT AT THE SOUTH WEST CORNER OF GUILDFORD WAY AND EAGLERIDGE DRIVE. 3rd PRELIMINARY REVIEW

The Committee reviewed the revised plans received in the Planning Department 1979 05 01 and the colour information received 1979 04 18.

The Committee in an effort to resolve their concerns related to the design of this project offers the following specific comments which should be incorporated into the working drawings:

1. Introducing substantial architectural appurtenances such as trellises and arbours;
2. Utilizing heavy trims around the windows in a stain to match the fascias;
3. Eliminating the flat carport roof element and replacing it with a roof shape which is more in keeping with the remainder of the project.

Although the four-car carport is a variation which the Committee's earlier comments may have prompted the Committee now feels upon reviewing this matter further that the large detached carport would be too oppressive for the two units it is to serve. The Committee suggests that the carports be split and an approach similar to that utilized for the other carports be considered.

The Committee understands that the applicant intends to appeal as part of a development permit application the by-law problem of horizontal arcs as it relates to the carports. The Committee would endorse the applicant's appeal in this regard as the Committee feels strongly that the loss of the carports would seriously reduce the design, liveability and marketability aspects of the units.

ACCEPTABLE WITH CONDITIONS

9. Z-46-78 - PROPOSED APARTMENT PROJECTS AT 1113 - 1125 RIDGEWAY AVENUE, 1201 -
Z-5-79 1215 HOWIE AVENUE AND 1112 - 1130 KING ALBERT AVENUE.
Z-10-79

The Committee reviewed the response from the project architect on the above projects in relation to the Committee's earlier comment regarding introduction of natural light into the corridors.

The Committee realizes that this requirement will necessitate a redesign of the applicable units and an adjustment to the exterior of the buildings, however, it

appears that this matter could be accommodated without compromising any by-law requirements such as maximum building length and gross floor area. Further consideration of this matter by the project architect is requested.

REVISED PLANS REQUESTED

10. PRELIMINARY PLANS FOR A PROPOSED COMMERCIAL BUILDING ON THE EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 335 NORTH ROAD. 1st REVIEW

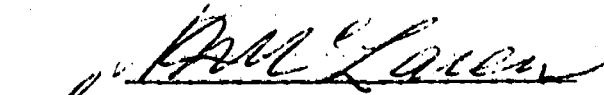
The Committee reviewed the preliminary plans received in the Planning Department 1979 05 02.

The Committee appreciates the time, effort and concern given to the earlier proposal for this site by the applicant and the previous designer. It appears that this latest project reflects little sensitivity and concern for a quality development which could be achieved for this highly visible location. This latest proposal is an improvement over the previous building as the existing structure was seriously compromising the design of the other building.

The use of "Expo 300" as an exterior material is acceptable, however, it should not be utilized to the extent and in the proportions indicated on the drawings. In an effort to resolve the Committee's concerns it is suggested that the applicant seek the advice of a professional architect who should give consideration to the overall design of this building including its relationship with the existing building to the north.

When revised plans are being prepared the Committee would suggest that the drawings also indicate the building to the north in plan, elevation and on the perspective.

REVISED PLANS REQUESTED


for Neil Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1979 05 16
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 1979 05 16

A meeting of the Design Committee was held in the Committee Room on Wednesday, 1979 05 16 at 6:00 p.m., with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. K. Harford
Mr. W. Roper
Mr. K. White

STAFF:

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

GUESTS:

Mr. T. Pierce
Mr. B. Mosier
Mr. L. Bray
Mr. & Mrs. Milos

1. PRELIMINARY PLANS FOR A PROPOSED AUTOMOTIVE CENTRE ON THE NORTH SIDE OF BARNET HIGHWAY ON THE EAST SIDE OF THE B.C. HYDRO RIGHT-OF-WAY- 1ST REVIEW

The Committee reviewed the plans received in the Planning Department 1979 05 11 and the coloured elevations received 1979 05 16.

The Committee found the project generally acceptable, however, would suggest that consideration be given to the following comments:

- a) creating more substantial fin walls since those depicted on the drawings appear weak;
- b) restudying the colours proposed for the overhead doors, if the coloured perspective does, in fact, accurately depict the colours intended.

If this proposal reaches the building permit application stage, the Committee will also be looking for:

- a) a detailed landscape plan which includes information on plant species, sizes, quantities and spacing;

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1. con't

- b) coloured samples of exterior materials and colour chips of the overhead door colours.

ACCEPTABLE WITH CONDITIONS

Mr. Roper joined the meeting at this point.

2. PRELIMINARY PLANS FOR TWO LOW-DENSITY APARTMENT DEVELOPMENTS, ONE AT THE SOUTH-EAST CORNER OF GUILDFORD WAY AND EAGLERIDGE DRIVE, AND THE OTHER AT THE SOUTH-WEST CORNER OF LANSDOWNE STREET AND HEATH CRESCENT -
2ND PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department 1979 05 15 and the coloured perspectives received 1979 05 16.

Mr. T. Pierce was in attendance to present these proposals. Mr. Pierce then left the meeting.

The Committee's comments on these proposals are as follows:

Lot 151

The Committee finds this proposal acceptable subject to the following:

- a) replacing the shed roofs with a hip roof which is more in keeping with the carport and main building roofs;
- b) utilizing an Olympic Stain 916 on the siding rather than the Olympic Stain 900 proposed;
- c) selecting a warmer colour for the doors on colour scheme A.

ACCEPTABLE WITH CONDITIONS

Lot 157

The Committee finds the site planning, floor plans and landscaping concept acceptable. They do, however, object to the numerous combinations of roofs, and in particular the mansard side walls covered in asphalt shingles. In addition to the foregoing, the Committee requests that the flat roofs on the carports be eliminated as earlier requested and be replaced with hip roofs to be in keeping with the other carports in this proposal.

When reviewing the exterior design of this particular project, the Committee is not suggesting that the applicant return to the design of one of the other two projects which have been approved. The Committee will, when this project is resubmitted, be looking for a distinctly

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2. Lot 157 con't

different design for this site. Perhaps the bay windows could be retained as a design element.

In relation to proposed colour combination B, the Committee suggests that perhaps a colour range for the siding and trim between Olympic 719 and 724 would be more compatible with the roof colour.

REVISED PLANS REQUESTED

Mr. Finlay left the meeting at this point.

3. B-5917 - PROPOSED 41 UNIT RENTAL APARTMENT BUILDING ON THE NORTH SIDE OF RIDGEWAY AVENUE EAST OF MARMONT STREET AT 1113-1125 RIDGEWAY AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department 1979 05 02 and the coloured perspective received 1978 12 13.

The building was found to be acceptable, however, with regard to the proposed landscaping, the Committee suggests the following:

- a) expressing more design in the configuration of the perimeter of the planting areas as the present proposal appears too regimented;
- b) reconsider the extensive use of staghorn sumac;
- c) massing the trees in odd numbers;
- d) increasing the quantities of plant materials accordingly when item number 1 above is being reviewed.

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

ACCEPTABLE WITH CONDITIONS

4. B-5922 - 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 perspective received in the Planning Department 1979 05 02.

The Committee found the project acceptable, however, suggests that wherever the ground is to be disturbed adjacent to the building during construction, suitable landscaping should be installed in keeping with other planting on the site.

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4. B-5922 con't

The Committee would endorse the applicants' appeal regarding the location of parking spaces in an attempt to retain the mature trees in front of the building.

The project is therefore acceptable subject to the above landscaping concern being resolved to the satisfaction of the Planning Director.

ACCEPTABLE WITH CONDITIONS

5. Z-46-78, Z-5-79, Z-10-79 - PROPOSED APARTMENT PROJECTS AT
1113-1125 RIDGEWAY AVENUE, 1201-1215 HOWIE AVENUE AND 1112-1130 KING
ALBERT AVENUE - 3RD REVIEW

The Committee reviewed a further response from the project architect on the above projects in relation to the Committee's earlier comments regarding introduction of natural light into the corridors.

The Committee finds this latest proposal acceptable.

ACCEPTABLE

6. DP-2-78 - PROPOSED AMENDMENT TO LANDSCAPE PLAN FOR AN APARTMENT UNDER
CONSTRUCTION ON THE NORTH-EAST CORNER OF HOWIE AVENUE AND MARMONT STREET
AT 1103 & 1121 HOWIE AVENUE - 1ST REVIEW

The Committee reviewed a letter from the applicant received in the Planning Department 1979 05 10.

It appears from reviewing the letter and the verbal information given to the Planning Department that there will not only be a significant reduction in the amount of playground facilities but the equipment would be concentrated at the south end of the playground area.

To properly assess the suggested revisions, the Committee would appreciate the submission of perhaps two or three sketch overlays which:

- a) explore ways of tying the upper and lower play areas together;
- b) depict the revised location of the play equipment;
- c) retain the slide between the two levels, perhaps by berming, to reduce the grade difference.

ADDITIONAL INFORMATION REQUESTED

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7. B-5959 - PROPOSED INDUSTRIAL BUILDING ON THE SOUTH-WEST CORNER OF BURBIDGE STREET AND ROGERS AVENUE AT 20 BURBIDGE STREET - 1ST REVIEW

The Committee reviewed plans received in the Planning Department 1979 05 11 and 1979 05 15 and the coloured perspective and colour information received 1979 05 11.

A delegation headed by Mr. Mosier was in attendance to answer any questions the Committee might have on the project. The delegation then left the meeting.

The Committee suggests that consideration be given to the following comments:

- a) utilizing a colour on the concrete block and metal wall cladding which would be more compatible with the bricks, as discussed with the Committee;
- b) screening the rooftop mechanical equipment by lowering the ceiling height in the office area, as discussed with the Committee.

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

ACCEPTABLE WITH CONDITIONS

8. B-5982 - PROPOSED 138 UNIT RENTAL APARTMENT BUILDING ON THE NORTH-WEST CORNER OF LANSDOWNE STREET AND HEATH CRESCENT AT 1180 LANSDOWNE STREET - 2ND REVIEW

The Committee reviewed the plans received in the Planning Department 1979 05 16 and the coloured perspective received 1979 04 03.

The use of glass on the top of the bay windows is a very pleasing design element and the Committee compliments the project architect on this feature.

On a project of this magnitude, the Committee feels that the treatment given to the entry identification on the building is not in keeping with the quality of design on the remainder of the building. When reviewing this aspect again, consideration could also be given to utilizing feature planting to help create the identity the Committee desires. The Committee makes this later comment without the aid of a detailed landscape plan.

The Committee then tabled further review of this project pending submission of the following:

- a) revised plans covering the above comments;

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1979 05 16

8. B-5982 con't.

- b) detailed landscape plans;
- c) coloured samples of exterior materials.

