

DESIGN COMMITTEE

Design Committee Minutes
of July 7, 1987


2. cont'd

The Committee is pleased to see the progress which has been made to the project, particularly in terms of the site planning and building orientation. Furthermore, the building design itself shows significant improvement, however, additional information is required in order to finalize the Committee's review. In this regard, the Committee requests the submission of several detailed cross sections through the office and warehouse portions of the buildings.

Turning to other aspects of the development, the Committee suggests that consideration also be given to:

- 1) utilizing a different paving material for the sidewalks, i.e. exposed aggregate or brick pavers;
- 2) increasing the density of the landscaping, particularly at the corners and ends of the buildings fronting the Loughheed Highway.

NM/cr


Neil Maxwell, Secretary

Design Committee Minutes
of July 21, 1987

2. cont'd

The Committee concurs that one-storey units with appropriate rear yard screening would be more desirable than 2-storey units. Consequently, the Committee would recommend acceptance of the unit substitutions and the resulting appeals in relation to the Guildford Way property line setbacks.

The Committee does suggest that the applicant investigate with the Engineering Department, the possibility of locating the fence on the side slopes from the road construction, thereby raising the fence height and providing a higher sound barrier.

3. Z-18-87 PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDINGS ON THE NORTH SIDE OF LOUGHEED HIGHWAY EAST OF SCHOOLHOUSE STREET AT 1035 LOUGHEED HIGHWAY

The Committee reviewed the cross-section drawings received in the Planning Department 1987 07 13.

The Committee, after reviewing the latest information, commented that the development can now be endorsed in terms of building design. If the project does proceed to the working drawing stage, the Committee trusts that their previous comments in terms of landscape density, paving materials, etc. will be incorporated into the plans.

4. REVIEW OF PROPOSED CHANGES TO THE 122-UNIT HIGH-RISE APARTMENT PROJECT AT 736 FARROW STREET

The Committee reviewed the revised coloured perspective and covering letter all received in the Planning Department 1987 07 15.

Mr. B. Chase, the project architect, was in attendance to explain the proposed adjustments. After discussing the proposed modifications and after answering the Committee's questions, Mr. Chase left the meeting.

The Committee commented that they much preferred the original design concept, however, given the rationale behind the suggested alterations, the Committee reluctantly recommends acceptance of the modifications.

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of July 21, 1987

5. Z-32-87 PRELIMINARY REVIEW OF A PROPOSED CHURCH ON THE SOUTHWEST
CORNER OF LANSDOWNE DRIVE AND DAVID AVENUE

The Committee reviewed the plans and coloured perspective, all received in the Planning Department 1987 07 08.

The Committee would compliment the applicants on the proposed design indicated by these drawings and would recommend acceptance of this project in preliminary.

If this development proceeds to the working drawing stage, the Committee trusts that the applicants will follow through with the exterior material and design features indicated on the plans. In particular, the Committee feels the cedar shake roof is essential to the overall success of this building design.

In addition, the Committee commented that they would endorse the applicants' appeals in relation to setbacks, given the width of the dedications for Lansdowne Drive and David Avenue and the resulting separation from the nearest possible home.

Turning to the proposed landscaping plan, the Committee questioned the retention of the large alder tree, given the inherent problems associated with that tree species.

6. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE
SOUTHWEST CORNER OF GLACIER ST. AND GOLDEN AVE. AT 98 GLACIER ST.

The Committee reviewed the plans received in the Planning Department 1987 06 30 and 1987 07 13 and the sketch perspective submitted on 1987 06 12.

The Committee finds the project generally acceptable, however they request the submission of revised plans which:

- 1) detail how the applicant proposes to avoid the problem of having dissimilar materials meeting on the same plane and on outside corners.
- 2) confirms that the tilt-up panels will be painted the colours indicated on the colour schedule supplied earlier.
- 3) substantially increases the quality and quantity of the proposed plant material. In this regard, the applicant may wish to seek professional design assistance when preparing a revised landscape plan.

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of July 21, 1987

7. Z-31-87 PRELIMINARY REVIEW OF A PROPOSED 6-UNIT TOWNHOUSE PROJECT ON THE WEST SIDE OF LAVAL ST. NORTH OF BRUNETTE AVE. AT 208 LAVAL ST.

The Committee reviewed the preliminary plans and coloured perspective, all received in the Planning Department 1987 07 08.

The Committee commented that it was difficult to review the project in detail, given the scale of the elevations and the fact that exterior building materials were not identified. Even with the foregoing problems, the Committee stated that the project shows promise in terms of meeting the tentative guidelines for developing multi-family projects in the Maillardville area. Certain aspects of the development do, however, require further study and therefore, it is suggested that the applicants review:

- 1) the fenestration;
- 2) the garage design in general and the roof in particular. A peaked roof would perhaps be more consistent with this architecture. The Committee also suggests that the central garage be located closer to the unit it is to serve, Unit "A".
- 3) the colours. The Committee recommends deeper colour tones for the siding colours with even darker barge boards and window trims. In addition, the Committee suggests that all of the pastel colours on the perspective be modified as suggested, with the possible exception being Unit "D". Furthermore, the Committee feels that the duplex unit should be treated as one building in terms of colour, not two.
- 4) the large rather stark end wall conditions. Perhaps the converting of some of the windows into "bays" would help soften the image of some of the more visible elevations.
- 5) the retaining wall materials. A stone facing is recommended over the typical wood or railway tie construction.
- 6) the lack of any indicated perimeter fencing.

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of July 21, 1987


8. PRELIMINARY REVIEW OF PROPOSED ADJUSTMENTS TO THE LANDSCAPING FOR A
51-UNIT APARTMENT PROJECT UNDER CONSTRUCTION AT 2978 WALTON AVENUE

The Committee reviewed the conceptual landscape plan received in the Planning Department 1987 07 13 and the explanatory letter submitted on 1987 07 17.

The Committee stated that they concur with a majority of the suggestions, however they commented that:

- 1) the common amenity area (play area) should not be eliminated, but should be replaced with some facility which may be more suited to the prospective purchasers, i.e. barbeque pit, gazebo, etc.
- 2) the fencing details should be provided, particularly where the patios adjoin.
- 3) the initial planting sizes of the courtyard trees should closely resemble the sizes indicated on the concept plan.
- 4) the details of the benches and planters should be included in future submissions.

NM/je


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: July 28, 1987
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of July 28, 1987

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, July 28, 1987, with the following persons present:

COMMITTEE:

Mr. W. Haley
Mr. D. Nichols
Mr. G. Shinkewski

STAFF:

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

GUESTS:

Mr. G. Crockart
Mr. J. Hancock
Ms. M. Paris

1. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE INDUSTRIAL BUILDINGS AT 69 - 71 GLACIER STREET

The Committee reviewed the plans received in the Planning Department 1987 07 23.

The Committee recommends acceptance of the proposed addition.

2. Z-25-87 REVIEW OF PROPOSED LANDSCAPING FOR A PARKING LOT AT 726 FARROW STREET.

The Committee reviewed the landscape plan received in the Planning Department 1987 07 27.

The Committee recommends acceptance of the landscaping subject to the planting schedule information being placed on the drawing.

Design Committee Minutes
of July 28, 1987

3. PRELIMINARY REVIEW OF A PROPOSED BEER AND WINE STORE AT 541 CLARKE RD.

The Committee reviewed the plans received in the Planning Department 1987 07 22 and the coloured perspective and coloured photographs submitted on 1987 07 27.

The proposed building does not appear to relate in design or use of exterior materials to the existing structure on the site. Consequently, the Committee suggests that it be redesigned with a view to mirroring the existing building as closely as possible.

4. PRELIMINARY REVIEW OF A PROPOSED 64-UNIT APARTMENT PROJECT ON THE EAST SIDE OF KING EDWARD ST. SOUTH OF BRUNETTE AVENUE AT 165 KING EDWARD ST.

The Committee reviewed the plans, coloured elevations and coloured perspective drawings, all presented at this meeting by Mr. G. Crockart, the project architect. After discussing the development and after answering the Committee's questions, Mr. Crockart left the meeting.

The Committee feels the applicants have been quite successful in their attempt to capture the design characteristics of early Maillardville. The courtyards, scale of buildings, etc. all contribute to the image the Committee is striving to achieve for this special area of Coquitlam.

In relation to more detailed aspects of the project, the Committee commented that:

- 1) the roofing material should remain as proposed, cedar shingles;
- 2) the siding should be a painted, narrow, beveled wood product, not vinyl. The Committee would only consider the use of vinyl if the architect was successful in achieving the window and trim detail depicted on the plans. If vinyl was ultimately endorsed as the siding material, it must be of the sharp-edged profile with a smooth finish.
- 3) a further review of the colour scheme is recommended;
- 4) information on refuse container locations and screening should be included in future submissions.

To summarize, the Committee is generally quite pleased with the project, however, they request the submission of further information as outlined above, particularly the proposed colour scheme.

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of July 28, 1987

5. REVIEW OF A PROPOSED ALTERATION TO THE EXTERIOR FINISH FOR THE 68-UNIT APARTMENT PROJECT UNDER CONSTRUCTION AT 1215 LANSDOWNE DRIVE

The project architect, Mr. G. Crockart, was present to explain the requested adjustments to the stucco finish. After explaining the request and after answering the Committee's questions, Mr. Crockart left the meeting.

The Committee recommends acceptance of the change in stucco treatment from the approved acrylic stucco to a smooth finished stucco with a sprayed-on acrylic sealer.

6. Z-6-87 PRELIMINARY REVIEW OF A PROPOSED 22-UNIT TOWNHOUSE DEVELOPMENT ON THE SOUTHWEST CORNER OF JOHNSON STREET AND DURANT DRIVE AT 1232 JOHNSON STREET

The Committee reviewed the plans, coloured elevations and axonometric perspective, all received in the Planning Department 1987 07 28.

Mr. J. Hancock and Ms. M. Paris were in attendance to present the project. After explaining the concept and after answering the Committee's questions, the delegation left the meeting.

The Committee commented that the project contained a number of quality features, e.g. cedar roofs, wood siding and trims, and the interior unit layouts. Concern was, however, expressed in relation to the very regimented unit placement. When groups of two or three units are viewed in isolation, as depicted on one of the elevation drawings, the development appears to be quite acceptable. The opposite appears to be the case when the full elevations are examined. As a result, the Committee cannot agree with the site planning and therefore, recommends that it be rethought with a view to tempering the very rigid concept.

7. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE ELEMENTARY SCHOOL ON THE SOUTHEAST CORNER OF GLEN DR. AND WESTWOOD STREET AT 3064 GLEN DR.

The Committee reviewed the plans received in the Planning Department 1987 07 28.

The Committee commented that initially they have no objection to the proposed expansion, however, additional information would assist them in their review of this proposal. In this regard, the Committee requests the submission of expanded elevation drawings to better illustrate the relationship between the existing structure and the proposed expansion. Future submissions should also include a set of coloured elevation drawings supplemented with coloured photographs of the existing buildings.

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of July 28, 1987

8. PRELIMINARY REVIEW OF PROPOSED ALTERATIONS TO THE RECYCLING PLANT
PROPOSED AT 1200 UNITED BOULEVARD

The Committee reviewed the plans and coloured elevation drawings received in the Planning Department 1987 07 28.

The Committee finds the revised proposal generally acceptable, however, consideration should be given to reducing the visual impact of the large plant building. In this regard, the Committee suggests that:

- a) a "reveal" be created in the concrete surface to help emphasize the dark blue accent band or alternatively create a protruding feature finished in blue metal;
- b) the walls be given a textured rather than a smooth finish.

Turning to the proposed colour scheme, the Committee commented that they preferred the colours on the elevation drawing over the paint chip samples supplied. A revised colour board would be appreciated.


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Aug. 11, 1987
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of August 11, 1987

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, Aug. 11, 1987, with the following persons present:

COMMITTEE:

Mr. G. Shinkewski
Mr. W. Haley
Mrs. L. Burman
Mr. W. Roper

STAFF:

Mr. K. McLaren, Development Control Technician

GUESTS:

Mr. J. Hancock
Mr. D. Bird
Mr. R. Gruzelier

1. REVIEW OF A PROPOSED ALTERATION TO THE EXTERIOR FINISH FOR THE 68-UNIT APARTMENT PROJECT UNDER CONSTRUCTION AT 1215 LANSDOWNE DRIVE

The Committee reviewed a letter from the developer, International Land Corporation Ltd., requesting reconsideration of the acrylic spray on the stucco exterior material.

The Committee confirms that the concern with the stucco exterior material is with mildew and algae growth, as outlined in the developer's letter. The Committee has no objection to the deletion of the requirement for acrylic spray, based on the undertaking by the owners in their letter of July 31, 1987 to incorporate a provision for power washing in the strata corporation's maintenance bylaws.

Mr. Roper left the meeting at this point.

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2. REVIEW OF A PROPOSED ALTERATION TO A 21-UNIT APARTMENT BUILDING UNDER CONSTRUCTION AT 1150 DUFFERIN STREET

The Committee received a letter from the project manager requesting deletion of the glass windbreak elements on five of the ground floor units.

Given the benefit of these elements in relation to the structural and water-retention problems, the Committee has no objection to the deletion of these elements.

3. BUILDING PERMIT REVIEW OF A PROPOSED BEER AND WINE STORE AT 319 NORTH ROAD

The Committee reviewed the plans received in the Planning Department July 31, 1987 and the coloured perspective received April 28, 1987.

The Committee recommends acceptance of this project, conditional upon the receipt of a landscape plan to the satisfaction of the Planning Director covering the small landscaping area and planter boxes around this building.

Mr. Roper returned to the meeting at this point.

4. Z-31-87 - PROPOSED SIX-UNIT MULTIPLE-FAMILY HOUSING PROJECT AT 208 LAVAL STREET

Mr. D. Bird, the project architect, was in attendance to discuss the Committee's previous comments and present revised preliminary drawings responding to those comments. Mr. Bird then left the meeting.

The Committee reviewed the revised plans received in the Planning Department August 11, 1987 and the coloured elevation drawing received at the meeting.

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of August 11, 1987

4. Z-31-87 cont'd

The Committee recommends acceptance of this project in preliminary, noting that they would prefer to see the use of wood siding on this development.

If this application reaches the building permit application stage, the Committee will be looking for normal detailed working drawings, plus a detailed landscape plan including fencing details, and a colour sample board.

5. Z-6-87 - PRELIMINARY REVIEW OF PROPOSED 22-UNIT TOWNHOUSE DEVELOPMENT ON THE SOUTHWEST CORNER OF JOHNSON STREET AND DURANT DRIVE AT 1232 JOHNSON STREET

Mr. J. Hancock, the project architect, was in attendance to present a revised site plan to the Committee on this project. Mr. Hancock indicated he was seeking direction from the Committee in terms of resolving their earlier concerns. After explaining the revisions, Mr. Hancock left the meeting.

The Committee is pleased to see the direction now being taken in regard to site planning. It would now be in order for the project architect to develop revised preliminary drawings.

The Committee would appreciate the submission of a coloured perspective based on the new siting and at road level. Furthermore, the Committee would request more information on the gutter detailing in the areas where the units adjoin, as discussed.

6. Z-34-87 - PRELIMINARY REVIEW OF A PROPOSED 177-UNIT HIGH-DENSITY MULTIPLE-FAMILY APARTMENT PROJECT ON THE SOUTH SIDE OF BURLINGTON DRIVE EAST OF PACIFIC STREET

Mr. R. Gruzelier, the project architect, was in attendance to present preliminary plans for this project and answer any Committee questions. Mr Gruzelier then left the meeting.

The Committee reviewed the plans and coloured perspective, received in the Planning Department July 31, 1987.

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6. Z-34-87 cont'd

The Committee is pleased with the standard of design portrayed in these preliminary plans and therefore recommends acceptance of the project.

7. LOT COVERAGE/TOWNHOUSE DESIGN

The Planning Department representative provided the Committee with an extract of the Land Use Committee minutes leading to Council action on August 10, 1987 pertaining to townhouse development and potential meetings with the Land Use Committee.

The Committee's initial reaction is that there is some merit in looking at the increased site coverage, either on an individual basis by Development Variance Permit or by way of zoning bylaw amendment. The Committee, however, feels that further thought should be given to this matter in relation to how more flexible regulations would be utilized by the development industry. The Committee would appreciate receiving the report from the Planning Department on allowable maximums in other municipalities.

In relation to the suggestion of annual meetings with the Land Use Committee, the Design Committee would definitely be responsive to such a meeting on an informal basis to discuss mutual design concerns.

8. REVIEW OF PROPOSED ALTERATIONS TO THE EXTERIOR OF AN INDUSTRIAL BUILDING NEARING COMPLETION AT 2954 PHEASANT AVENUE

The Committee recommends acceptance of the overhead door colour and the canopy configuration as built.

9. PRELIMINARY REVIEW OF PROPOSED BEER AND WINE STORE AT 541 CLARKE ROAD

The Committee is pleased to see the design more conforming to the existing pub structure. Clarification of the roofing material and the bricks to match the existing neighbourhood pub is requested. A detailed landscape plan and material sample board is requested at the time of building permit application review, the landscape plan to cover the area of the pub and store lot.

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10. REVIEW OF DETAILS OF PROPOSED INDUSTRIAL BUILDING AT 98 GLACIER ST.

The Committee certainly endorses the design element over the entryway, however, is still not satisfied with the detailing where different materials meet on the same plane. Furthermore, the Committee is concerned with the lack of means of collecting water over the entrance and adjacent thereto.

In addition, the required detailed landscape plan in response to the Committee's earlier comments has not been submitted.

The Committee would appreciate a response to the above concerns and submission of the revised landscape plan.

KM/cr



Ken McLaren
Acting Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

Land Use Committee

DEPARTMENT:

DATE: Aug. 18, 1987

FROM: Design Committee

DEPARTMENT: Planning

YOUR FILE:

SUBJECT: Design Committee Minutes
of August 18, 1987

OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, Aug. 18, 1987, with the following persons present:

COMMITTEE:

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

STAFF:

Mr. K. McLaren, Development Control Technician

GUESTS:

Mr. F. Petersen
Mr. J. Hancock
Ms. M. Paris

1. REVIEW OF REVISED LANDSCAPE PLAN FOR MULTIPLE-FAMILY HOUSING PROJECT UNDER CONSTRUCTION AT 2978 WALTON AVENUE

The Committee reviewed the revised landscape plan and fence detail plan, received in the Planning Department August 18, 1987.

The Committee notes that the fence detail does not provide for adequate privacy, and the two by four on the flat will tend to sag.

The Committee recommends acceptance of the revised landscape plan, however, requests the applicants consider a revised fence detail which would satisfy the above concern with privacy and sagging. In order to expedite review of this matter, the fence detail can be left to the satisfaction of the Director of Planning.

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2. PRELIMINARY REVIEW OF PROPOSED EXTERIOR RENOVATIONS TO THE WESTWOOD MALL AT 3000 LOUGHEED HIGHWAY

The Committee reviewed the preliminary plan received in the Planning Department August 18, 1987.

Insufficient drawings have been submitted to properly assess this proposal. The Committee would request clarification on the full extent of the renovations and colour changes being proposed in the staining and application of metal. Coloured elevations would help to portray these changes and a colour sample board would assist in depicting the actual colours being proposed.

3. BUILDING PERMIT APPLICATION REVIEW OF A PROPOSED BEER AND WINE STORE AT 541 CLARKE ROAD

The Committee reviewed the revised plans received in the Planning Department August 18, 1987, along with the original plans received August 11, 1987.

The Committee notes that the elevation drawings do not reflect the smaller panes on the windows to match the way the windows are handled on the existing pub. The Committee feels it is important to follow through with the fenestration presently utilized on the site.

With modification to the parking plan and the requirement under the Zoning Bylaw for the approximate 12-foot area being left clear along the front of the property, there is an opportunity for the applicant to introduce landscaping. The landscaping in this area should reflect the standard of landscaping recommended for acceptance by the Committee on the rear lot.

The Committee recommends acceptance of this project subject to the landscaping plan and the revised window treatment being resolved to the satisfaction of the Planning Director.

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4. Z-6-87 - PRELIMINARY REVIEW OF PROPOSED 22-UNIT TOWNHOUSE DEVELOPMENT
ON THE SOUTHWEST CORNER OF JOHNSON STREET AND DURANT DRIVE AT
1232 JOHNSON STREET

Mr. J. Hancock and Ms. M. Paris were in attendance to present revised plans, coloured elevation and coloured perspective to the Committee on this project. Mr. Hancock and Ms. Paris then left the meeting.

