

DESIGN COMMITTEE

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT

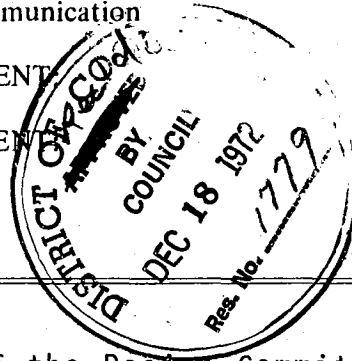
DATE: Dec. 13/72

FROM: Design Committee DEPARTMENT

YOUR FILE:

SUBJECT: Design Committee Minutes
December 13, 1972

OUR FILE: Design
Committee



A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Council Chambers on Wednesday, December 13, 1972 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mr. L.E. Gower
Mr. R.D. Insley
Mr. K.R. Webber

STAFF:

Mr. S. Jackson, Current Planner (until 4:30 p.m.)
Mr. D.M. Buchanan, Planning Director

1. B-916 (Z-67-70) - PROPOSED SIGN FOR SAFEWAY IN WESTWOOD MALL SHOPPING CENTRE - 1ST REVIEW OF SIGNS UNDER AGREEMENT WITH MONTEREY DEVELOPMENT CO. LTD.

The Committee reviewed the application and concluded that the application should be referred back to the Project Architect to bring a comprehensive sign programme forward to the Committee.

COMPREHENSIVE PLAN REQUESTED

2. B-897 (Z-84-71) - PROPOSED CAR WASH FACILITY AND SERVICE STATION AT AUSTIN AVENUE AND BLUE MOUNTAIN STREET (5TH REVIEW)

The Committee reviewed the plans and approved them subject to the following conditions:

- 1) That the Planning Director would establish that all plans meet the comments of the four preliminary reviews and the prior statement of intent from the applicant to meet those comments.
- 2) That the proposed signs for the project should come back to the Committee for review at a later stage since the sign proposal is still rather indefinite.

APPROVED SUBJECT TO CONDITIONS

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3. Z-32-72 - PROPOSED MEDIUM-DENSITY HIGH-RISE DEVELOPMENT ON
BLUE MOUNTAIN STREET AT RODERICK AVENUE - 1ST PRELIMINARY REVIEW

The Planning Director noted that no by-law review had been done of these proposed plans by the Planning Department, nor had there been any thorough review by any other Department of the Municipality at this stage. The Committee therefore made the following comments in general:

- 1) The aesthetics of the project are acceptable.
- 2) The Committee would welcome comments from the Fire Chief and would ask that he consider:
 - a) tracks up the walls of this and other high-rise buildings for self-climbing emergency vehicles.
 - b) safety lanes for emergency vehicles across the landscaped areas.
- 3) The Committee requests that the Building Inspector review the provisions regarding elevators, feeling that there should be two elevators, one for normal passenger service and the other for emergency use, including movement of household goods.
- 4) The Committee noted that an access is proposed off Blue Mountain Street, and that the Engineering Department may well not allow such access; the importance of an off-street loading space for moving vans and also for garbage disposal was also noted; the only other point as far as access was that the Architect consider a drop-off lane for vehicles, such that persons could be let off at the main entrance, the alternative being utilization of the rear lane for such purposes.
- 5) The Committee expressed disappointment as to the lack of variety and innovation in providing accommodation within the project.
- 6) The Architect and his clients were advised to review these matters above prior to the Public Hearing on this project.

ACCEPTABLE AESTHETICALLY
FURTHER COMMENTS MADE

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4. Z-29-72 - PROPOSED APARTMENTS AT HOWIE AVENUE AND MARMONT STREET - 2ND PRELIMINARY REVIEW

The Committee reviewed the revised perspective and comments thereon with regard to changes and the use of clay bricks, which was Point 3 in the first preliminary review. The only comment is that the changes do not seem to improve the project greatly, but do represent some improvement in its appearance.

5. Z-46-72 - PROPOSED MEDIUM-DENSITY HIGH-RISE APARTMENT AT NORTH ROAD AND SMITH AVENUE - 1ST PRELIMINARY REVIEW

The Planning Director noted that no detailed by-law plan checking or detailed review by other Departments have been done on this application. The comments of the Design Committee were as follows:

- 1) There was disappointment as to the similarity of this project and the proposed medium-density high-rise on Blue Mountain Street at Roderick Avenue, as showing a lack of innovation.
- 2) The Committee would request the Building Inspector to review generally the situation in regard to provision of elevators, and at least one of these elevators being such as to accommodate emergency stretchers and moving of household goods.
- 3) Comments from the Fire Chief on this application in regard to self-climbing emergency vehicles and safety lanes to the project are desired.
- 4) The landscaping appears inadequate, although it is difficult to judge from the scale of the drawings.

6. B-919 - PROPOSED WAREHOUSE ON FRASER MILLS PLANT SITE EAST OF KING EDWARD STREET - 1ST REVIEW

The Planning Director noted that this application had been reviewed under the Fraser Mills Zoning By-law No. 56, and that the only by-law question was whether it was permitted as a second building on the lot. The Design Committee had

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B-919 cont'd

no comments to make other than that they expressed the hope that the colours proposed in the coloured perspective would not be carried through to the actual building, and that it is assumed that the colours on that perspective are exaggerated.

APPROVED SUBJECT TO COLOURS

7. B-893 - PROPOSED COMMERCIAL BUILDING AT 1053 RIDGEWAY AVENUE - 2ND REVIEW

The Committee approved this project subject to:

- 1) The applicants considering a joint approach with the owner of the land to the west to create a better parking layout and more practical landscaping; this joint approach should consider use of part of the right-of-way along Ridgeway Avenue for landscaping after storm sewerage of the existing ditch through the area.
- 2) All signs being submitted to the Committee for approval as indicated at the meeting of November 15, 1972.

APPROVED WITH CONDITIONS

8. B-933 - PROPOSED COMMERCIAL BUILDING AT 511 COTTONWOOD AVENUE - 1ST REVIEW

This was tabled for review by the Committee in relation to the commercial project to the north, designed by Poul Hansen, Architect. The Committee also would wish comments from the Building Inspector on requirements under by-laws along the wall ~~along~~ the rear and side property lines, as well as any other relevant comments the Building Inspector could make on foreseen problems with this development.

TABLED FOR REVIEW

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9. B-894 - PROPOSED SERVICE STATION AT 1131 AUSTIN AVENUE -
3RD REVIEW

The Committee approved the project as revised.

APPROVED

10. B-900 - REVISED PLANS FOR TIRE OPERATION AT ALDERSON
AVENUE AND LOUGHEED HIGHWAY - 2ND REVIEW OF REVISED PLANS

The Committee approved the revised plans subject to the following conditions:

- 1) That the applicant submit proposals for signs to the Committee at a later stage.
- 2) The letter of undertaking of December 13, 1972 from Mr. S. Bonnettemaker.

APPROVED WITH CONDITIONS

DMB/ci

S. Jackson
for D.M. Buchanan
Planning Director