ADDITIONAL INFORMATION REQUESTED


9. B-5963 - PROPOSED COMMERCIAL BUILDING ON THE EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 335 NORTH ROAD.

The Committee reviewed the plans received in the Planning Department 1979 05 14 and the coloured photographs received 1979 05 02.

The Committee would have no objection to the project proceeding subject to the following concerns being resolved to the satisfaction of the Planning Director:

- a) a different paving material such as brick pavers or exposed aggregate, rather than blacktop being introduced in front of all the man doors;
- b) the garbage enclosure between parking spaces numbered 13 and 14 being constructed of Expo 300 concrete block and a minimum height of 6 feet;
- c) the location of the oregon grape planting material being called up on the site plan.

ACCEPTABLE WITH CONDITIONS


Neil Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1979 05 30
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 1979 05 30

A meeting of the Design Committee was held in the Committee Room on Wednesday, 1979 05 30 at 6:00 p.m. with the following persons present:

COMMITTEE:

Mr. K. Harford
Mr. D. Nichols
Mr. W. Roper
Mr. K. White

STAFF:

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

GUESTS:

Mr. R. Lang
Mr. T. Pierce

1. B-5948 - PROPOSED COMMERCIAL BUILDING ON THE NORTH WEST CORNER OF BARNET HIGHWAY AND LANSDOWNE STREET AT 2745 BARNET HIGHWAY.

The Committee reviewed the plans received in the Planning Dept. 1979 05 16 and the model and samples of exterior materials received 1979 05 29.

The Committee found the project generally acceptable, however, would suggest that consideration be given to the following comments:

- 1) decreasing the spacing of the cross members on the screen fence;
- 2) alternating the exposed surfaces of the split face concrete block fence proposed on the west property line (ie. one row facing east, one row facing west) and joint raking the mortar;
- 3) exaggerating the slot at the ends of the split face concrete block fence on the property line adjacent to the building;
- 4) introducing grouped mass planting around the perimeter of the parking area;
- 5) lowering the height of the upper graphic band on west elevation to align with the highest band on the northern portion of this elevation.

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In addition to item 5 above the Committee would appreciate the submission of paint chips of the colours proposed for the west elevation.

REVISED PLANS REQUESTED

2. B-5970 - PROPOSED 41 UNIT RENTAL APARTMENT BUILDING ON THE NORTH WEST CORNER OF HOWIE AVENUE AND GATENSBURY STREET AT 1209 - 1215 HOWIE AVENUE.

The Committee reviewed the plans received in the Planning Department 1979 05 16 and the coloured perspective received 1979 02 15.

The building was found to be generally acceptable, however, the Committee would request that consideration be given to the following comments:

- 1) giving all untreated portions of the underground structure on the west, east and south elevations and the retaining walls in the south east corner of the site a light sand-blast treatment;
- 2) detailing the method of installing the materials on the fin walls to ensure an acceptable standard of application is proposed;
- 3) eliminating the gravel bed adjacent to the building and reconsidering the detail where the gravel bed meets the building.

The Committee also requests confirmation on the following:

- a) that the dividing screens will be constructed of natural wood;
- b) that the recommended mouldings will be utilized during the application of the masonite hardboard siding;
- c) that the sloped portions of the fin walls will have a metal cap.

In relation to the Committee's earlier comment on spruce siding and the architect's response in this regard the Committee finds spruce an acceptable siding material subject to it meeting all CMHC guidelines.

REVISED PLANS REQUESTED

3. B-5971 - PROPOSED ADDITION TO AN INDUSTRIAL BUILDING WITHIN THE CAPE HORN INTERCHANGE AT 2200 TAFT AVENUE.

The Committee reviewed the plans received in the Planning Department 1979 05 16 and the coloured perspective and coloured photos received 1979 05 22.

The Committee found the proposed addition acceptable.

ACCEPTABLE

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1979 05 30

4. B-6106 - PROPOSED MINI-STORAGE UNITS ON THE NORTH SIDE OF LOUGHEED HIGHWAY EAST OF SCHOOLHOUSE STREET AT 1601 LOUGHEED HIGHWAY. 1st REVIEW

The Committee reviewed plans received in the Planning Department 1979 05 28 and the colour information received 1979 05 30.

Mr. R. Lang, the project co-ordinator, was in attendance to present the project and to answer any questions the Committee may have had. Mr. Lang then left the meeting.

The proposed colour scheme is unacceptable. The Committee would strongly suggest that colours be revised to resemble those depicted on the original coloured perspective. Consideration should then be given to the Committee's earlier comment that cedar siding be utilized on all the gable end walls facing the highway and be treated with a darker semi-transparent stain which is complementary to the side wall colours. In addition to the foregoing, it is also suggested that the storage unit doors be utilized as an additional accent feature by providing coloured doors which are a deeper variation of the particular side wall colour.

The Committee also suggests that consideration be given to the following comments:

- 1) giving the "living quarter" building more design consideration since it is proposed to be located within 15' of the front property line on Lougheed Highway. Perhaps consideration should be given to a change in roof planes as originally inferred and the utilization of horizontal cedar siding on this highly visible building. Moreover, the proposed sign should be restudied taking into consideration the District of Coquitlam sign control by-law;
- 2) elimination of the fin wall projections above the roof line on the ends of the buildings wherever possible;
- 3) replacing the English ivy along the north property line with Boston ivy and restudying the suitability of vine maple in this narrow planting strip;
- 4) adjusting the joint detail where the "cladwood" overlaps on the second storey. Perhaps a substantial cross member in natural wood could be utilized and stained to accent the colour of the wall;
- 5) utilizing roof vents for ventilation in place of the gable end louvers;
- 6) restudying the overall site planning with regard to the location and proportions of the two storey buildings.

The Committee is of the opinion that the cumulative affect of the changes to the plans from those referred to at the Public Hearing is a substantial design change. Furthermore the Committee cannot endorse the proposed siting relaxation as the "living quarter" building appears too oppressive in its present form to be allowed to be located even closer to the highway.

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1979 05 30

5. Z-26-79 - PROPOSED 35 UNIT RENTAL APARTMENT BUILDING ON THE SOUTH EAST CORNER OF BLUE MOUNTAIN STREET AND HOWIE AVENUE AT 515 - 523 BLUE MOUNTAIN STREET.

The Committee reviewed the plans received in the Planning Department 1979 05 30 and the coloured perspective received 1979 05 18.

The project was found to be generally acceptable, however, if this project reaches the building permit application stage the Committee suggests that consideration be given to the following comments:

- 1) introducing natural light into the corridors by reconsidering the unit layout or perhaps alternatively utilizing a rated glassed steel door at the ends of the corridors and the introduction of a few skylights on the third floor;
- 2) increasing the amount of landscape material particularly along the Blue Mountain Street frontage.

ACCEPTABLE FOR PUBLIC HEARING

6. B-6023 - PROPOSED 36 UNIT LOW DENSITY APARTMENT PROJECT ON THE SOUTH WEST CORNER OF LANSDOWNE STREET AND HEATH CRESCENT AT 1170 LANSDOWNE STREET (Lot 151)

The Committee reviewed the plans received in the Planning Department 1979 05 28 and the coloured perspective and coloured samples received 1979 05 16.

Mr. T. Pierce, project co-ordinator was present to explain this latest proposal. Mr. Pierce then left the meeting.

The project is now acceptable subject to the following:

- 1) a screen and fence detail as depicted on the plans for Lot 158 being utilized on this site;
- 2) the roofs over the kitchen / family rooms on ends of the front elevations being revised to be in keeping with the roofs over the carports wherever possible;
- 3) perimeter street trees being introduced along Lansdowne Street and Heath Crescent. The Committee suggests *fagus sylvatica* which is in keeping with other plant species on the site.

The Committee notes a discrepancy in the information relating to the proposed construction of the arbours. It is recommended that 2 x 6's on 14" centres be utilized.

On the question of using Olympic stain 900, 901 or 916 the Committee will leave this decision to the discretion of the project co-ordinator.

The Committee understands that the applicant wishes to appeal as part of a

Design Committee Minutes
1979 05 30

development permit application the by-law problems of horizontal arcs and fence heights. The Committee would endorse the applicant's appeal in this regard as the Committee feels strongly that the loss of the carports, certain living room windows and privacy fences would seriously reduce the design and liveability aspects of the units.

ACCEPTABLE WITH CONDITIONS

7. B-6024 - PROPOSED 40 UNIT LOW DENSITY APARTMENT PROJECT ON THE SOUTH EAST CORNER OF EAGLERIDGE DRIVE AND GUILDFORD WAY AT 1141 EAGLERIDGE DRIVE (Lot 157).

The Committee reviewed the plans and coloured information received in the Planning Department 1979 05 31.

Mr. T. Pierce, project co-ordinator was present to explain this latest proposal. Mr. Pierce then left the meeting.

The Committee found this project acceptable subject to the following:

- 1) a screen and fence detail as depicted on the plans for Lot 158 being utilized on this site;
- 2) the roofing colours being "cedar tone" as depicted on the original colour schedule "A" and "autumn brown" being used in place of black;
- 3) "crimson king" street trees being utilized in place of "london plane" trees.

The Committee understands that the applicant wishes to appeal as part of a development permit application the by-law problems of horizontal arcs and fence heights. The Committee would endorse the applicant's appeal in this regard as the Committee feels strongly that the loss of the carports, certain living room windows and privacy fences would seriously reduce the design and liveability aspects of the units.

ACCEPTABLE WITH CONDITIONS

8. B-6025 - PROPOSED 40 UNIT LOW DENSITY APARTMENT PROJECT ON THE SOUTH WEST CORNER OF EAGLERIDGE DRIVE AND GUILDFORD WAY AT 1140 EAGLERIDGE DRIVE (Lot 158).

The Committee reviewed the plans received in the Planning Department 1979 05 28 and the coloured information received 1979 04 18.

Mr. T. Pierce, project co-ordinator, was present to explain this latest proposal. Mr. Pierce then left the meeting.

The Committee found this project acceptable subject to all elevation drawings being revised to correspond with the site plan in relation to the carport roofs.

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The Committee understands that the applicant wishes to appeal as part of a development permit application the by-law problems of horizontal arcs and fence heights. The Committee would endorse the applicant's appeal in this regard as the Committee feels strongly that the loss of the carports, certain living room windows and privacy fences would seriously reduce the design and liveability aspects of the units.