The Committee reviewed the plans received in the Planning Department August 18, 1987 and the coloured elevation and coloured perspective received at the meeting.

The Committee is pleased with the results of the revised siting configuration for this project and trust the working drawings will follow through with the quality portrayed in the preliminary drawings. In particular, the Committee trusts that the wood roofing and wood siding will be carried forth into the working drawings.

At the time of building permit submission, working drawings should provide information on the location and screening of garbage enclosures and indicate the location of electrical rooms to serve the development. In addition, a colour sample board is requested.

5. REVIEW OF DETAILS AND LANDSCAPING FOR A PROPOSED INDUSTRIAL BUILDING
AT 98 GLACIER STREET

Mr. F. Petersen, project designer, was in attendance to discuss with the Committee their objectives with regard to landscaping and the detailing and rainwater collection over the entrance. Mr. Petersen then left the meeting.

Given the significant amount of landscaping on the boulevard adjacent this project, and given the increased ground cover proposed by the applicants, the Committee would recommend acceptance of the landscaping plan as now proposed.

The Committee is now satisfied with the detailing, as explained by Mr. Petersen, and note his undertaking to resolve the water collection problem over the entranceway.

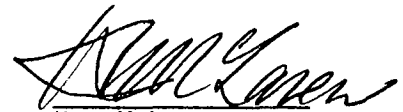
Design Committee Minutes
of August 18, 1987

Aug. 18, 1987

5. cont'd

The Committee recommends acceptance of this project and would request submission of the final solution of the method of collecting rainwater over the entranceway.

KM/cr



Ken McLaren
Acting Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Sept. 1, 1987
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of September 1, 1987

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, September 1, 1987, with the following persons present:

COMMITTEE:

Ms. L. Burman
Mr. W. Haley
Mr. D. Nichols
Mr. W. Roper

STAFF:

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

GUESTS:

Mr. C. Goldsack
Mr. M. Pflug
Mr. Z. Tanner
Mr. R. Hoffart
Mr. T. Hawksworth

1. REVIEW OF PROPOSED ALTERATIONS TO THE LANDSCAPING FOR THE CARE CENTRE AT 1142 DUFFERIN STREET

The Committee reviewed the letter from the applicants received in the Planning Department 1987 08 21.

The Committee recommends acceptance of the applicants' suggestions in relation to planting in the central area and adjacent to the ground level patios facing the drop-off area. In relation to the third point, the Committee feels that the additional planting should be grouped midway between the patios rather than separated as originally designed. A grouping of the landscape material would provide for more open space adjacent to the patios and a better visual screen between them.

In summary, the Committee recommends acceptance of the adjustments to the landscaping with one exception, as described above.

2. REVIEW OF PROPOSED ALTERATIONS TO A 76-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 1235 JOHNSON STREET

The Committee reviewed the preliminary plans of the "duplex" unit received in the Planning Department 1987 08 24.

The Committee is agreeable with the concept of introducing a new unit type into the project, however, they did express reservations in relation to the placement of a number of the blocks. In this regard, the Committee suggests that the open space between units 55 and 64 and east of unit 50 be increased to the minimums recommended in the CMHC site planning handbook.

Turning to the matter of the increased size of the roofs over the parking spaces, the Committee suggests that the applicants investigate ways of turning this area into usable outdoor space. Perhaps the windows in the master bedrooms could be changed to sliders, thereby creating access to this potential outdoor area. Furthermore, the proposed extended carports should be more carefully integrated into the building design and roof forms in conjunction with potential creation of outdoor patios off the bedrooms.

If the concept of introducing this duplex type block is pursued further, the Committee will be looking for a response to the above, plus the submission of the end elevations to assist the Committee in their review of this proposal.

3. REVIEW OF PROPOSED ALTERATIONS TO THE WESTWOOD SHOPPING CENTRE AT 3000 LOUGHEED HIGHWAY

The Committee reviewed the coloured elevation drawings, paint chip samples and the detailed plans, all received in the Planning Department 1987 09 01.

The Committee feels strongly that any alterations to one portion of this mall must be coordinated with the remainder of the centre to ensure an overall continuity of design. Consequently, the Committee suggests that the applicants discuss their proposal with the owners of the centre so as to ensure that the interests of both parties are not compromised.

4. REVIEW OF PROPOSED ALTERATIONS TO THE PLANS FOR THE RECYCLING DEPOT
AT 1200 UNITED BOULEVARD

The Committee reviewed the revised plans, coloured chips and covering letters, all received in the Planning Department 1987 08 26.

Mr. M. Pflug and Mr. T. Hawksworth were in attendance to explain the proposed adjustments. After discussing this with the Committee, the delegation left the meeting.

The Committee concurs with the technical arguments for not introducing the reveals into the tilt-up panels and the texturing of the exterior surfaces. They do, however, feel that improvements to the building colours and the proportions of the accent bands are possible. The Committee therefore awaits the submission of revised plans on this subject as discussed.

5. Z-37-87 - PRELIMINARY REVIEW OF A PROPOSED 120-UNIT APARTMENT PROJECT
ON THE NORTH SIDE OF GUILDFORD WAY EAST OF PACIFIC STREET

The Committee reviewed the preliminary plans and coloured perspective, all received in the Planning Department 1987 08 28.

Mr. Z. Tanner, the project architect, was present to explain the development. After discussing the project and after answering the Committee's questions, Mr. Tanner left the meeting.

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

- 1) a sketch perspective, viewed from the southeast corner of the site;
- 2) an improvement in the visual impact of the large blank wall surfaces on the highly visible east elevation of the southern building;
- 3) the retention of any existing mature trees around the site and in particular the southeast corner. The latter may assist in improving the problem referred to in 2) above.

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

6. PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO THE
THEATRE BUILDING IN THE PINETREE VILLAGE SHOPPING CENTRE AT
2991 LOUGHEED HIGHWAY

The project designer, Mr. C. Goldsack, was in attendance to present revised preliminary plans and to seek further direction from the Committee. After discussing the latest submission and the Committee's previous comments, Mr. Goldsack left the meeting.

The Committee stated that their previous comment in relation to the tan-coloured roofing material was predicated on the nominal amount of this material, which was to remain on the expanded building. The Committee feels the small amount of tan roofing should not be dictating the overall design. It was for those reasons the Committee suggested that the metal roofing material be replaced with glazing to help integrate the existing building into the proposed overall design. Failing the replacement of the roofing material with something more in keeping with the remainder of the building, the applicants should give consideration to more extensive renovations to this portion of the structure and reconstruction in keeping with the proposed theatre expansion.

The Committee awaits the submission of revised plans which respond to either of the above suggestions.

7. Z-35-87 - PRELIMINARY REVIEW OF A PROPOSED 20-UNIT APARTMENT PROJECT
ON THE SOUTHWEST CORNER OF BRUNETTE AVENUE AND LAVAL STREET AT 1226-
1234 BRUNETTE AVENUE

The Committee reviewed the preliminary plans, coloured perspective and coloured material sample board, all received in the Planning Department 1987 09 01.

Mr. R. Hoffart, the project architect, was in attendance to present the development. After explaining the project and after answering the Committee's questions, Mr. Hoffart left the meeting.

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Sept. 1, 1987

7. cont'd

The Committee feels the applicant has been successful in achieving the design characteristics being sought for this portion of the Municipality. A wood siding material would create more flexibility in the choice of colours and therefore add to the building design. Consequently, the Committee suggests that consideration be given to utilizing wood over vinyl. If vinyl is the ultimate choice, it should be of the crisp-edged profile.

If the project proceeds to the working drawing stage, the Committee will be looking for the usual detailed information plus a response to the above. In addition, the Committee commented as follows:

- 1) The west end elevations should be given the same attention to design as the eastern ends.
- 2) The details around the windows and on the chimney caps are very important to this design and therefore must be maintained.
- 3) The fencing concept indicated on the perspective is the type the Committee is seeking and therefore they expect it to be carried forward to the working drawings.
- 4) The courtyard landscaping, as indicated on the landscaping concept, will improve the aesthetics of the central area.

In summary, the Committee recommends acceptance of the project in preliminary and trusts the above comments will be incorporated into any future submissions.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Sept. 15, 1987
 FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
 SUBJECT: Design Committee Minutes OUR FILE:
 of September 15, 1987

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, September 15, 1987, with the following persons present:

COMMITTEE:

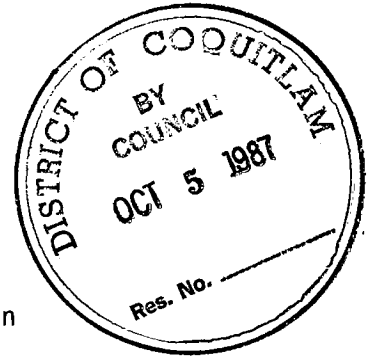
Ms. L. Burman
Mr. W. Roper
Mr. G. Shinkewski

STAFF:

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

GUESTS:

Mr. C. Goldsack
Mr. B. Massie



1. REVIEW OF PROPOSED ALTERATIONS TO A 76-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 1235 JOHNSON STREET

The Committee reviewed the revised plans of the "duplex" unit and the covering letter, all received in the Planning Department 1987 09 14.

The Committee notes that a revised landscape plan will be required which relates to the new site layout. They trust the areas between Units 63 and 64 and between 55 and 64 will be heavily planted to protect the privacy of these units.

The Committee recommends acceptance of the "duplex" unit and the requested siting relaxations subject to the applicants first resolving the above concern to the satisfaction of the Planning Director.

Design Committee Minutes
of September 15, 1987
cont'd

Sept. 15, 1987

2. REVIEW OF PROPOSED ALTERATIONS TO THE "FUTURE SHOP" ADDITION IN THE
PINETREE VILLAGE SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY

The project architect, Mr. C. Goldsack, and Mr. B. Massie, were in attendance to present plans of a proposed rooftop sign. After explaining the proposal and after answering the Committee's questions, the delegation left the meeting.

The canopy/sign appears to be an "add on" and does not respond well to the design of the centre, particularly in terms of the roof forms. The Committee therefore suggests that this proposal be restudied with a view to designing a structure which would not only be of a more permanent nature, but also more sympathetic to the established architecture of the shopping centre.

3. PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO THE
THEATRE BUILDING IN THE PINETREE VILLAGE SHOPPING CENTRE AT 2991
LOUGHEED HIGHWAY

The Committee reviewed the plans and coloured information, received in the Planning Department 1987 09 15 and the plans presented at this meeting by the project architect, Mr. C. Goldsack. After explaining the submission and after answering the Committee's questions, Mr. Goldsack left the meeting.

The Committee is very pleased with the response to their previous comments in relation to the integration of the small existing structure into the renovation/addition program. The Committee went on to comment that the main entrance lacks identity and therefore this aspect of the project should be re-examined. Perhaps a structure similar to that indicated on one of the earlier submissions could resolve the Committee's concerns in this regard.

If this project proceeds to the working drawing stage, the Committee will be looking for the usual detailed submission plus a response to the above comments.

Design Committee Minutes
of September 15, 1987
cont'd

Sept. 15, 1987

4. Z-38-87 - PRELIMINARY REVIEW OF PROPOSED COMMERCIAL COMPLEX ON SOUTH SIDE OF AUSTIN AVENUE BETWEEN NELSON STREET AND LEBLEU STREET AT 1000 AUSTIN AVENUE

The Committee reviewed the preliminary plans and coloured perspective received in the Planning Department 1987 09 08.

The Committee finds the concept generally acceptable, however, given the level of the presentation drawings, the Committee could not properly review the project. The Committee therefore requests the submission of:

- 1) a coloured material sample board to confirm the intended colour scheme;
- 2) more detailed elevation drawings of all sides of Buildings A and B plus the "Lumberland" building;
- 3) a revised landscaping concept more in keeping with the planting depicted on the coloured perspective;
- 4) information on:
 - a) the finish proposed for the retaining walls at the rear of the site;
 - b) the location and screening of any rooftop equipment as well as refuse containers around the site;
 - c) the signage.

In addition to the above, the Committee suggests that the applicants restudy the portion of the "Lumberland" facade east of the covered entrance as this prominent elevation appears rather mundane in relation to the remainder of the overall complex. The review of this building should include the south and west elevations. While not knowing the intricacies of this particular operation, the Committee questions what appears to be a lack of a defined drop-off/pickup area for patrons.

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

Design Committee Minutes
of September 15, 1987
cont'd

Sept. 15, 1987


5. BUILDING PERMIT REVIEW OF PROPOSED WINE AND BEER STORE BEHIND THE
"FRENCH QUARTER" PUB AT 925 BRUNETTE AVENUE

The Committee reviewed the plans received in the Planning Department 1987 09 14 and the coloured perspective submitted 1987 09 15.

The Committee finds the latest submission a significant improvement over the earlier one. The package of information, however, was incomplete and therefore the Committee requests the submission of:

- 1) a coloured perspective supplemented with a coloured material sample board;
- 2) a detailed landscape plan which provides information on plant species, sizes, spacings and quantities;
- 3) information on the refrigeration unit in terms of size and location, including details of any required screening.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Sept. 29, 1987
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of September 29, 1987

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, September 29, 1987, with the following persons present:

COMMITTEE:

Ms. L. Burman
Mr. W. Haley
Mr. W. Roper
Mr. G. Shinkewski
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. D. Yakimovitch	Mr. G. Crockart
Mr. R. Jones	Mr. L. Duthie
Mr. B. Massie	Mr. J. Sheppard
Mr. R. Weber	Mr. E. Olson

1. BUILDING PERMIT REVIEW OF STORAGE SHED AT REAR OF THE COMMERCIAL BUILDING ON NORTHEAST CORNER OF BARNET HIGHWAY AND FALCON DRIVE AT 2575 BARNET HIGHWAY

The Committee reviewed the plans and coloured photographs of the proposed building, all received in the Planning Department on 1987 09 29.

The Committee realizes that the nature of the business will necessitate some outside storage. The Committee is not opposed to some outside storage provided it is adequately screened. The proposed structure/shed would appear to be an "add-on" or an afterthought, and therefore the Committee suggests that it be reconsidered. Perhaps given the size of the existing building on the site, the storage material could be placed inside the building, or alternatively a second brick enclosure could be constructed adjacent to the refuse area to contain the material to be stored.

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of September 29, 1987

Sept. 29, 1987

1. cont'd

In summary, the Committee recommends that the applicants rethink the proposal as suggested above. The Committee also requests that future submissions clearly identify the yard areas to be utilized for outdoor storage and the proposed method of screening thereof.

2. BUILDING PERMIT REVIEW OF A PROPOSED "CARDLOCK" FACILITY IN THE
MAYFAIR INDUSTRIAL PARK AT 2595 SHUSWAP AVENUE

The Committee reviewed the plans received in the Planning Department 1987 09 25 and the coloured elevations and coloured materials supplied earlier on 1985 05 05.

The Committee recommends acceptance of the building, however, as the submission did not contain the required landscape plan, the application was tabled pending its receipt.

3. Z-38-87 - PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDINGS ON THE
SOUTH SIDE OF AUSTIN AVENUE BETWEEN NELSON STREET AND LEBLEU STREET
AT 1000 AUSTIN AVENUE

The Committee reviewed the revised preliminary plans presented at this meeting by a delegation consisting of Messrs. Jones, Yakimovitch, Sheppard and Olson. After explaining the latest submission and after answering the Committee's questions, the delegation left the meeting.

The Committee appreciates the response to their request for revised plans and additional information. The project is now to a level which the Committee can endorse in preliminary. If the development proceeds to the working drawing stage, after the Public Hearing, the Committee would be looking for the usual plans plus a detailed landscape drawing and information on the location and size of any rooftop mechanical equipment.

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4. PRELIMINARY REVIEW OF A PROPOSED 21-UNIT TOWNHOUSE PROJECT ON THE WEST SIDE OF FALCON DRIVE SOUTH OF GUILDFORD WAY AT 1176 FALCON DRIVE

The Committee reviewed the plans and coloured elevation drawings received in the Planning Department 1987 09 28.

The Committee recommends acceptance of the preliminary submission and would have no objection to this project proceeding to the working drawing stage. If this development does proceed, the Committee would be looking for the usual architectural plans plus:

- 1) a detailed landscape plan. The plan should provide information on the facilities in the common amenity area, as well as details of perimeter fencing and screening around the refuse containers.
- 2) a few visitor parking spaces being located adjacent to the upper units where none are presently proposed.

5. REVIEW OF PROPOSED ALTERATIONS TO THE "FUTURE SHOP" STORE IN THE PINE TREE VILLAGE SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY

The designer, Mr. B. Massie and the project supervisor, Mr. L. Duthie were in attendance to present revised plans of the proposed canopy. After explaining the latest submission and after answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the proposed canopy.

6. PRELIMINARY REVIEW OF PROPOSED TOWNHOUSE DEVELOPMENT ON WEST SIDE OF JOHNSON STREET SOUTH OF GLEN DRIVE AT 1150 JOHNSON STREET

The Committee reviewed the plans and coloured perspective, all received in the Planning Department 1987 09 28.

Mr. R. Weber, the project architect, was present to explain the development. After discussing the proposal and after answering the Committee's questions, Mr. Weber left the meeting.

Design Committee Minutes
of September 29, 1987

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6. cont'd

The Committee recommends acceptance of the preliminary submission, noting that they would have no objection to this project proceeding to the working drawing stage. If this development does proceed, the Committee would be looking for the usual detailed information, plus a landscape plan which clearly indicates the trees to be retained.

7. BUILDING PERMIT REVIEW OF A PROPOSED 64-UNIT TOWNHOUSE PROJECT ON THE EAST SIDE OF KING EDWARD STREET SOUTH OF BRUNETTE AVENUE AT 165 KING EDWARD STREET

The Committee reviewed the plans received in the Planning Department 1987 09 22, the coloured elevations and perspectives submitted earlier on 1987 07 28 and the coloured material samples supplied at the meeting.

Mr. G. Crockart, the project architect, was in attendance to explain the latest submission and the modifications which have been made since the first review by the Committee. After explaining the proposal and after answering the Committee's questions, Mr. Crockart left the meeting.

The Committee recommends acceptance of the development as now proposed, given the assurances by the project architect that the quality features depicted on the landscape plan, i.e. brick pavers, benches, bridges, etc., will be installed. The Committee commented further that should the applicants feel that the project is getting too dark in terms of the proposed colour scheme, they would not be adverse to the introduction of off-white trims even though the lighter coloured trims would not meet the architectural guidelines.

8. BUILDING PERMIT REVIEW OF A BEER AND WINE STORE AT THE REAR OF THE "FRENCH QUARTER PUB" AT 925 BRUNETTE AVENUE

The Committee reviewed the revised plans received in the Planning Department 1987 09 17.

The Committee recommends acceptance of the proposed building.

Design Committee Minutes
of September 29, 1987

Sept. 29, 1987

A reminder to the Committee members about the joint meeting on
October 13, 1987 with the Land Use Committee, and your comments
on the handout about lot coverage.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Oct. 13, 1987
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of October 13, 1987

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, October 13, 1987, with the following persons present:

COMMITTEE:

Ms. L. Burman
Mr. W. Haley
Mr. D. Nichols
Mr. W. Roper
Mr. G. Shinkewski
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. R. Knill
Mr. T. Thompson

1. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE SCHOOL ON THE SOUTHEAST CORNER OF GLEN DRIVE AND WESTWOOD STREET AT 3064 GLEN DRIVE

The Committee reviewed the coloured information and landscape plan received 1987 10 09 and the plans submitted previously on 1987 09 21.

The Committee commented that the proposed building design (modular units) is not in keeping with the standard of design now prevailing in the Town Centre area. Modular construction in certain situations may be acceptable, however, given the activity in the general area and the quality of design being submitted, the Committee, in all good conscience, cannot recommend acceptance of this proposal. Consequently, the Committee suggests that the proponents reconsider the project, particularly in terms of method of construction.

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of October 13, 1987

2. BUILDING PERMIT REVIEW OF A PROPOSED CHEVRON "CARDLOCK" FACILITY IN
MAYFAIR INDUSTRIAL PARK AT 2595 SHUSWAP AVENUE

The Committee reviewed the landscape plan received in the Planning Department 1987 10 13.

The Committee recommends acceptance of the development.

3. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS TO COMMERCIAL BUILDING
ON THE NORTH SIDE OF AUSTIN AVENUE EAST OF BLUE MOUNTAIN STREET AT
1001 AUSTIN AVENUE

The Committee reviewed the plans and coloured perspective received in the Planning Department 1987 10 06.