ACCEPTABLE WITH CONDITIONS

9. PROPOSED EXTERIOR ALTERATIONS TO A SCHOOL ON THE NORTH SIDE OF KING ALBERT AVENUE WEST OF GATENSBURY STREET AT 1121 KING ALBERT AVENUE.

The Committee reviewed the coloured information received in the Planning Department 1979 05 30.

The Committee found the proposed revisions and the colours acceptable.

ACCEPTABLE



Neil Maxwell,
Secretary

NM/dm

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1979 06 13
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 1979 06 13

A meeting of the Design Committee was held in the Committee Room on Wednesday, 1979 06 13 at 6:00 p.m. with the following persons present:

COMMITTEE:

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

STAFF:

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

1. B-5948 - PROPOSED COMMERCIAL BUILDING ON THE NORTH WEST CORNER OF BARNET HIGHWAY AND LANSDOWNE STREET AT 2745 BARNET HIGHWAY. 2nd REVIEW

The Committee reviewed the revised plans and accompanying letter received in the Planning Department 1979 06 11.

The Committee finds the project acceptable subject to the reduced spacing on fence screening being called up on the working drawings.

ACCEPTABLE WITH CONDITION

2. B-6131 - PROPOSED CHURCH ON THE EAST SIDE OF FAIRFAX STREET BETWEEN CLIFTON AVENUE AND BRISBANE AVENUE AT 821 FAIRFAX STREET. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1979 06 04 and the coloured elevations received 1978 06 14.

The Committee finds the project acceptable.

ACCEPTABLE

3. PRELIMINARY PLANS FOR A PROPOSED ADDITION TO BURQUITLAM PLAZA ON THE EAST SIDE OF CLARKE ROAD. 1st REVIEW

The Committee reviewed the plans and coloured elevations received in the Planning

Design Committee Minutes
1979 06 13

Department 1979 06 05.

The Committee finds the proposed addition acceptable for Public Hearing.

ACCEPTABLE FOR PUBLIC HEARING

4. Z-28-79 - PROPOSED CHURCH AT THE INTERSECTION COMO LAKE AVENUE, MARINER WAY AND SPURAWAY DRIVE. 1st REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department 1979 06 11.

It appears that the plans offer promise for a unique design on this highly prominent corner, however, the drawings lacked the information needed to adequately review the project. The Committee also notes that the plans and elevations are not in conformity with one another.

The Committee strongly suggests that the use of stucco as an exterior material be reconsidered. The building form lends itself to a concrete finish rather than stucco. Consideration should be given to a finish such as "Expo 200 or 300" or perhaps even vertical cedar siding could be considered.

When the revised and additional information is being prepared the Committee requests that the drawings also include the following:

1. details on the window fenestration, roof and roof edge where the transition occurs between the roof and the wall;
2. alternate sketch perspectives of two or three other views of the building;
3. complete drawings of all building elevations.

REVISED PLANS REQUESTED

5. B-6167 - PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF AUSTIN AVENUE EAST OF MARMONT STREET AT 1126 AUSTIN AVENUE. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1979 06 07.

The Committee finds the project acceptable subject to the exterior materials being identified on the plans as matching the existing buildings to the west.

ACCEPTABLE WITH CONDITIONS.

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1979 06 13

6. B-5982 - PROPOSED 105 UNIT RENTAL APARTMENT BUILDING ON THE NORTH WEST CORNER OF LANSDOWNE STREET AND HEATH CRESCENT AT 1180 LANSDOWNE STREET. 3rd REVIEW

The Committee reviewed the revised plans received in the Planning Department 1979 06 13.

The Committee finds the project generally acceptable, however, they would reiterate their earlier comments regarding the treatment of the main building entrances. The coloured awning is an improvement, however, the following specific suggestions could also be considered:

1. extending the awning/canopy out over the sidewalk;
2. utilizing trellises, fencing and lighting;
3. providing feature planting.

In addition to the above the Committee also suggests consideration be given to the following:

- a. rounding the corners on the planting areas in the parking lot;
- b. increasing the quantity of the ivy and silverleaf dogwood in the planting strip which is intended to screen the peripheral parking spaces;
- c. utilizing a different colour tone on the cedar shingle siding for at least the central building.

The Committee feels that the turfstone pavers are an important landscape feature and should be retained. Furthermore, the Committee requests written confirmation that the proper base will be installed to accept the weight load of emergency vehicles.

REVISED PLANS REQUESTED

7. B-6106 - PROPOSED MINI-STORAGE UNITS ON THE NORTH SIDE OF LOUGHEED HIGHWAY EAST OF SCHOOLHOUSE STREET AT 1601 LOUGHEED HIGHWAY. 2nd REVIEW

The Committee reviewed the revised plans and coloured elevations received in the Planning Department 1979 06 13.

The revisions to the "living quarter" building are a definite improvement over the previous submission, however, the Committee suggests that only hip roofs be utilized on this structure. This would lower the appearance from Lougheed Highway and also provide a shade overhang for the upper windows which face south.

The Committee further suggests that:

1. the horizontal band on the cedar end walls facing Lougheed Highway be

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1979 06 13

removed;

2. the planting height of the thuja plicata atrovirens in the rear planting strip be increased;
3. the solid stain colours proposed for the cedar end walls should be adjusted to Olympic Stain Semi-Transparent as follows:
 - a. 704 for the equivalent to Bapco 102 D-4
 - b. 717 for the equivalent to Bapco 174 D-4
 - c. 720 for the equivalent to Bapco 258 D-4
 - d. 723 for the equivalent to Bapco 360 D-4
4. the "charcoal" trim colour be adjusted to Olympic Stain Semi-Transparent 725.

The project is acceptable subject to the above concerns being resolved to the satisfaction of the Planning Director.

The Committee further notes that they understand the applicant's economic needs for requiring the amount of proposed floor area and the soil condition argument for siting the buildings where proposed. Although it would require a loss in overall floor area on the site the Committee is still of the opinion that the visual impact from Loughheed Highway will be undesirable and therefore the amount and location of the two-storey buildings should be seriously reconsidered.

If the Committee's suggestion regarding the "living quarter" building is implemented the Committee would have no objection to it being located in its proposed location.

ACCEPTABLE WITH CONDITIONS

8. B-5234 - PROPOSED VARIATION TO CHALET CLUBHOUSE UNDER CONSTRUCTION ON QUARRY ROAD FOR THE SWISS CANADIAN RIFLE CLUB.

The Committee reviewed a verbal request presented by the Planning Department on behalf of the project co-ordinator, Mr. H. Strubin, to vary the roofing material.

The Committee would have no objection to red tile roofing material being utilized in place of cedar shakes.

ACCEPTABLE

9. B-5959 - PROPOSED INDUSTRIAL BUILDING ON THE SOUTH WEST CORNER OF BURBIDGE STREET AND ROGERS AVENUE AT 20 BURBIDGE STREET. 2nd REVIEW

The Committee reviewed the revised plans received in the Planning Department

Design Committee Minutes
1979 06 13

1979 06 13.

The proposed new colour combination resulting from the change in the major exterior material would in the Committee's opinion detract from the appearance of the building. The Committee suggests that the wall panels be a warmer tone. This could be achieved by utilizing an earth tone aggregate in the concrete mix for the wall panels.

Alternatively the Committee would suggest that the brick and stucco colours be reconsidered. A grey coloured brick and the fascia in a grey metal cladding or perhaps even a warmer colour to match the overhead doors, may be more appropriate.

In an effort to expedite this application the Committee would find this project acceptable subject to a revised colour schedule being submitted for review at the next Design Committee meeting.


ACCEPTABLE WITH CONDITIONS

10. B-5970 - PROPOSED 41 UNIT RENTAL APARTMENT BUILDING ON THE NORTH WEST CORNER OF HOWIE AVENUE AND GATENSBURY STREET AT 1209 - 1215 HOWIE AVENUE. 2nd REVIEW

The Committee reviewed the revised plans received in the Planning Department 1979 06 13 and the verbal report from the Planning Department staff on other matters pertaining to this project.

The proposed solution to the Committee's earlier concerns regarding the gravel bed adjacent to the building is acceptable. The Committee would find the applicant's proposed solutions to the remaining problems acceptable subject to the necessary drawings and written confirmation being submitted where applicable and also subject to a waterproof membrane being utilized beneath the facing material on the fin walls.

ACCEPTABLE WITH CONDITIONS



Neil Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1979 06 27
COM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:

A meeting of the Design Committee was held in the Committee Room on Wednesday, 1979 06 27 at 6:00 p.m., with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. W. Roper
Mr. T. Thompson
Mr. K. White

STAFF:

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

1) PRELIMINARY PLANS FOR A PROPOSED RESTAURANT ON THE NORTH SIDE OF BARNET HIGHWAY WEST OF LANSDOWNE STREET

The Committee reviewed the plans received in the Planning Department 1979 06 21 and the coloured perspective received 1979 06 27.

The Committee is of the opinion that the proposed design is not in keeping with the standards of existing and proposed construction in the Town Centre area. Furthermore, the Committee feels that a more innovative and imaginative project is possible on this site and that this proposed building is not to the standards the Committee has come to expect from McDonald's.

The preliminary landscaping concept for this site does not reflect the high standard of landscaping the Committee is seeking for this area. When a revised concept is being prepared, the Committee also suggests that consideration be given to breaking up the large expanse of blacktop.

REVISED PLANS REQUESTED

Design Committee Minutes
of 1979 06 27 con't

- 2) B-6232 - PROPOSED 32 UNIT APARTMENT ON THE SOUTHWEST CORNER OF KING ALBERT AVENUE AND MARMONT STREET AT 1056-1062 KING ALBERT AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department 1979 06 21 and 1979 06 27.

The Committee finds the project acceptable subject to consideration being given to introducing glazing between the beams over the entrance way.

ACCEPTABLE WITH CONDITIONS

- 3) B-5982 - PROPOSED 105 UNIT APARTMENT PROJECT ON THE NORTHWEST CORNER OF LANSDOWNE STREET AND HEATH CRESCENT AT 1180 LANSDOWNE STREET - 4TH REVIEW

The Committee reviewed the revised plans received in the Planning Department 1979 06 27.

The Committee finds the project acceptable subject to consideration being given to varying the awning colours on each building.

The revised landscaping scheme was also found to be acceptable even though it was not the Committee's intention to have just larger plant material adjacent to the entries but rather to "express" the entry with planting.

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

ACCEPTABLE WITH CONDITIONS

- 4) Z-73-76 - GUIDELINES FOR ALTERATIONS AND/OR ADDITIONS TO A 103 UNIT PLANNED HOUSING DEVELOPMENT AT THE SOUTHEAST CORNER OF AUSTIN AVENUE AND HICKEY STREET

The Committee reviewed a verbal report from the Planning Department on a proposed addition and carport enclosure to one of the units in the above project and the guidelines which have been established for additions within a similar housing project in Coquitlam (Meadowbrook Village).


The project under review is of similar density and the Committee's objectives of retaining the design and livability should be maintained. As a result, the Committee would recommend that the Planning Director utilize the following guidelines which Council has adopted for review of alteration and/or addition applications to the Meadowbrook units:

Design Committee Minutes
of 1979 06 27 con't

4) Z-73-76 con't

- a) such applications being in conformity with the following guidelines -
 - i) not having an adverse effect on the daylighting and privacy of adjacent units;
 - ii) being in keeping with the style of existing development as regards shapes, colours and exterior materials;
 - iii) being restricted to a maximum site coverage of 30% and a maximum height of two storeys, such that the building density of the project is not unduly increased; and
 - iv) not involving enclosure of carports or other potential reduction in the amount of off-street parking;
- b) immediately adjacent owners being notified of applications for additions, and being given two weeks to review the application and comment thereon;
- c) issuance of building permits for such additions being subject to the applicant posting a \$300 cash bond, returnable upon completion of the addition in compliance with the permit.

NM/ci


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1979 08 08
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes of 1979 08 08 OUR FILE:

A meeting of the Design Committee was held in the Committee Room on Wednesday, 1979 08 08 at 6:00 p.m., with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. T. Thompson
Mr. K. White
Mr. W. Roper (Item 9 only)

STAFF:

Mr. N. Maxwell, Planning Assistant

GUESTS:

Mr. D. Patrick
Mr. E. Roth
Mr. T. Pierce

- 1) B-6458 - PROPOSED INDUSTRIAL BUILDING ON THE WEST SIDE OF CAYER STREET SOUTH OF BOOTH AVENUE AT 204 CAYER STREET

The Committee reviewed the landscape plan received in the Planning Department 1979 08 07.

The Committee now finds the project acceptable.

ACCEPTABLE

- 2) B-6488 - PROPOSED MCDONALD'S RESTAURANT ON THE NORTH SIDE OF BARNET HIGHWAY WEST OF LANSDOWNE STREET - 3RD REVIEW

The Committee reviewed the revised plans received in the Planning Department 1979 07 31.

The Committee finds this project acceptable.

ACCEPTABLE

Design Committee Minutes
of 1979 08 08

- 3) B-6463 - PROPOSED BURGER KING RESTAURANT ON THE NORTH SIDE OF BARNET HIGHWAY WEST OF LANSDOWNE STREET - 2ND REVIEW

The Committee reviewed the revised drawings received in the Planning Department 1979 07 26.

The Committee finds this project acceptable.

ACCEPTABLE

- 4) B-6232 - PROPOSED 32-UNIT APARTMENT ON THE SOUTH-WEST CORNER OF KING ALBERT AVENUE AND MARMONT STREET AT 1056-1062 KING ALBERT AVENUE

The Committee reviewed a request from the applicant regarding the problems encountered with the horizontal arc requirements of the Zoning By-law.

The Committee understands that the applicant wishes to appeal, as part of a development permit application, the by-law problems of horizontal arcs. The Committee would endorse the applicant's appeal in this regard.

ACCEPTABLE

- 5) Z-24-79 - PROPOSED COMMERCIAL BUILDING ON THE NORTH-WEST CORNER OF WESTWOOD STREET AND GORDON AVENUE AT 1006 WESTWOOD STREET - 3RD REVIEW

Mr. Dennis Patrick, project engineer, was present to discuss with the Committee their earlier comments regarding the plans received in the Planning Department 1979 07 24. Mr. Patrick then left the meeting.

The Committee suggests that consideration be given to the following:

- a) introducing a berm along Westwood Street adjacent to the intersection of Westwood Street and Gordon Avenue and Westwood Street and the lane;
- b) providing heavy landscaping along Westwood Street, particularly in the bermed areas;
- c) extending the fascia further along the north elevation, as discussed with Mr. Patrick, to approximately the location of the man door;
- d) providing a fence adjacent to the north-east corner of the building and along the lane. The fence should be of good design and quality materials.

Design Committee Minutes
of 1979 08 08

5) Z-24-79 con't

The Committee also reviewed the applicant's request for endorsement of a relaxation of the required setback along Westwood Street. The plans are of a standard building configuration and it appears that the building has not been designed to suit the site. The Committee therefore cannot endorse the request for a reduced setback along Westwood Street.

If revised plans reflecting the above suggestions are submitted by 1979 08 13, the Committee is willing to review them in advance of the next regularly scheduled meeting, so that there can be a possibility of this project proceeding to Public Hearing on 1979 08 23.

REVISED PLANS REQUESTED

6) Z-36-79 - PROPOSED DRIVING COURSE AND SERVICE BUILDING ON THE SOUTH SIDE OF LOUGHEED HIGHWAY EAST OF KING EDWARD STREET - 2ND PRELIMINARY REVIEW

The Committee reviewed the revised plans received in the Planning Department 1979 08 03.

Mr. E. Roth was present to discuss the Committee's earlier comments and to explain the latest drawings. Mr. Roth then left the meeting.

The Committee appreciates the effort given to the present proposal, however, the Committee must reiterate their earlier concerns and request that the project again be rethought.

REVISED PLANS REQUESTED

7) Z-27-79 - PROPOSED 120-UNIT TOWNHOUSE PROJECT AT THE INTERSECTION OF COMO LAKE AVENUE, MARINER WAY AND SPURAWAY DRIVE - 3RD PRELIMINARY REVIEW

The Committee reviewed the revised plans, coloured material samples, and coloured perspective received at this meeting.

The project is now acceptable for Public Hearing, however, if this project reaches the building permit application stage, the Committee will be looking for detailed drawings which include information on fencing, screening, trellises and landscaping.

ACCEPTABLE FOR PUBLIC HEARING

Design Committee Minutes
of 1979 08 08

8) B-6312 - PROPOSED INDUSTRIAL BUILDING ON THE NORTH SIDE OF UNITED BOULEVARD
WEST OF BURBIDGE STREET AT 2381 UNITED BOULEVARD - 3RD REVIEW

The Committee reviewed the revised perspective elevations received in the Planning Department 1979 08 08.

The Committee is disappointed with the progress being made on the office portion of the building. The Committee feels that with a moderate amount of effort, a reasonable design could be achieved for this portion of the building. In light of the foregoing, it is suggested that the applicants seek professional design advice to resolve this outstanding problem.

REVISED PLANS REQUESTED

Mr. White stepped down as a member of the Committee.
Mr. Roper arrived at the meeting at this point.

9) B-5755 & B-6167 - REVISIONS TO PLANS FOR TWO PROPOSED COMMERCIAL BUILDINGS
ON SOUTH SIDE OF AUSTIN AVENUE EAST OF MARMONT STREET AT 1126 AND 1140
AUSTIN AVENUE

The Committee reviewed the proposed revisions received in the Planning Department 1979 07 31.

Mr. K. White, project designer, explained problems encountered with the requirements of the National Building Code and how they related to these two projects. Mr. White then left the meeting.

The Committee finds the proposed revisions acceptable.

ACCEPTABLE

Mr. White returned to the meeting.

NM/ci


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT:

DATE 15

FROM: Design Committee DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of 1979 08 22

OUR FILE:

A meeting of the Design Committee was held on 1979 08 22 at 6:00 p.m. in the Committee Room with the following persons present:

COMMITTEE:

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

STAFF:

Mr. N. Maxwell, Planning Assistant

GUESTS:

Mr. Lang
Mr. Marquardt
Mr. H. Mordhorst
Mr. E. Roth

1. B-6578 - PROPOSED ADDITION TO A SERVICE STATION ON THE NORTH EAST CORNER OF AUSTIN AVENUE AND POIRIER STREET AT 1707 AUSTIN AVENUE. 1st REVIEW

The Committee reviewed the plans and coloured photographs received in the Planning Department 1979 08 16.

The proposed addition is not in keeping with the design of the existing building. The Committee suggests that the roof and finishes match those on the existing structure.

The Committee will also be looking for a landscape plan which provides an adequate screen for the residences to the north.

REVISED PLANS REQUESTED

2. DP-24-79 - PROPOSED CARPORTS FOR A 105 UNIT APARTMENT PROJECT UNDER CONSTRUCTION AT 1180 LANSDOWNE STREET.

The Committee reviewed the plans received in the Planning Department 1979 08 16 and the applicant's request for relaxation of the horizontal arc requirements of the

Design Committee Minutes of
1979 08 22

DP-24-79 con't.

Zoning By-Law as it relates to the carport locations.

The Committee finds the introduction of carports acceptable and would endorse the applicant's appeal regarding the problems relating to horizontal arcs.

ACCEPTABLE

3. B-6577 - PROPOSED ADDITION TO COMMERCIAL BUILDING AT 329 NORTH ROAD - COLUMBIAN NEWSPAPER.

The Committee reviewed the plans and coloured photographs received in the Planning Department 1979 08 16.

The Committee finds the proposed addition acceptable.

ACCEPTABLE

4. PRELIMINARY PLANS FOR A PROPOSED ADDITION TO A COMMERCIAL BUILDING ON THE SOUTH SIDE OF BARNET HIGHWAY EAST OF LANSDOWNE STREET AT 2786 BARNET HIGHWAY.

The Committee reviewed the plans received in the Planning Department 1979 08 17 and the coloured photos received 1979 08 21.

The Committee finds the proposed expansion generally acceptable. The Committee would, however, suggest that landscaping be introduced wherever possible to help reduce the visual impact of the large asphalt areas.

ACCEPTABLE

5. DP-18-79 - PROPOSED MINI-STORAGE DEVELOPMENT ON THE NORTH SIDE OF LOUGHEED HIGHWAY EAST OF SCHOOLHOUSE STREET AT 1601 LOUGHEED HIGHWAY.

The Committee met with the owner, Mr. Marquardt, and the project designer, Mr. Lang, and discussed possible adjustments to the project in light of the recent Planning and Development Committee recommendation. Mr. Marquardt and Mr. Lang then left the meeting.

The Committee offers the following suggestions to help soften the visual impact of the project from the Lougheed Highway:

1. eliminate the second floor from Building #2 and then utilize a "low" one-storey building in its place;
2. introduce a 6' wide heavily planted landscaped strip along the front prop-

Design Committee Minutes
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DP-18-79 con't.

erty line, augmented with a staggered decorative fence;

3. utilize a "low" one-storey building design for the 45' front portion of Building #6;
4. eliminate the chain link fence in front of the caretaker building;
5. increase the planting in the south west corner of the site, not only in size but to a depth of 25' into the property from the front property line.