The Committee commented that the submission shows promise, however, it appears that the canopy will project over the west (lane) property line. If the Committee is correct, they would have no objection per se, however, they understand that in all likelihood, any encroachment will have to be trimmed back to the lot line. If so, the Committee would request the submission of revised plans.

In addition to the above, the Committee commented that the graphics depicted on the coloured perspective lack any real visual impact, and therefore the Committee requests a resubmission of the graphics/signage proposal.

To summarize, the Committee suggests that the applicants review the signage and the canopy as referred to above.

4. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL PROJECT ON THE NORTHEAST
CORNER OF FALCON DRIVE AND RUNNEL DRIVE AT 1123 FALCON DRIVE

The Committee reviewed the plans received in the Planning Department 1987 10 13 and the coloured material submitted at this meeting.

Design Committee Minutes
of October 13, 1987

4. cont'd

The project architects, Mr. T. Thompson and Mr. R. Knill, were in attendance to present the development. After explaining the project and after answering the Committee's questions, the delegation left the meeting.

The Committee commented that the proposed design appears to be the proponent's standard building, with only a few slight modifications. The actual building materials by themselves are quality products, however, they do not relate well to one another in this particular design.

The Committee recalls several years ago when the applicants (Shell Canada), were one of the first major service station chains to build in the Coquitlam Town Centre area. The cooperation which was achieved in formulating a design which met the goals of both parties was much appreciated by the Committee. The same level of cooperation is again sought and in this regard, the Committee suggests that the applicants afford their project architects sufficient architectural design freedom to create a building and canopy design which will be more aesthetically pleasing than the one submitted.

In summary, the Committee cannot recommend acceptance of the project as now proposed and requests that revised plans be prepared and submitted.

5. REVIEW OF PROPOSED ALTERATIONS TO THE PLANS FOR THE RECYCLING DEPOT
AT 1200 UNITED BOULEVARD

The Committee reviewed the plans received in the Planning Department 1987 10 13.

The Committee commented that the adjustments in the supergraphics and the colouration of the body of the recycling building have not reduced the Committee's concerns to the point where they can endorse the project. The Committee is still concerned over the appearance of the rear building with its large rather flat wall surfaces. The

Design Committee Minutes
of October 13, 1987

5. cont'd

Committee recalls that their previous requests for either a textured surface or a significant reveal or even a projecting feature were not possible for the various technical construction problems associated with each alternative. Rather than pursuing that vein further, perhaps the solution may lie in the relationship of the office building to the rear structure. In this regard, the Committee suggests that the applicants study different ways of tying the two structures together. Perhaps a sloping roof starting at the office front and rising gradually back to the mid point of the front wall of the rear building will resolve the Committee's concerns.

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

6. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS TO ESTABLISH AN "UMBERTINO'S" RESTAURANT IN THE PINETREE VILLAGE SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department 1987 10 07 and 1987 10 13.

The Committee recommends acceptance of the proposed alterations to facilitate this new use.

7. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO THE THEATRE BUILDING IN THE PINETREE VILLAGE SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department 1987 10 02.

The Committee recommends acceptance of the alterations and additions, however, as the package of information did not include coloured material samples, the application was tabled pending their receipt.

Design Committee Minutes
of October 13, 1987

8. PRELIMINARY REVIEW OF A PROPOSED NEIGHBOURHOOD PUB AND COMMERCIAL BUILDINGS IN MAYFAIR INDUSTRIAL PARK AT 170 GOLDEN DRIVE

The Committee reviewed the plans and coloured material sample board, all received in the Planning Department 1987 10 09.

The Committee stated that they have some reservations with the design, however, prior to commenting further, they would request the submission of two or three sketch perspectives to help illustrate the concept. In addition, the Committee would seek clarification of the design elements and in general more detailed presentation drawings.

In an effort to help expedite this proposal, the Committee invites the project architect to the next meeting to discuss the development. It was also noted by the Committee that they would withhold comment on the colour scheme, pending resolution of building design.

9. PRELIMINARY REVIEW OF A PROPOSED APARTMENT PROJECT ON THE SOUTHWEST CORNER OF JOHNSON STREET AND GLEN DRIVE AT 1160 JOHNSON STREET

The Committee reviewed the plans and coloured perspective, all received in the Planning Department 1987 10 05.

The Committee finds the development generally quite pleasing, especially the main entrance identification. There were, however, two areas of concern and therefore the Committee suggests that the applicants review:

- 1) the possible elimination of the upper horizontal band of windows and the three adjacent lighter coloured panels on either side of the curved entrance feature and then infilling these areas with cedar siding;
- 2) the rather large, fairly flat facade of the north wall facing Glen Drive. The Committee recommends the introduction of some element or elements to improve the "human scale" of this highly visible elevation.

Design Committee Minutes
of October 13, 1987

9. cont'd

If this project proceeds to the working drawing stage, the Committee will be looking for:

- a) the usual level of architectural plans;
- b) a response to the above concerns;
- c) a revised perspective which updates the revisions suggested in item 1) above.

10. BUILDING PERMIT REVIEW OF A PROPOSED 20-UNIT TOWNHOUSE PROJECT AT 1176 FALCON DRIVE

The Committee reviewed the plans received in the Planning Department 1987 10 13 and the coloured information submitted earlier on 1987 09 28.

The Committee recommends acceptance of the project, subject to the applicants first:

- 1) identifying the spacings of the ground covers on the landscape plan;
- 2) alternating the spacers on the retaining wall detail and planting the resulting voids with a suitable plant material;
- 3) indicating on the site plan or landscape plan where the perimeter fencing is to be constructed;
- 4) identifying the block colours on the latest architectural submission.

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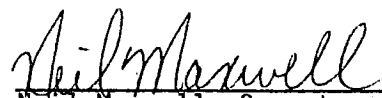
LOT COVERAGE

The Committee was requested to give advice on the advisability of increasing lot coverage provisions in the zones which permit townhousing development. This input was sought by Planning Department staff, who have been requested by the Land Use Committee to report on this subject.

The Committee generally feels that increasing the lot coverage does not necessarily guarantee better design, although it could have benefitting results if properly handled. The density factor plays perhaps a more important role in determining design than does lot coverage.

If increased lot coverage is considered, it must be in concert with other checks and balances such as a bonus system, control on a gross floor area ceiling and maximum permitted units per acre. Also, it may be possible to look at a total lot coverage, including buildings, structures and paved areas.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

Land Use Committee DEPARTMENT: DATE: Oct. 27, 1987
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of October 27, 1987

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, October 27, 1987, with the following persons present:

COMMITTEE:

Mr. W. Haley
Mr. W. Roper
Mr. A. Smode

STAFF:

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

1. REVIEW OF PROPOSED COLOURS FOR A COMMERCIAL BUILDING AT 822 BRUNETTE

The Committee reviewed a letter from the applicants, received in the Planning Department 1987 10 14, wherein the Committee was requested to reconsider their recommendation in relation to the proposed colours for the building.

The Committee recommends acceptance of the proposed blue colour of the building.

2. BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO "CREDIT UNION" BUILDING AT 1013 BRUNETTE AVENUE

The Committee reviewed the plans and coloured elevation drawings, all received in the Planning Department 1987 10 21.

The Committee would commend the applicants on the design of the proposed renovations. The alterations will be a significant improvement to the existing structure. In relation to the specifics of the proposal, the Committee suggests that the applicants:

Design Committee Minutes
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2. cont'd

- 1) utilize a narrow wood siding board, while maintaining the same profile if possible;
- 2) install the "solid" panels on the lower retaining walls rather than the trellis detail;
- 3) maintain the "typical cornice" indicated on the elevation drawings and in the detail blowup;
- 4) restudy the new front doors as they appear to be out of character with the remainder of the improvements.

To summarize, the Committee recommends acceptance of the renovations, subject to the applicants first resolving the above concerns to the satisfaction of the Planning Director.

3. REVIEW OF PROPOSED ADJUSTMENTS TO THE LANDSCAPING FOR A 74-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 1235 JOHNSON STREET

The Committee reviewed the plans received in the Planning Department 1987 10 01.

The Committee recommends acceptance of the adjustments in the landscape plan.

4. Z-35-87 - REVIEW OF CHANGES TO A PROPOSED 20-UNIT APARTMENT PROJECT ON THE SOUTHWEST CORNER OF BRUNETTE AVENUE AND LAVAL STREET AT 1226-1234 BRUNETTE AVENUE

The Committee reviewed a letter from the project architect, received in the Planning Department 1987 10 26.

The Committee commented that although the proposed siding material, vinyl, is not in keeping with the guidelines, the roofing material, cedar shingles, is. The roofs in this particular design are very

Design Committee Minutes
of October 27, 1987

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4. cont'd

prominent, and if the material were to change to duroid as requested, it would, in the Committee's opinion, significantly reduce the overall quality appearance of the project. Consequently, the Committee does not recommend acceptance of the change in roofing material from cedar shingles to duroid and suggests the owner consider the enhanced salability possibilities with the wood roofs.

5. BUILDING PERMIT REVIEW OF PROPOSED AWNING/CANOPY ON THE COMMERCIAL BUILDING AT 1001 AUSTIN AVENUE

The Committee reviewed the revised perspective, received in the Planning Department 1987 10 27.

The Committee recommends acceptance of the proposed canopy, subject to the applicants "holding back" the canopy 3" - 4" from the outside corner of the building.

6. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF ADAIR AVENUE EAST OF WOOLRIDGE STREET AT 990 ADAIR AVENUE

The Committee reviewed the plans received in the Planning Department 1987 10 23, 1987 10 27, and the coloured elevation drawings submitted previously on 1987 07 07.

The Committee recommends acceptance of the building subject to the applicants first:

- 1) confirming the intended colour scheme through the submission of a coloured material sample board;
- 2) providing a detail of a "heavy" fence and confirming the actual location along the east property line. The Committee recommends it be constructed down the entire lot line along the rear of the building.

Design Committee Minutes
of October 27, 1987

Oct. 27, 1987

6. cont'd

- 3) introducing larger areas of exposed aggregate into the sidewalks at the mid points in each portion of sidewalks along the building front. The Committee commented further that they will expect to see the introduction of areas of brick pavers adjacent to the more visible unit fronts on the buildings proposed adjacent to the Loughheed Highway.