The Committee would have no objection to the project proceeding subject to the above suggestions being resolved to the satisfaction of the Planning Director.

ACCEPTABLE WITH CONDITION

6. B-6559 - PROPOSED INDUSTRIAL BUILDING IN THE MAYFAIR INDUSTRIAL PARK ON THE WEST SIDE OF GLACIER STREET SOUTH OF SHUSWAP AVENUE AT 70 GLACIER STREET.

The Committee reviewed the plans received in the Planning Department 1979 08 14 and 21 and the coloured perspective received 1979 08 14.

Mr. H. Mordhorst, project engineer, was present to explain a few questions the Committee had on the project. Mr. Mordhorst then left the meeting.

The Committee finds the building generally acceptable, however, the landscaping was particularly sparse. It is suggested that the landscaping materials be at least doubled in quantity and mass planted. In addition to the foregoing the Committee also suggests consideration be given to the following:

1. extending the canopy, on the east elevation at the south end of the warehouse, northwards to provide protection for the two overhead doors;
2. providing a lattice type screen around any rooftop mechanical equipment.

The Committee would appreciate the submission of coloured samples of exterior materials. This project is acceptable subject to the submission of the material samples and subject to the above concerns being resolved to the satisfaction of the Planning Director.

ACCEPTABLE WITH CONDITIONS

7. Z-36-79 - PROPOSED DRIVING COURSE AND SERVICE BUILDING ON THE SOUTH SIDE OF LOUGHEED HIGHWAY EAST OF KING EDWARD STREET. 3rd REVIEW

The Committee reviewed the revised plans received in the Planning Department 1979

Design Committee Minutes
of 1979 08 22

7-36-79 con't.

08 20 and the coloured perspective received 1979 08 21.

Mr. E. Roth was present to explain a number of questions the Committee had on this proposal. Mr. Roth then left the meeting.

The Committee finds this project acceptable for Public Hearing and appreciates the applicant's response to their earlier comments. If this project reaches the building permit application stage the Committee suggests that consideration be given to the following comments:

1. increasing the angle on the skylight over the main entry;
2. utilizing horizontal cedar siding with no trim and mitred corners in place of the vertical siding.

In addition to the above the Committee will also be looking for a high standard of landscaping which would be in keeping with the quality of the building now being proposed and actual coloured samples of exterior materials.


ACCEPTABLE FOR PUBLIC HEARING

8. B-6492 - PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF RIDGEWAY AVENUE EAST OF NELSON STREET AT 1041 RIDGEWAY AVENUE. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1979 08 16 and the coloured perspective drawing received 1979 08 15.

The Committee finds the project basically acceptable, however, the applicant should seek professional design assistance with a view to simplifying the treatment of the front and rear fascades.

REVISED PLANS REQUESTED


Neil Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT:

DATE: 1979 09 05

FROM: Design Committee DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of 1979 09 05

OUR FILE:

A meeting of the Design Committee was held on 1979 09 05 at 6:00 p.m. in the Committee Room with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. W. Roper
Mr. K. White

STAFF:

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

1) PROPOSED INDUSTRIAL INTERMODAL SERVICE BUILDING FOR CPR AT 11 BURBIDGE STREET

The Committee reviewed the plans and coloured perspectives received in the Planning Department 1979 09 04.

The Committee finds the buildings and landscaping acceptable, however, would suggest that consideration be given to providing screening for the rooftop mechanical equipment on the office building.

ACCEPTABLE

2) PROPOSED BUILDING TO PROVIDE SHELTER FOR PLANTS AND GARDEN SUPPLIES AT 1665 COMO LAKE AVENUE

The Committee reviewed the plans and coloured photos received in the Planning Department 1979 09 05.

The Committee appreciates the effort made by the applicant to improve the appearance of the site, however, due to the very functional design of the structure and the highly visible location, the Committee strongly suggests that consideration be given to a more substantial structure. Perhaps a design could be considered which would incorporate the existing lean-to as well as the proposed planting shelter.

REVISED PLANS REQUESTED

Design Committee Minutes
of 1979 09 05

3) EXPOSED GAS UTILITY INSTALLATIONS

The Committee heard a verbal report from the Planning Department staff regarding the problems recently encountered by the installation of the gas meters in the landscape strip on the south side of Austin Avenue east of Marmont Street. The Committee heartily agrees that wherever possible these unsightly meters should be screened or incorporated into the building design in some manner. However, as municipal staff have written to B.C. Hydro gas officials seeking their comments on possible solutions to this problem, the Committee will withhold any specific recommendations until a response has been received from B.C. Hydro.

NM/ci


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee

DEPARTMENT:

DATE: 1979 09 19

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of 1979 09 19

OUR FILE:

A meeting of the Design Committee was held on 1979 09 19 at 6:00 p.m. in the Committee Room, with the following persons present:

COMMITTEE:

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

STAFF:

Mr. K. McLaren, Development Control Technician

GUEST:

Mr. Dodson

1. PRELIMINARY REVIEW OF A PROPOSED SERVICE COMMERCIAL BUILDING ON THE NORTH SIDE OF BARNET HIGHWAY WEST OF LANSDOWNE STREET AT 2739 BARNET HIGHWAY - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department 1979 09 11.

The Committee is of the opinion that the proposed design is not in keeping with the standards of design established by existing and proposed construction which will be prevalent in this highly visible area adjacent the Coquitlam Town Centre. The design should be seriously reconsidered and modified to create some interest in the building form and be more aesthetically pleasing.

The site development is inadequate, particularly in relation to the large expanses of asphalt and the negligible landscaping. Revised preliminary plans should include information on the interim and long term use of the large area east of the building.

In conclusion, the Committee feels that Coquitlam's Town Centre Area is a special setting that calls for a more exciting building design and landscaping theme than the present proposal.

UNACCEPTABLE
REVISED PLANS REQUESTED

Design Committee Minutes
of 1979 09 19

2. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING FOR MOTHER'S PIZZA ON THE NORTHEAST CORNER OF BARNET HIGHWAY AND CORNWALL STREET AT 2575 BARNET HIGHWAY - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department 1979 09 12 and the coloured perspective, colour chips and landscape plan received at this meeting.

Mr. E. Dodson, the project architect, was present to submit this project to the Committee and answer any questions. Mr. Dodson then left the meeting.

The proposed building is generally acceptable, however, the Committee would recommend that consideration be given to utilizing cedar shingles in place of the asphalt shingles, which would be more in keeping with the design theme.

In relation to site development, the Committee requests consideration be given to:

- 1) Improving the ease of maneuvering on the interior and external corner parking spaces by widening at the ends of the stalls.
- 2) Breaking up the large expanse of blacktop by:
 - a) Deleting two parking spaces within the easterly bank of spaces and introducing landscaping. The Committee is also requesting the Corkscrew project to mirror this proposal. The combined planters (2 of 2 parking spaces each) should be located approximately on a horizontal line with the two end planting areas in the middle parking area of the Corkscrew development.
 - b) Landscaping behind the curb stops with low ground cover.
 - c) Introducing pockets in the retaining wall to introduce planting, perhaps of the same material used behind curb stops.

The revised landscape plan should also show landscaping proposed for the boulevard and should provide information on spacing.

The above changes should result in an increase in planting materials and not a spreading out of presently proposed landscape material.

The Committee notes that the revised landscaping concept presented by the project architect at this meeting shows landscaping around the building. This alleviates a concern the Committee would have had with the original submission.

ACCEPTABLE WITH CONDITIONS

Design Committee Minutes
of 1979 09 19

3. PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF BARNET HIGHWAY AND SOUTH SIDE OF RUNNELL DRIVE EAST OF CORNWALL STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department 1979 09 24.

The Committee finds the proposed building acceptable, however, in relation to site development, would request consideration be given to:

- a) Landscaping behind the curb stops with low ground cover.
- b) Eliminating two parking spaces on the westerly bank of parking and introducing landscaping. The Committee is also requesting the Mother's Pizza project to mirror this proposal. The combined planters (2 of 2 parking spaces each) should be located approximately on a horizontal line with the two end planting areas in the middle parking area of this proposal.
- c) Improving the ease of maneuvering on the interior and external corner parking spaces by widening at the ends of the stalls.

The Committee was advised by the Planning Department of a by-law problem with regard to projecting rock elements exceeding the maximum allowable height under the Zoning By-law. The Committee is concerned with the possible detrimental results to the design if revisions are made to the building to rectify this problem. It is the Committee's opinion that the aesthetic concept of the building is based on stone elements which reflect towers or turrets. The overall design scheme and character of the building enforce this image both inside and outside the building. The Committee therefore feels that these "towers" would qualify as a height exception under Section 403(4) of By-law No. 1928.

ACCEPTABLE WITH CONDITIONS

4. REVISED PLANS FOR A PROPOSED INDUSTRIAL BUILDING IN THE MAYFAIR INDUSTRIAL PARK ON THE WEST SIDE OF GLACIER STREET SOUTH OF SHUSWAP AVENUE AT 70 GLACIER STREET - 2ND REVIEW

The Committee reviewed the revised plans received in the Planning Department 1979 09 12.

The Committee still finds the building generally acceptable, however, this project is tabled for input on the following two matters mentioned earlier:

- a) Clarification on the location and screening of any rooftop mechanical equipment.

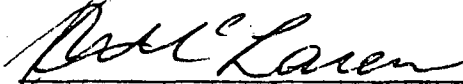
Design Committee Minutes
of 1979 09 19

4. con't

- b) A revised landscape plan with increases in planting, as recommended at the meeting of 1979 08 22.

REVISED PLANS REQUESTED

KM/ci



K. McLaren
Acting Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT:

DATE: 1979 10 03

FROM: Design Committee DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of 1979 10 03

OUR FILE:

A meeting of the Design Committee was held on 1979 10 03 at 6:00 p.m. in the Committee Room with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. K. Harford
Mr. W. Roper
Mr. K. White

STAFF:

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

GUESTS:

Miss N. Therrien
Mr. A. Nonis
Mr. R. Carr
Mr. V. Forester

1. Z-34-74 - REVISED PRELIMINARY PLANS FOR A PROPOSED RECREATION COMPLEX WITHIN OXBOW LAKE ESTATES.

The Committee reviewed the revised preliminary plans received in the Planning Department 1979 09 26 and the material samples submitted 1979 10 03.

The Committee does not find the prefabricated log building an acceptable substitute design wise, to the building in the agreement plans. Furthermore the Committee would point out that the plans of the building included in the development agreement have been available in the Planning Department for several years to potential purchasers or purchasers of homes in this development. For this reason the Committee feels it is even more important that any revisions maintain the standard of design depicted on the agreement plans.