7. Z-41-87 - PRELIMINARY REVIEW OF PROPOSED CULTURAL CENTRE ON EAST SIDE OF JACKSON STREET SOUTH OF HENDERSON AVENUE AT 209 JACKSON STREET

The Committee reviewed the massing model, coloured material sample board, plans and coloured elevation drawings, all received in the Planning Department 1987 10 15.

The Committee recommends acceptance of the project in preliminary, noting the quality materials (cedar roof, tiles, etc.) which they trust will be maintained at the working drawing stage.

8. BUILDING PERMIT REVIEW OF PROPOSED 37-UNIT APARTMENT COMPLEX ON EAST SIDE OF CLARKE ROAD SOUTH OF ROBINSON STREET AT 736 CLARKE ROAD

The Committee reviewed the plans received in the Planning Department 1987 10 14 and the coloured perspective and coloured elevation drawings submitted on 1987 10 27.

The Committee commented that the roof is the dominant feature of this design, and furthermore, the perspective indicates the texturing which is needed to interject some visual relief. Consequently, the Committee recommends that the roofing material be adjusted from duroid to treated cedar shingles.

The Committee recommends acceptance of the project, subject to the applicants first revising the drawings as suggested above.

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9. BUILDING PERMIT REVIEW OF ALTERATIONS AND ADDITIONS TO THE THEATRE
BUILDING IN THE PINETREE VILLAGE SHOPPING CENTRE AT 2991 LOUGHEED

The Committee reviewed the elevation drawing and coloured material sample, all received in the Planning Department 1987 10 27.

The Committee recommends acceptance of the alterations and additions.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Oct. 29, 1987
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of October 29, 1987

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COMMITTEE:

Mr. W. Haley
Mr. D. Nichols
Mr. W. Roper
Mr. A. Smode

STAFF:

Mr. K. McLaren, Development Control Technician
Mr. N. Maxwell, Planning Assistant
Tomina de Jong (for input to Committee on Item 5)

GUESTS:

Mr. B. Bissett	Mr. M. Pflug
Mr. T. Thompson	Mr. T. Hawksworth
Mr. R. Knill	Mr. D. Nonis
Mr. B. Bydwell	Mr. D. Bird
Mr. J. McCormack	Mr. C. Mooney
Mr. M. Garton	

1. PRELIMINARY REVIEW OF A PROPOSED SERVICE STATION AND CAR WASH ON THE NORTHEAST CORNER OF FALCON DRIVE & RUNNEL DRIVE AT 1123 FALCON DRIVE

The project architects, Mr. T. Thompson and Mr. R. Knill, and Mr. B. Bissett, the construction supervisor, were in attendance to present revised plans. After discussing the revisions and after answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the project in preliminary, noting they would have no objection to this development proceeding to the working drawing stage.

Design Committee Minutes
of October 29, 1987

Oct. 29, 1987

2. BUILDING PERMIT REVIEW OF PROPOSED 37-UNIT APARTMENT COMPLEX ON THE EAST SIDE OF CLARKE ROAD SOUTH OF ROBINSON STREET AT 736 CLARKE ROAD

The Committee heard a verbal report from the Planning Department representatives in relation to the Committee's request for an adjustment in the roofing material. After hearing the information, the Committee feels that the applicants could now proceed with the roofing material which was originally proposed, duroid shingles.

3. PRELIMINARY REVIEW OF A PROPOSED NEIGHBOURHOOD PUB AND COMMERCIAL BUILDING IN MAYFAIR INDUSTRIAL PARK AT 170 GOLDEN DRIVE

The Committee reviewed the revised plans and model presented at this meeting by the project architect, Mr. J. McCormack, and the new owner, Mr. M. Garton. After explaining the proposal and after answering the Committee's questions, the delegation left the meeting.

The Committee commented that the project shows interest and quality in the choice of building materials such as glass block, split face concrete block and the tiles. If the building is to be a success, a high degree of quality control will be mandatory during the construction phase. The Committee did, however, express some concerns in relation to the overall design and therefore suggests that consideration be given the following comments:

- 1) The entrance awnings appear weak in relation to the overall building. Perhaps the massing and material could be reviewed.
- 2) The Committee feels the effectiveness of the peaked roof element could possibly be increased by extending its height and pulling it proud of the building face as discussed.

The above comments were, for the most part, raised at the meeting. Although in discussion, the project architect seemed reluctant to consider changes, it is the Committee's mandate to provide comments to generate further design consideration where they collectively feel it is warranted. Resolution of these comments will ultimately be left to the project architect.

4. REVIEW OF PROPOSED ALTERATIONS TO THE PLANS FOR THE RECYCLING DEPOT
AT 1200 UNITED BOULEVARD

A delegation consisting of Messrs. Pflug, Hawksworth and Nonis was in attendance to present revised plans for the Committee's consideration. After explaining the revisions and after answering the Committee's questions, the delegation left the meeting.

The Committee is pleased with the revised graphics and how they have been utilized in reducing the visual impact of the rear building. It was suggested, however, that the lower dark blue accent band be darkened as discussed.

5. Z-42-87 - PRELIMINARY REVIEW OF PLANS FOR THE REDEVELOPMENT OF THE
MAILLARDVILLE SHOPPING CENTRE AT 927-931 BRUNETTE AVENUE

The Committee reviewed the plans and coloured elevations, all received in the Planning Department 1987 10 27.

Mr. D. Bird and Mr. C. Mooney, the project architects, were in attendance to present the development. After explaining the proposal and answering the Committee's questions, the delegation left the meeting.

Initially, the Committee was skeptical, given the colours depicted on the coloured elevations. However, after hearing the design rationale, the Committee felt their early skepticism lay only in the level of the presentation drawings. Properly rendered elevations with heavy shadow lines to more accurately reflect the breaks would assist in future reviews. In relation to the specifics of this proposal, the Committee commented that:

- 1) The site planning was interesting, particularly the articulation in the building facades in plan and the manner in which the "gas bar" has been integrated into the project. The Committee feels it is mandatory that the maneuvering aisle adjacent to the southwest corner of Building A be realigned with intended development to the west to improve the traffic flow between this site and the lands to the west.

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of October 29, 1987


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5. cont'd

- 2) The pictures of actual buildings in Quebec were helpful tools in the review of this project. Of particular interest was the colouration of the buildings on the Quebec photos and proposed for this development. The Committee feels that the applicants should develop their colour scheme further, noting that this may include the use of some black roofs.
- 3) The window details should be studied further. The Committee would encourage the use of multi-paned wood windows wherever possible.
- 4) The Committee recognizes the market realities in regard to the need for backlight signage on the canopies, which would be at odds with the guidelines. Perhaps some sort of specialized lighting system can be investigated such as sidewalk lampposts with directional lighting heads.
- 5) The existing structure east of Building A should be integrated into the redevelopment plans for the centre. Future submissions should include the bowling alley in plan and elevation and what treatment has been agreed to with the owner of that facility.
- 6) Consideration should be given to introducing more transparency into the eastern side of the proposed beer and wine store building. They note that in general, they are in agreement with the design of this structure and can recommend the applicants proceed to working drawings.

To summarize, the Committee finds the proposed redevelopment quite interesting, noting they endorse the general design concept for the gas bar and the beer and wine store building. The Committee does, however, request the submission of revised plans and information as otherwise suggested above.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Nov. 17, 1987
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of November 17, 1987

A special meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, November 17, 1987. Even though there was no official quorum available, the Committee members present offered their comments on the items under review at this meeting.

COMMITTEE:

Mr. W. Haley
Mr. W. Roper

STAFF:

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

GUESTS:

Mr. C. Craig

1) BUILDING PERMIT REVIEW OF EXTERIOR ALTERATIONS TO THE "CARIBOO" SHOPPING CENTRE AT 405 NORTH ROAD

The Committee reviewed the plans received in the Planning Department 1987 10 20 and the coloured photograph submitted on 1987 11 12.

The Committee recommends acceptance of the exterior alterations to the storefronts for the enlarged beer and wine store and the relocated barber shop.

2) REVIEW OF ALTERATIONS TO THE LANDSCAPE PLAN FOR A 30-UNIT APARTMENT BUILDING UNDER CONSTRUCTION AT 2733 ATLIN PLACE

The Committee reviewed the plans and covering letter all received in the Planning Department 1987 10 23.

The Committee recommends acceptance of the changes to the internal courtyard and the adjustments to the entry stairs.

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3) BUILDING PERMIT REVIEW OF A PROPOSED CANOPY FOR COMMERCIAL BUILDING ON THE NORTH SIDE OF AUSTIN AVE. WEST OF GATENSBUY ST AT 1143 AUSTIN AVE.

The Committee reviewed the plans, coloured perspective and material sample all received in the Planning Department 1987 11 10.

The Committee recommends acceptance of the proposed awning.

4) REVIEW OF ALTERATIONS TO A 36-UNIT TOWNHOUSE PROJECT AT 1160 INLET ST.

The Committee reviewed the coloured photographs and covering letter, all received in the Planning Department 1987 11 16.

The Committee recommends acceptance of:

- a) the "as-constructed" peaked roofs on the carports;
- b) the deletion of the trellis work at the ends of the carports;
- c) the change in paving material at the lane entrance; and
- d) the relocated garbage enclosure.

5) Z-29-86 PRELIMINARY REVIEW OF PROPOSED CHANGES TO THE DESIGN CONCEPT FOR A COMMERCIAL COMPLEX AT THE NORTHEAST CORNER OF BARNET HIGHWAY AND LANSDOWNE STREET AT 2773 BARNET HIGHWAY

The Committee reviewed the concept plans, coloured elevations and coloured material samples presented at this meeting by the project architect, Mr. C. Craig. After explaining the latest architectural concept and after answering the Committee's questions, Mr. Craig left the meeting.

The Committee commented that, in general, they are in agreement with the new design concept, particularly the metal canopy versus the originally proposed wrapped fabric canopy. The Committee also commented that they are pleased with the exterior finish "Isoren" and expect to see it included in the detailed drawings. Turning to other aspects of this development, the Committee commented that:

- 1) Information on refuse containers and their screening should be included in future submissions.

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of November 17, 1987

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- 5) continued
 - 2) The location of any rooftop equipment should be clearly identified along with any screening details. If screening is required, it should be of a type consistent with the materials utilized elsewhere on the project.
 - 3) They were mildly concerned over the repetitious use of the false front triangular design elements. These features appear visually weak and fragile and therefore, it is suggested that they be restudied.

The Committee recognizes that the design is still evolving and that additional changes are likely to occur. Consequently, the Committee requests that once the concept has been "firmed up", more detailed preliminary plans be submitted for review prior to proceeding to the working drawing stage.

6) "TRI-COMMUNITY BUILDERS' AWARD"

COMMERCIAL

The Committee was advised that the Chamber of Commerce has again sought nominations for the subject award. The award is to be presented annually to the owner of a building judged to contribute aesthetically to the community in its building class. The building may be either new or renovated. It was noted that with the limited time to put forward nominations and because the previous Committee meeting had to be rescheduled, the Planning Department put forward the following buildings:

- 1) 1300 Austin Avenue - a commercial building on the south side of Austin Avenue almost opposite Gatensbury Street.
- 2) 2561 Barnet Highway - two commercial buildings on the north side of Barnet Highway west of Falcon Drive.
- 3) 2764 Barnet Highway - commercial project on the south side of Barnet Highway east of Lansdowne Street.
- 4) 1125 Falcon Drive - the beer and wine store beside the neighbourhood pub.

6) continued

- 5) 176 Golden Drive - the gas bar/car wash on the southwest corner of United Boulevard and Golden Drive in the Mayfair Industrial Park.
- 6) 820 Henderson Ave. - commercial building on the south side of Henderson Avenue east of Bernatchey Street.
- 7) 2991 Lougheed Hwy. - the alterations and expansion to the Pinetree Village Shopping Centre, in particular the "Save-on-Foods" building.
- 8) 3025 Lougheed Hwy. - the "Sunwood Square" shopping centre on the north side of Lougheed Highway west of Westwood Street.

INDUSTRIAL

- 1) 2760 Aberdeen Ave. - 2 industrial buildings on the south side of Aberdeen Avenue east of Lansdowne Drive
- 2) 84 North Bend St. - second industrial building (northerly building) on the west side of North Bend Street south of Golden Drive.
- 3) 96 North Bend St. - an industrial building on the southwest corner of North Bend Street and Golden Drive.
- 4) 71 Glacier Street - second industrial building, southern end of the site, on the east side of Glacier Street south of Shuswap Avenue.
- 5) 125 Glacier Street - an industrial building on the east side of Glacier Street near the northern end of the street.

MULTI-RESIDENTIAL

- 1) 2963 Burlington Dr. - a 64-unit apartment project on the north side of Burlington Drive east of Pacific Street.

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6) continued

- 2) 1142 Dufferin St. - 125-unit seniors' boarding home on the west side of Dufferin Street at the west end of Packard Avenue.
- 3) 1140 Falcon Drive - a 73-unit townhouse project on the west side of Falcon Drive in "Eagleridge".
- 4) 1170 Falcon Drive - a 65-unit co-op townhouse project on the west side of Falcon Drive in "Eagleridge".
- 5) 1180 Falcon Drive - a 24-unit townhouse project on the west side of Falcon Drive in "Eagleridge".
- 6) 2925 Glen Drive - a 64-unit apartment building on the west side of Pacific Street north of Glen Drive.
- 7) 1160 Inlet Street - a 36-unit townhouse project on the west side of Inlet Street at Tahsis Avenue.

CATEGORY ?

- 1) 1025 Ridgeway Ave. - the new "Legion" building on the northwest corner of Ridgeway Avenue and Nelson Street.

NM/je


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Nov. 24, 1987
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of November 24, 1987

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, November 24, 1987, with the following persons present:

COMMITTEE:

Mr. D. Nichols
Mr. W. Roper
Mr. G. Shinkewski

STAFF:

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

GUESTS:

Mr. C. Goldsack
Mr. J. Gomberoff
Mr. J. Castell
Mr. C. Hay
Ms. S. Moore

Mr. Walter Roper left the meeting at this point.

1. BUILDING PERMIT REVIEW OF PROPOSED AWNINGS FOR THE BEER AND WINE STORE UNDER CONSTRUCTION AT 319 NORTH ROAD

The Committee reviewed the plans, coloured material sample and coloured photograph, all received in the Planning Department 1987 11 24.

The Committee recommends acceptance of the proposed awning, noting with appreciation the comprehensive submission which assisted the Committee in their review.

Mr. Roper returned to the meeting.

Design Committee Minutes
of November 24, 1987

2. REVIEW OF CHANGES TO 21-UNIT APARTMENT BUILDING UNDER CONSTRUCTION AT
1150 DUFFERIN STREET

The Committee reviewed the letter received in the Planning Department 1987 11 18 and the material samples submitted on 1987 11 24.

The Committee commented that they concur with the rationale behind the project architect's use of the stucco panels to create the required contrast. This fact has not changed and therefore the Committee cannot recommend that vinyl cladding be utilized in place of the stucco. If maintenance is the primary concern, perhaps the applicants should give consideration to the use of other building materials such as glass panels or other types of stucco applications.

To summarize, the Committee does not recommend acceptance of the proposed change and awaits a resubmission along the lines suggested above.

3. REVIEW OF PROPOSED ADJUSTMENTS TO LANDSCAPING FOR 20-UNIT TOWNHOUSE
PROJECT UNDER CONSTRUCTION AT 1330 BRUNETTE AVENUE

The Committee reviewed the revised landscape plan received in the Planning Department 1987 11 18.

The Committee recommends acceptance of the modifications to the landscape plan for the patio areas at the rear of the project.

4. REVIEW OF SIGNAGE FOR PROPOSED EXPANSION TO "CINEPLEX" IN PINETREE
VILLAGE SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department 1987 11 23.

Mr. C. Goldsack, the project architect, was in attendance to explain the proposed signage. After presenting the proposal and after answering the Committee's questions, Mr. Goldsack left the meeting.

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4. cont'd

The Committee feels that, in elevation, the peaked entrance sign creates the prominence which is necessary to identify the entrance. It was noted, however, that the rear of the sign and its structural supports would be highly visible through the skylight from the lobby. The Committee therefore suggests that the applicants restudy this problem, with a view to integrating the peaked design feature of the marquee into a gable roof type skylight, which would run back into the building from the sign.

The Committee would appreciate the submission of revised plans once the design has been restudied.

5. Z-44-87 - PRELIMINARY REVIEW OF A PROPOSED 20-UNIT APARTMENT PROJECT ON THE SOUTHEAST CORNER OF BRUNETTE AVENUE AND CASEY STREET AT 1200-1210 BRUNETTE AVENUE

The Committee reviewed the plans, coloured sketch perspectives and the coloured elevation drawings, all presented at this meeting by a delegation consisting of Mr. J. Gomberoff, Mr. C. Hay and Ms. S. Moore. After explaining the project and after answering the Committee's questions, the delegation left the meeting.

The Committee commented that this design concept contains many unique features which have successfully captured the old style tenement house vernacular. The Committee concurs with the project architect that the success of this project will ultimately depend on the quality control of the detailing and every care must be taken to ensure this does happen.

The Committee notes that the "guidelines" call for the use of wood siding and a wood roof, whereas this project proposes vinyl siding and asphalt shingles. While in general agreement with the design concept for this development, the Committee believes quite strongly that a painted wood siding will improve the colour variation, and that a wood roofing material will add to the overall quality of the project.

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of November 24, 1987

5. cont'd

To summarize, the Committee recommends acceptance of the project in preliminary, noting that they trust the above comments in relation to wood siding and a wood roof will be incorporated into the working drawings if this development reaches that stage. Furthermore, the Committee will be looking for the types of detailing discussed and mentioned in the guidelines.

6. BUILDING PERMIT REVIEW OF A PROPOSED 20-UNIT APARTMENT PROJECT ON THE SOUTHWEST CORNER OF LAVAL STREET AND BRUNETTE AVENUE AT 100 LAVAL STREET

The Committee reviewed the plans received in the Planning Department 1987 11 13, 1987 11 24, and the coloured perspective and material samples submitted on 1987 09 01.

Mr. J. Castell, the project designer, was in attendance and requested the Committee's support in a change of roofing material from the earlier proposed cedar roofing to duroid shingles. After discussing this matter, Mr. Castell left the meeting.

The Committee stated that their previous comment in relation to the prominence of the roofs and that this design lends itself to the use of a wood roofing material is still valid. They therefore cannot recommend an adjustment as proposed and requests that the drawings be changed to reflect the recommended roofing material, cedar shingles.

To summarize, the Committee recommends acceptance of this project subject to the above concern first being resolved to the satisfaction of the Planning Director.

7. PRELIMINARY REVIEW OF CONCEPT PLANS FOR 20-UNIT APARTMENT PROJECT ON SOUTH SIDE OF BRUNETTE AVENUE MIDWAY BETWEEN CASEY STREET AND LAVAL STREET AT 1212-1224 BRUNETTE AVENUE

Mr. J. Castell, the project designer, presented and explained the concept plans received in the Planning Department 1987 11 24. After discussing the design and after answering the Committee's questions, Mr. Castell left the meeting.

Design Committee Minutes
of November 24, 1987

7. cont'd

The Committee is generally quite pleased with the design concept, and in particular the site planning. In relation to specifics of this proposal, the Committee commented as follows:

- 1) The sidewalls should be finished in stucco as presented. In addition, information on the actual type of stucco to be utilized as well as method of preventing algae buildup is requested.
- 2) The open space along the Brunette Avenue property line should be improved by adjusting all of the buildings southwards as discussed.
- 3) The asphalt driveway should be "broken up" even more than already proposed to lessen the impact of the blacktopped area.
- 4) The treatment proposed for the upper floor windows, on the interior streetscape, should be simplified as discussed. The Committee prefers the half circle window over the other alternatives.
- 5) The design guidelines for this area recommend the use of a wood roof, and this project lends itself to that type of building material. Consequently, the Committee recommends that this be incorporated into the formal submission.
- 6) The proportions of the decorative wood treatment on the one gable, on the interior streetscape, should be adjusted as discussed.