UNACCEPTABLE

Committee member Mr. K. White left the meeting at this point.

Design Committee Minutes
of 1979 10 03

2. REVISED LANDSCAPE PLAN FOR TWO COMMERCIAL BUILDINGS ON THE SOUTH SIDE OF AUSTIN AVENUE AT 1112 and 1116 AUSTIN AVENUE.

The Committee reviewed the "as built" landscape planting received in the Planning Department 1979 10 03.

It appears that even though the landscape plans which form part of the development agreement were not closely adhered to, the actual planting for the most part is acceptable. The Committee, however, feels that the following deficiencies should be corrected:

1. the planter boxes to the front of 1112 Austin Avenue be installed;
2. the lane planting for 1116 Austin Avenue as depicted in Detail C & E on the agreement drawings be installed. This would require the asphalt paving in the area of Detail C to be removed.

In addition to the foregoing 3 or 4 broom should be planted adjacent to the gas meter in front of 1112 Austin Avenue to better screen this facility.

ACCEPTABLE WITH CONDITIONS

Mr. White returned to the meeting.

3. Z-44-78 - PROPOSED 76 BED COMMUNITY CARE FACILITY ON THE SOUTH SIDE OF AUSTIN AVENUE EAST OF WESTVIEW STREET AT 560 AUSTIN AVENUE.

The Committee reviewed the revised plans received in the Planning Department 1979 10 02.

The Committee understands the constraints under which the project architect is working, however, feels that the changes which have been made have been to the detriment of the design. In particular, the Committee is concerned with the east and west elevations. The treatment of these elevations should be restudied especially in relation to the stucco panels which have been added.

If the applicant wishes the Committee will meet with the project architect at the next regularly scheduled meeting to discuss this matter further. Colored elevation drawings of the revised proposals would be of assistance in further reviews.

REVISED PLANS REQUESTED

Mr. Finlay left the meeting at this point.

Design Committee Minutes
of 1979 10 03

4. PRELIMINARY REVIEW OF A PROPOSED SERVICE COMMERCIAL BUILDING ON THE NORTH SIDE OF BARNET HIGHWAY WEST OF LANSDOWNE STREET AT 2739 BARNET HIGHWAY.
2nd PRELIMINARY REVIEW

The Committee reviewed the proposals submitted at this meeting. The project representatives, Ms. N. Therrien, Mr. A. Nonis, Mr. V. Forester and Mr. R. Carr explained the latest proposals and then left the meeting.

The Committee feels the landscape concept is a significant improvement over the original proposal. The Committee would, however, offer the following suggestions:

1. introducing low maintenance landscape planting into the area beyond the wheel stops;
2. widening the end parking stalls by flaring the curb line thereby improving the manoeuvring in and out of those spaces.

In relation to the building the Committee suggests that consideration be given to the following:

- a. restudying the front entrance with a view to creating a more interesting element. This may be achieved by recessing the entrance, introducing skylights or utilizing a glass canopy;
- b. providing some design interest on the north elevation particularly adjacent to the visible north east corner;
- c. continuing the "cedar" and the "V" graphic effects around the south west corner of the building onto the west elevation.

REVISED PLANS REQUESTED

5. PRELIMINARY REVIEW OF PLANS FOR PROPOSED RE-DEVELOPMENT OF THE SHELL SERVICE STATION ON THE NORTH WEST CORNER OF LOUGHEED HIGHWAY AND WESTWOOD STREET AT 3051 LOUGHEED HIGHWAY.
1st REVIEW

The Committee reviewed the plans and coloured material samples received in the Planning Department 1979 10 03.

The subject site is located on a highly visible corner in the Coquitlam Town Centre area adjoining future extensive commercial development. The design being proposed by the applicants is a standard 6 bay service station for this company. The Committee feels that Coquitlam's Town Centre is a special setting that calls for a more unique and existing design than the present proposal. Furthermore the preliminary landscaping concept does not reflect the high standard of landscaping the Committee is seeking for this area.

UNACCEPTABLE
REVISED PLANS REQUESTED

Design Committee Minutes
of 1979 10 03

6. PROPOSED BUILDING TO PROVIDE SHELTER FOR PLANTS AND GARDEN SUPPLIES AT
1665 COMO LAKE AVENUE. 2nd REVIEW


The Committee reviewed the revised plans received in the Planning Department
1979 10 02.

The revisions to the proposed shelter are a definite improvement over the
original submission. The Committee, however, suggests that the following
specific suggestions be implemented:

1. utilize a concrete block such as "Expo 300" on the planter box;
2. restrict the use of the clear fibreglass panels to the roof only;
3. utilize cedar faced plywood stained Olympic 722 on the sidewalls
in place of the fibreglass panels; and
4. stain all the accent trim boards Olympic "New Bark".

The project is therefore acceptable subject to the above concerns being
resolved to the satisfaction of the Planning Director.

ACCEPTABLE WITH CONDITIONS


Neil Maxwell,
Secretary

NM/dm

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT:
FROM: Design Committee DEPARTMENT:
SUBJECT: Design Committee Minutes
of 1979 10 17

DATE: 1979 10 17
YOUR FILE:
OUR FILE:

A meeting of the Design Committee was held in the Committee Room on 1979 10 17 at 6:00 p.m. with the following persons present:

COMMITTEE:

Mr. D. Nichols
Mr. W. Roper,
Mr. K. White

STAFF:

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

GUESTS:

Mr. A. Ingre
Mr. H. Culham
Mr. B. Bissett
Mr. I. Jacobs
Mr. G. Stene

1. PROPOSED ADDITION TO A COMMERCIAL BUILDING ON THE SOUTH SIDE OF BARNET HIGHWAY EAST OF LANSDOWNE STREET AT 2786 BARNET HIGHWAY.

The Committee reviewed the plans received in the Planning Department 1979 08 30 and 1979 10 15.

The Committee finds the proposed addition and landscaping acceptable subject to three or four substantial deciduous trees (minimum 8' height) being provided along the Barnet Highway frontage.

ACCEPTABLE WITH CONDITIONS

Design Committee Minutes
of 1979 10 17

2. PRELIMINARY PLANS OF A PROPOSED COMMERCIAL BUILDING ON THE EAST SIDE OF CLARKE ROAD SOUTH OF SMITH AVENUE AT 504 CLARKE ROAD.

The Committee reviewed the plans and coloured perspective received in the Planning Department 1979 10 04.

The Committee feels that the basic building form as depicted on the perspective expresses some interest. It appears, however, that the drawings and perspective do not co-relate. The Committee believes the perspective is the proper reflection of the intended building design.

In an effort to create more design interest the Committee suggests that consideration be given to recessing the sign band and the glass store front of the ground floor.

The Committee cannot, however review this project further until the plans, elevations and perspective are in agreement.

REVISED PLANS REQUESTED

3. Z-44-78 - PRELIMINARY REVIEW OF A PROPOSED 76 BED INTERMEDIATE CARE FACILITY ON THE SOUTH SIDE OF AUSTIN AVENUE EAST OF WESTVIEW STREET AT 560 AUSTIN AVENUE.

The Committee reviewed the revised preliminary plans received in the Planning Department 1979 10 02.

Mr. A. Ingre, project engineer and Mr. H. Culham, project architect were present to discuss the Committee's earlier comments regarding the proposed revisions. Mr. Ingre and Mr. Culham then left the meeting.

The Committee appreciated the explanation of the evolvement of the design to the present proposal. The Committee feels that the brick facing on the finwalls and the north and south elevations are an extremely valuable element in this design and should definitely be retained.

In the Committee's opinion the storage areas would read better as volumes expressed as a unit rather than as four small elements divided by the structure. This would also result in a cost saving for the project. The Committee further suggests that the vertical concrete element should also be eliminated from the upper canopy thereby creating an uninterrupted band between the finwalls.

ACCEPTABLE

4. PROPOSED REDEVELOPMENT OF THE SHELL SERVICE STATION ON THE NORTH WEST CORNER OF LOUGHEED HIGHWAY AND WESTWOOD STREET AT 3051 LOUGHEED HIGHWAY.

The Committee reviewed the plans and coloured material samples received in the Planning Department 1979 10 03.

Design Committee Minutes
of 1979 10 17

4 con't.

Mr. B. Bissett and Mr. I. Jacobs were present to discuss the Committee's previous comments on this proposal. Mr. Bissett and Mr. Jacobs then left the meeting.

The Committee appreciates the sincere expression of co-operation put forward by the Shell representatives. A more unique and exciting design appears possible and the Committee strongly urges Shell to pursue this in as an innovative design would not only be an asset to the Coquitlam Town Centre area but a credit to Shell.

REVISED PLANS REQUESTED

5. PRELIMINARY REVIEW OF A PROPOSED SERVICE COMMERCIAL BUILDING ON NORTH SIDE OF BARNET HIGHWAY EAST OF LANSDOWNE STREET AT 2739 BARNET HIGHWAY.
2nd PRELIMINARY REVIEW

The Committee reviewed the revised plans received in the Planning Department 1979 10 17.

The Committee appreciates the response to their earlier comments and now finds this project acceptable subject to the following suggestions:

1. extending the wing walls back onto the roof for a distance which would adequately screen the rooftop mechanical equipment;
2. adjusting the brown metal band on the north elevation over the service doors by angling the metal down to the ground on a comparable angle to those used on the other elevations, starting approximately 35' east of the top corner of the building;
3. extending the red metal band on the front of the building around onto the west elevation and then down to ground level in keeping with the angle of the rusticated treatment on this elevation.

The building permit application drawings should also include a detailed landscape plan which reflects the high standard of landscaping the Committee is seeking for this area.

ACCEPTABLE WITH CONDITIONS

6. PRELIMINARY PLANS OF A PROPOSED INDUSTRIAL BUILDING ON THE WEST SIDE OF GLACIER STREET SOUTH OF SHUSWAP AVENUE FOR "FLYGT CANADA LTD."

The Committee reviewed the plans and coloured information received in the Planning Department 1979 10 04.

Design Committee Minutes
of 1979 10 17

6 con't.

The Committee finds the project basically acceptable, however, consideration should be given to the following suggestions:

1. adjusting the office area north or southwards by perhaps 3 ft. or 4 ft. so as to eliminate the design problem of having two different materials meeting on the same plane;
2. introducing super graphics particularly onto the north, south and east elevations to provide visual interest to the large surfaces and also to help tie the doors and windows on the north elevation together.

At the building permit application stage the Committee will also be looking for a detailed landscape plan which includes planting in the 15 ft. area along the south side of the building.

ACCEPTABLE WITH CONDITIONS

7. PRELIMINARY PLANS OF A PROPOSED TRUCK REFUELING AND REPAIR FACILITY ON THE SOUTH EAST CORNER OF UNITED BOULEVARD AND SHUSWAP AVENUE AT 2600 SHUSWAP AVENUE.

The Committee reviewed the plans received in the Planning Department 1979 10 10 and 1979 10 11 and the coloured information received 1979 10 10 and 1979 10 16.

The Committee feels the landscaping proposal is well done and proposes a very good standard of landscaping. The industrial building was found to be basically acceptable, however, the Committee would comment as follows:

1. the west elevation will undoubtedly be the most highly visible elevation on this building since this elevation faces United Boulevard. Yet it would not appear that this elevation has received design consideration which relates to its exposure. The Committee is curious as to the configuration of doors and windows on this elevation. If the purpose of the windows is to provide daylight into the bays then the Committee would suggest that there are more acceptable aesthetic means of achieving this. One example would be skylights;
2. clarification of the intended purpose of the asphalt driveway adjacent the west elevation.

The design of the office building is not in keeping with the industrial building. The Committee would question this and requests this matter be restudied.

REVISED PRELIMINARY PLANS REQUESTED

8. LANDSCAPE PLAN FOR A PROPOSED INDUSTRIAL BUILDING ON THE WEST SIDE OF GLACIER STREET SOUTH OF SHUSWAP AVENUE AT 70 GLACIER STREET.

The Committee reviewed the revised landscape plan received in the Planning

Design Committee Minutes
of 1979 10 17

8 con't.

Department 1979 10 16.

The landscape plan was found to be acceptable subject to the planting schedule being corrected to reflect the proper botanical names of the proposed planting.

ACCEPTABLE WITH CONDITIONS

9. PRELIMINARY PLANS OF A PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF LOUGHEED HIGHWAY EAST OF NORTH ROAD AT 566 LOUGHEED HIGHWAY.

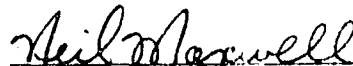
The Committee reviewed the plans and coloured perspective received in the Planning Department 1979 10 17.

A delegation headed by Mr. G. Stene was present to answer the questions the Committee had on this project. The delegation then left the meeting.

The Committee understands that as part of the development permit the applicant's wish to appeal the 7.6 metre maximum height restriction of the zoning by-law. The Committee would endorse an appeal in this regard as the project designers have endeavoured to relate the building to the site topography and meet what the Committee feels is the by-law's intent.

If this project reaches the building permit application stage the Committee will be looking for a high standard of landscaping which would be in keeping with the proposed project.

ACCEPTABLE


Neil Maxwell,
Secretary

NM/dm

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development
Committee

DEPARTMENT:

DATE: 1979 10 30

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of 1979 10 30

OUR FILE:

A meeting of the Design Committee was held in the Committee Room on 1979 10 30 at 6:00 p.m. with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. K. Harford
Mr. W. Roper
Mr. T. Thompson
Mr. K. White

STAFF:

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

GUESTS:

Mr. S. Cameron
Mr. R. Stone

1. PROPOSED ADDITION TO WOODWARDS DEPARTMENT STORE IN THE COQUITLAM CENTRE AT 2929 BARNET HIGHWAY TO PROVIDE ENCLOSED TIRE STORAGE.

The Committee reviewed the plans received in the Planning Department 1979 10 26.

The Committee finds the proposed addition acceptable.

ACCEPTABLE

2. PROPOSED CHANGE IN EXTERIOR MATERIAL FOR TWO APARTMENT PROJECTS UNDER CONSTRUCTION - 1209 HOWIE AVE. AND 1112-1130 KING ALBERT AVE.

The Committee reviewed the letter from the developer received in the Planning Department 1979 10 22 and the samples of exterior materials received 1979 10 29.

Design Committee Minutes
of 1979 10 30

2 con't.

The Committee has no objection to spruce being utilized as a siding material on the King Albert project in place of yellow cedar subject to it meeting all CMHC requirements. The Committee does, however, object to the use of the same stain colour on both buildings because of their close proximity to one another. With regard to Olympic Stain 721 it has been the experience of some committee members that it does not weather well and therefore its use is not recommended.

The Committee would suggest that Olympic 716 be utilized for the siding and Olympic 707 on the fencing and trims on the King Albert project and Olympic 707 on the siding and a darker stain for the fencing and trims on the Howie project.

ACCEPTABLE WITH CONDITIONS

3. PROPOSED ADDITION TO MOTEL ON THE NORTH EAST CORNER OF LOUGHEED HIGHWAY AND GUILBY STREET AT 631 LOUGHEED HIGHWAY.

The Committee reviewed the plans received in the Planning Department 1979 10 17.

The Committee finds the addition generally acceptable, however, as the proposed expansion is in such a highly visible location consideration should be given to implementing one of the following suggestions:

1. treating the entire mass with cedar as approved in the earlier submission while retaining the new window scheme, or
2. eliminating the stucco on the extreme outer corners of the addition and treating it with an element which is more in keeping with the windows in the addition.

ACCEPTABLE WITH CONDITIONS

4. PROPOSED ADDITION TO THE CLUBHOUSE AT THE VANCOUVER GOLF COURSE AT 771 AUSTIN AVENUE.

The Committee reviewed the plans received in the Planning Department 1979 10 19.

The Committee finds the proposed additions acceptable.

ACCEPTABLE

Design Committee Minutes
of 1979 10 30

5. PROPOSED TRUCK REFUELING DEPOT AND REPAIR FACILITY ON THE SOUTH
EAST CORNER OF SHUSWAP AVENUE AND UNITED BOULEVARD AT 2600
SHUSWAP AVENUE. 2nd PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department 1979 10 and 11 and the sketch plans presented at this meeting.

The project architect, Mr. S. Cameron, was present to discuss the Committee's previous comments on this project. Mr. Cameron then left the meeting.

The following are solutions which were agreed upon to resolve the Committee's concerns regarding the highly visible west elevation of the industrial building:

1. adjusting the building eastwards approximately 10 ft. to provide adequate room for two-way traffic, parallel parking and a raised pedestrian sidewalk adjacent to the building;
2. revising the elevation treatment to reflect the office use perhaps by providing additional glazing;
3. introducing a substantial projecting feature to provide weather protection for the storefronts and relief to this high flat wall;
4. the introduction of colour into the project.

Once the problems relating to the industrial building have been resolved the Committee suggests that the above elements be utilized in the design of the one-storey office building presented to the Committee.

REVISED PRELIMINARY PLANS REQUESTED

6. PRELIMINARY REVIEW OF PROPOSED EXPANSION TO THE WESTWOOD MALL
SHOPPING CENTRE ON THE SOUTH SIDE OF LOUGHEED HIGHWAY EAST OF
BARNET HIGHWAY.

The Committee reviewed the plans and coloured elevations presented at this meeting.

The project architect, Mr. R. Stone, was present to explain the expansion proposals and answer any questions the Committee had. Mr. Stone then left the meeting.

Design Committee Minutes
of 1979 10 30

6 con't.

The Committee finds this project generally acceptable, however, would suggest the proposed new treatment to the Mall Entrance be given further study. In the Committee's opinion these entrance canopies do not necessarily have to mirror the Safeway additions. Perhaps an altogether different expression utilizing other materials could be given consideration.

Since preliminary drawings of this phase of the project are proposed for inclusion in a Development Permit the Committee would appreciate a further preliminary submission on the Mall Entrance canopy design.

If this project reaches the Building Permit Application stage the Committee will be looking for a detailed landscape plan which includes information on plant spacing, sizes, species and quantities. As discussed, the Committee recommends that the four foot area beyond the wheel stop along the east side of the Safeway be planted with low ground cover except adjacent the building which would merit more vertical planting.

ACCEPTABLE FOR PUBLIC HEARING

7. PROPOSED COMMERCIAL BUILDING ON THE EAST SIDE OF CLARKE ROAD SOUTH OF SMITH AVENUE AT 504 CLARKE ROAD.

The Committee reviewed the plans received in the Planning Department 1979 10 29.

The Committee finds this project acceptable subject to the following:

1. submission of a colour sample board of all exterior materials;
2. introduction of additional vertical planting;
3. additional landscaping being provided in the boulevard north of the upper access;
4. utilization of the sign band as depicted on the coloured perspective.

ACCEPTABLE WITH CONDITIONS


Neil Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1979 11 30
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of 1979 11 28

A meeting of the Design Committee was held in the Committee Room at 6:00 p.m. on Wednesday, 1979 11 28 with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. I. Cohen
Mr. J. Gilmour

1. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO AN INDUSTRIAL BUILDING AT 2100 UNITED BOULEVARD.

The Committee reviewed the plans received in the Planning Department 1979 11 19 and the coloured information submitted 1979 11 23.

The Committee finds the proposed addition acceptable.

ACCEPTABLE

2. PROPOSED REVISIONS TO LANDSCAPING FOR AN APARTMENT PROJECT ON THE NORTH EAST CORNER OF HOWIE AVENUE AND MARMONT STREET AT 1103 AND 1121 HOWIE AVENUE.

The Committee reviewed the proposed revisions and the accompanying letter from the project landscaper received in the Planning Department 1979 11 19.

The Committee finds the proposed revisions acceptable subject to a minimum of 6 in. of hog fuel being placed on top of the sand base.

ACCEPTABLE WITH CONDITION

Design Committee Minutes
of 1979 11 28

3. PROPOSED REVISIONS TO THE LANDSCAPING FOR A 105 UNIT APARTMENT COMPLEX UNDER CONSTRUCTION AT THE NORTH WEST CORNER OF LANSDOWNE STREET AND HEATH CRESCENT AT 1180 LANSDOWNE STREET.

The Committee reviewed the proposed revisions received in the Planning Department 1979 11 26.

The Committee finds the proposed revisions acceptable.

ACCEPTABLE

4. BUILDING PERMIT REVIEW OF PROPOSED RENOVATIONS AND ADDITION TO AN EXISTING COMMERCIAL BUILDING ON THE NORTH EAST CORNER OF BRUNETTE AVENUE AND BERNATCHEY STREET AT 801 BRUNETTE AVENUE. 2nd REVIEW

The Committee reviewed the revised plans and the accompanying letter from the project architect all received in the Planning Department 1979 11 23.

The Committee finds this project acceptable.