If this development proceeds to the rezoning application stage, the Committee will be looking for a response to the above, plus the submission of a coloured perspective supplemented with a coloured material sample board.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Dec. 8, 1987
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of December 8, 1987

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, December 8, 1987, with the following persons present:

COMMITTEE:

Ms. L. Burman
Mr. W. Haley
Mr. W. Roper
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. C. Dibnah
Mr. J. Gomberoff
Mr. R. White

1. BUILDING PERMIT REVIEW OF PROPOSED GAS BAR AND CAR WASH ON THE NORTH-EAST CORNER OF FALCON DRIVE AND RUNNEL DRIVE AT 1123 FALCON DRIVE

The Committee reviewed the plans received in the Planning Department 1987 12 01, the material samples submitted 1987 12 07 and the coloured elevations supplied previously on 1987 10 29.

The Committee recommends acceptance of the proposed building.

2. BUILDING PERMIT REVIEW OF PROPOSED 53-UNIT APARTMENT BUILDING AND 50 TOWNHOUSE UNITS ON SOUTHWEST CORNER OF JOHNSON STREET AND GLEN DRIVE AT 1150 JOHNSON STREET

The Committee reviewed the plans received in the Planning Department 1987 12 08 and the coloured perspectives submitted earlier on 1987 09 28 and 1987 10 05.

2. cont'd

The Committee recommends acceptance of the development subject to the applicants first providing the following to the satisfaction of the Planning Director:

- 1) a coloured material sample board for each project to confirm the proposed colour scheme;
- 2) a revised "detail of valley" on Sheet A-15 to remove the reference to asphalt shingles and replace it with wood shingles;
- 3) the sidewalk connections from the townhouse area to the sidewalk on Johnson Street being modified to a more practical configuration;
- 4) a statement of intent that if the existing vegetation between Glen Drive and the northern end of the apartment building cannot be retained, the applicants will submit revised plans of the end of the structure prior to commencing construction of that part of the building. The Committee feels the proposed north elevation does not, as now designed, resolve their previous comment in relation to this elevation's high visibility.

3. PRELIMINARY REVIEW OF PROPOSED GAR BAR AND COMMERCIAL BUILDING ON THE
SOUTHWEST CORNER OF WESTWOOD STREET AND CHRISTMAS WAY AT 1024 WESTWOOD

The Committee reviewed the plans received in the Planning Department 1987 11 25 and the coloured perspective submitted 1987 12 07.

The project designer, Mr. C. Dibnah, was in attendance to present the proposal. After explaining the project and after answering the Committee's questions, Mr. Dibnah left the meeting.

The Committee finds the preliminary submission generally acceptable. There were, however, a few areas of concern, and therefore the Committee suggests that the applicants:

- 1) adjust the finish of the exterior walls of the "gas bar" structure to be consistent with the finish on the larger building at the rear of the site;

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of December 8, 1987

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3. cont'd

- 2) confirm the finish and eventual use of the white accent band below the canopy. The Committee commented that they do not see this area becoming a secondary signage area, given the advertising indicated on the canopy above.
- 3) install appropriate low-growing, hardy landscape planting in the area beyond the wheel stops for spaces 15 through 22. This will necessitate the removal of the asphalt proposed for this area.

4. Z-44-87 - PRELIMINARY REVIEW OF A PROPOSED 20-UNIT APARTMENT PROJECT ON THE SOUTHEAST CORNER OF BRUNETTE AVENUE AND CASEY STREET AT 1200-1210 BRUNETTE AVENUE

The Committee reviewed a letter from the applicant dated 1987 12 07, wherein the Committee was requested to reconsider their recommendation in relation to building materials. In addition, Mr. J. Gomberoff was present to discuss this matter with the Committee. After explaining the situation more fully and after answering the Committee's questions, Mr. Gomberoff left the meeting.

The Committee commented that while a wood roof would certainly add to the texture and quality of units, the Committee recognizes the potential cost implications associated with its use. In addition, the Committee commented that the roofs are not as prominent a design feature as on some of the other projects along Brunette Avenue. Consequently, the Committee has no serious reservations in recommending a change in the roofing material from wood to asphalt.

On the second matter of adjusting the siding material, the Committee feels that a change to vinyl would lower the colour variation opportunities, and subsequently the overall quality of the project. The Committee therefore does not endorse the change from wood to vinyl as requested.

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

5. PRELIMINARY REVIEW OF PROPOSED FIRE HALL ON WEST SIDE OF NELSON STREET
SOUTH OF AUSTIN AVENUE AT 428 NELSON STREET

The Committee reviewed the plans received in the Planning Department 1987 12 07 and the coloured perspective presented at this meeting.

Mr. R. White, the project architect, was in attendance to present the development. After thoroughly explaining the proposal and after answering the Committee's questions, Mr. White left the meeting.

The Committee commented that they are generally quite pleased with the design and appreciate the opportunity of being able to provide comments. The only area where any concern was raised was in relation to the glazing adjacent to the main entry. The Committee suggests that perhaps a simplification of the materials (removal of the glass block) and the creation of a two-storey volume inside at the entry may resolve their concerns.

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

6. PRELIMINARY REVIEW OF PROPOSED LIBRARY BUILDING AT 575 POIRIER STREET

The Committee reviewed the preliminary concept plans presented at this meeting by Mr. R. White, the project architect. After explaining the proposal and providing background information on the plaza concept, Mr. White left the meeting.

The Committee expressed their appreciation for the opportunity to critique the conceptual drawings, realizing, of course, that the scheme is still in the embryo stage. Nonetheless, the Committee is quite excited with the concept, in particular the use of materials on the entrance walls and the skylight/vaulted ceiling which is to run the length of the structure. The only area of concern expressed by the Committee related to the distances handicapped people must travel to gain access to the centre of the building regardless of which way they would enter the building. Perhaps this could be reviewed in greater detail as the project evolves.

Design Committee Minutes
of December 8, 1987

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6. cont'd

To summarize, the Committee endorses the architectural concept and hopes to see the plans as the project proceeds.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Dec. 22, 1987
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of December 22, 1987

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, December 22, 1987, with the following persons present:

COMMITTEE:

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

STAFF:

Mr. K. McLaren, Development Control Technician

GUESTS:

Mr. R. Hoffart
Mr. J. Hancock

1. BUILDING PERMIT APPLICATION REVIEW OF A PROPOSED SERVICE COMMERCIAL BUILDING ON THE SOUTHWEST CORNER OF WESTWOOD STREET AND CHRISTMAS WAY AT 1024 WESTWOOD STREET
-

The Committee reviewed the plans received in the Planning Department on Dec. 16, 1987 and the coloured perspective received Dec. 22, 1987.

The Committee recommends acceptance of the proposed Lordco building subject to the continuation of the low planting material in front of accessory off-street parking spaces numbered 1 to 5 in accordance with the coloured perspective.

2. BUILDING PERMIT APPLICATION FOR PROPOSED SERVICE COMMERCIAL BUILDING ON THE EAST SIDE OF LEBLEU STREET SOUTH OF AUSTIN AVENUE AT 425 LEBLEU

The Committee reviewed the plans and coloured perspectives received in the Planning Department December 22, 1987 for the Lumberland building only.

The Committee recommends acceptance of the proposed building, as depicted on the plans. However, the Committee is concerned with the landscaping proposal.

Given the high visibility of this site from the residences to the rear, a much more generous landscaping proposal is warranted. In addition, the landscaping seems generally underplanted for the areas proposed to be covered.

In general, the Committee feels the landscaping needs to be increased in planting size and quantity, and the landscape plan should clearly show all sizes and spacing.

In addition, a larger vertical plant material, which could be recommended by the landscape architect, should be added to an increased quantity of ivy along the area between the retaining wall and the building wall on the east elevation. Laurel or cotoneaster are potential selections in this area.

In conclusion, the Committee recommends acceptance of the project subject to the landscaping plan being revised to the satisfaction of the Planning Director.

3. Z-40-87 - CONCEPTUAL REVIEW OF A PROPOSED 20-UNIT, MEDIUM-DENSITY TOWNHOUSE DEVELOPMENT ON THE SOUTH SIDE OF BRUNETTE AVENUE WEST OF CASEY STREET AT 1318-1324 BRUNETTE AVENUE

The Committee reviewed the plans received in the Planning Department on Dec. 18, 1987, noting that for this preliminary review, no colour sample board or perspective has been submitted. This will be required at the time of rezoning application submission to the Design Committee.

Design Committee Minutes
of December 22, 1987

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3. cont'd

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

The Committee is concerned with some aspects of this development as it relates to the design guidelines. Firstly, with regard to exterior materials, the Committee feels strongly that cedar shingle roofing should be utilized and would encourage the use of wood siding which gives some subtlety in the colours.

In relation to the exterior appearance, the Committee would request the project architect restudy the peaked roof element and in particular the proportions thereof, as discussed at the meeting. The Committee would also request reconsideration of the arches over the garages, which seems inconsistent with the proposed vernacular.

In relation to fencing and landscaping, the Committee feels that the articulated fence will be an asset, however, questions the fence detail. The project architect should refer to the design guidelines for types of fencing which are acceptable in this area.

The Committee approves of the site plan in its attempt to break up the Brunette Avenue street facade with a type of courtyard effect. This, however, results in a large amount of asphalt in the central courtyard. The Committee feels that softening of this area is mandatory and looks forward to substantial courtyard landscaping and introduction of brick pavers to help break up this large expansive blacktop.

The Committee concurs with the proponent's position that lawns should be avoided in order that individual property owners will be spared the expense of purchasing lawn mowers for very small areas of grass. In place, the Committee would look for good quality ground cover and mass planting.

In conclusion, the Committee feels the project should move further towards the recommendations in the design guidelines with regard to exterior materials and trusts the above comments will be taken into consideration at the time of rezoning application submission.

Design Committee Minutes
of December 22, 1987

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4. Z-6-87 - PROPOSED 22-UNIT TOWNHOUSE DEVELOPMENT AT SOUTHWEST CORNER OF JOHNSON STREET AND DURANT DRIVE

Mr. J. Hancock and associate were in attendance to request four changes to the earlier preliminary plans recommended for acceptance by the Design Committee through the rezoning process. After presenting his case for the four design changes, Mr. Hancock left the meeting.

The Committee has no objections to the two changes with regard to the bay windows and the roof overhang. However, the proposed introduction of asphalt shingles and vinyl siding is unacceptable. As this application evolved through the rezoning process, the design was reviewed and recommended for acceptance based on wood shingle roofing and wood siding. The Committee cannot recommend acceptance of a change of this nature at this point in time, especially subsequent to a Public Hearing.

KM/cr


Ken McLaren, Secretary