ACCEPTABLE

5. BUILDING PERMIT REVIEW OF A PROPOSED 58 UNIT TOWNHOUSE PROJECT ON THE SOUTH WEST CORNER OF TAHSIS AVENUE AND OZADA AVENUE AT 3190 TAHSIS AVENUE. 2nd REVIEW

Mr. I. Cohen, the project architect, was present to discuss the Committee's previous comments. Mr. Cohen then left the meeting.

The arguments presented by Mr. Cohen for the use of stucco as the primary exterior material throughout the project were accepted by the Committee. The Committee does, however, recommend that trellis work be incorporated into the building design on the elevations which face Ozada Avenue and Tahsis Avenue.

Upon reviewing the tree survey in relation to the proposed landscape scheme the Committee is confident that the landscape architect has given due consideration to the retention of existing tree growth wherever possible. The Committee can only hope that the developer will take similar care when clearing and building on the site.

The Committee is awaiting the submission of details on fencing and trellis work which Mr. Cohen advised should be available for review at the next meeting.

TABLED, ADDITIONAL INFORMATION
REQUESTED

Design Committee Minutes
of 1979 11 28

6. PRELIMINARY REVIEW OF A PROPOSED 43 UNIT MOTEL ON THE SOUTH WEST CORNER OF
BRUNETTE AVENUE AND BERNATCHEY STREET AT 725 BRUNETTE AVENUE.

The Committee reviewed the plans and coloured elevations received in the Planning Department 1979 11 25.

The project architect, Mr. J. Gilmour was in attendance to present the project and answer any Committee questions. Mr. Gilmour then left the meeting.

The Committee finds the proposal generally acceptable, however as discussed with the project architect, requests consideration be given to:

1. eliminating the narrow horizontal cedar band from the bottom of the second floor;
2. restudying the canopy over the main entrance;
3. projecting the whole volume of the sleeping units out from the supporting structure to accent the floor line.

It appears that the roof element is too weak in its present form. The Committee would support an appeal of the height restrictions of the zoning by-law if the proportions of the roofing material were increased by 2 ft. or 3 ft.

In relation to actual building materials and colours the following would be acceptable:

- a. 4" resawn cedar siding in Olympic stain 705,
- b. decramastic light weight roofing in the "teracota" colour,
- c. stucco finish with a #3 or better stone dash supplemented with a percentage of 1/2" and 3/4" rock in the "Valley Cream" tone.

If this project reaches the building permit application stage the Committee will be looking for a detailed landscape plan which includes information on plant spacing, quantities, species and sizes. Furthermore the Committee suggests that the large asphalt parking area be broken up by introducing suitable low maintenance planting material in the area beyond the wheel stops.

REVISED PLANS REQUESTED

7. PROPOSED REVISIONS TO THE MINI-STORAGE DEVELOPMENT ON THE NORTH SIDE OF LOUGHEED
HIGHWAY EAST OF SCHOOLHOUSE STREET AT 1601 LOUGHEED HIGHWAY.

The Committee reviewed the proposed revisions and the accompanying letter all received in the Planning Department 1979 11 26.


The Committee has no objection to the revisions which were a direct result of the demands by the Federal Fisheries for a 25 ft. wide undisturbed strip along

Design Committee Minutes
of 1979 11 28

7 con't.

the east property line. The revisions to the exterior materials and elevation treatment, however, are unacceptable. The Committee suggests that the latest approved materials and colour scheme be utilized or alternatively a consistent well throughout architectural solution should be formulated.

UNACCEPTABLE


Neil Maxwell,
Secretary

NM/dm

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1979 12 20
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of 1979 12 20

A meeting of the Design Committee was held in the Committee Room at 6:00 p.m. on Wednesday, 1979 12 20 with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. W. Roper
Mr. K. White

STAFF:

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

GUESTS:

Mr. M. Marquardt
Mr. R. Lang
Mr. P. Kaffka
Mr. J. Gilmour
Mr. R. Tretiak
Mr. & Mrs. Marshall

1. BUILDING PERMIT REVIEW OF A PROPOSED RENOVATION AND ADDITION TO AN EXISTING COMMERCIAL BUILDING ON THE NORTH EAST CORNER OF BRUNETTE AVENUE AND BERNATCHEY STREET AT 801 BRUNETTE AVENUE. 3rd REVIEW

The Committee reviewed the revised plans received in the Planning Department 1979 12 06.

The Committee finds the increased fascia band depth acceptable.

ACCEPTABLE

2. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF BARNET HIGHWAY WEST OF LANSDOWNE STREET AT 2739 BARNET HIGHWAY. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1979 12 06 and 1979 12 12.

Design Committee Minutes
of 1979 12 20

2 con't.

The Committee finds the project acceptable subject to the brown metal band on the north elevation being adjusted as suggested by the Committee at their earlier meeting of 1979 10 17.

ACCEPTABLE WITH CONDITION

3. PROPOSED REVISIONS TO LANDSCAPE PLAN FOR A COMMERCIAL BUILDING UNDER CONSTRUCTION ON THE NORTH WEST CORNER OF BARNET HIGHWAY AND LANSDOWNE STREET AT 2745 BARNET HIGHWAY.

The Committee reviewed the proposed revisions received in the Planning Department 1979 12 05.

The Committee finds the adjustments to the landscape plan acceptable.

ACCEPTABLE

4. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE WEST OF CAYER STREET SOUTH OF BOOTH AVENUE AT 204 CAYER STREET (Phase II) 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1979 12 07 and the coloured elevations received 1979 11 09.

The Committee finds the building acceptable.

ACCEPTABLE

5. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE WEST SIDE OF GLACIER STREET SOUTH OF SHUSWAP AVENUE AT 74 GLACIER STREET.

The Committee reviewed the revised plans received in the Planning Department 1979 12 12.

The Committee now finds the project acceptable.

ACCEPTABLE

6. PROPOSED REVISIONS TO THE MINI-STORAGE DEVELOPMENT ON THE NORTH SIDE OF LOUGHEED HIGHWAY EAST OF SCHOOLHOUSE STREET AT 1601 LOUGHEED HIGHWAY. 2nd REVIEW

The Committee reviewed the proposed revisions received in the Planning Department 1979 12 11.

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A delegation headed by Mr. R. Lang was present to explain the revisions and the latest colour scheme. The delegation then left the meeting.

The Committee finds the structural changes acceptable, however, requests further consideration be given to the colour schedule. In an effort to expedite this project the Committee has no objection to this proposal proceeding subject to the applicant submitting to the Committee 2 or 3 sample boards of coloured exterior material possibilities for review prior to any colours being applied.

ACCEPTABLE WITH CONDITIONS

7. PRELIMINARY REVIEW OF A PROPOSED MOTEL ON THE SOUTH WEST CORNER OF BRUNETTE AVENUE AND BERNATCHEY STREET AT 725 BRUNETTE AVENUE. 2nd REVIEW

The Committee reviewed the plans received in the Planning Department 1979 12 10.

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

The Committee feels this latest submission is a significant improvement over the earlier proposal, however, the Committee suggests further consideration be given to the following:

1. projecting the entire volume of the sleeping unit portion of the project out from the supporting structure a minimum of 8 inches;
2. increasing the roof slope to perhaps an 8 in 12 pitch.

In addition to the above the Committee is of the opinion that the "porte corchere" requires more study as it appears cumbersome. The Committee suggests that 3 or 4 pencil sketches be prepared and submitted for review.

ACCEPTABLE WITH CONDITIONS

8. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING FOR MOTHER'S PIZZA ON THE NE CORNER OF BARNET HIGHWAY AND CORNWALL STREET AT 2575 BARNET HIGHWAY.

The Committee reviewed the material samples submitted to the Planning Department 1979 12 19. The Committee finds "decracrylic" in either the "coffee brown" or "teak" tone acceptable roofing material.

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9. PROPOSED REVISIONS TO A COMMERCIAL PROJECT ON THE SOUTH SIDE OF LOUGHEED HIGHWAY EAST OF NORTH ROAD AT 566 LOUGHEED HIGHWAY.

The Committee reviewed the proposed revisions received in the Planning Department 1979 12 13.

The Committee finds the revisions acceptable.

ACCEPTABLE

10. PRELIMINARY REVIEW OF A PROPOSED RESTAURANT (MOTHER TUCKER'S) ON THE SOUTH SIDE OF LOUGHEED HIGHWAY EAST OF NORTH ROAD AT 566 LOUGHEED HIGHWAY.

The Committee reviewed the plans received in the Planning Department 1979 12 18 and the coloured elevations received 1979 12 04.

The Committee finds the project acceptable, however, when detailed working drawings are being prepared it is suggested that the landscaping which was eliminated adjacent to the north east corner of this building be reintroduced in place of parking space number 37.

ACCEPTABLE WITH CONDITION

11. Z-40-78 - PRELIMINARY REVIEW OF A PROPOSED TWO STOREY COMMERCIAL BUILDING ON THE NORTH WEST CORNER OF AUSTIN AVENUE AND NELSON STREET AT 1027 AUSTIN AVENUE.

The Committee reviewed the plans and coloured perspective received in the Planning Department 1979 12 14.

The Committee finds the proposal acceptable, however, if this project reaches the building permit application stage the Committee will be looking for a detailed landscape plan which includes information on plant spacing, quantities, sizes and species.

ACCEPTABLE

12. MATERIAL CHANGE TO MacDONALD'S RESTAURANT UNDER CONSTRUCTION ON THE NORTH SIDE OF BARNET HIGHWAY WEST OF LANSDOWNE STREET AT 2725 BARNET HIGHWAY.

The Committee heard a verbal report from the Planning Department regarding the change in roofing material from cedar shakes to a "decracrylic" light weight roofing. The Committee finds the material change acceptable.

ACCEPTABLE

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13. PROPOSED ADDITION TO A SINGLE FAMILY DWELLING IN "MEADOWBROOK" AT 972
CHERRYBROOK PLACE.

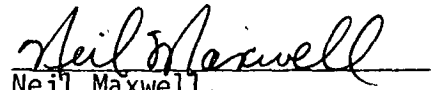
The Committee reviewed plans received in the Planning Department 1979 10 15 and the coloured photos received 1979 11 01.

Mr. and Mrs. Marshall and their lawyer, Mr. R. Tretiak, were in attendance to present the addition and answer any questions the Committee had. The Committee informed the delegation that they wished to make an on-site inspection to properly assess the situation and then telephone their recommendations into the Planning Department. This item was then tabled pending receipt of the Committee's comments.

The Committee's recommendations as relayed to the Planning Department were as follows:

1. the fenestration be left as constructed;
2. a peaked roof at the same pitch as the adjoining unit be constructed. The peak of which should run past the ridge of the neighbouring building.

ACCEPTABLE WITH CONDITION


Neil Maxwell,
Secretary

NM/dm