

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee
FROM: Design Committee
SUBJECT: Design Committee Minutes
of January 2, 1990

DEPARTMENT:
DEPARTMENT:

DATE: Jan. 2, 1990
YOUR FILE:
OUR FILE:

A meeting of the Design Committee was held in the Planning Department Committee Room at 6:30 p.m. on Tuesday, January 2, 1990, with the following persons present:

COMMITTEE:

Mr. K. Anand
Mr. J. Gayton
Mr. W. Haley
Mr. W. Roper
Mr. G. Shinkewski
Mr. A. Smode

STAFF:

Ken McLaren, Development Control Technician

GUEST:

Mr. J. Sproule

1. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON SOUTH SIDE OF UNITED BOULEVARD WEST OF LEEDER AVENUE AT 2150 UNITED BOULEVARD

The Committee reviewed the preliminary plans and coloured perspective received in the Planning Department December 19, 1989, and the landscape concept received December 15, 1989.

The Committee is generally pleased with the design approach given the majority of the building form. They are, however, quite concerned with the south elevation of Building C. It does not appear that the same attention to design has been given this elevation, which lies right along the proposed south property line of the lot. Further consideration should be given this long, flat facade.

The Committee would also request that consideration be given to the following at the time of building permit application:

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- 1) utilizing a continuous curb as the wheel stop wherever possible, and planting behind the curb. This will provide for ease of maintenance and decrease the amount of asphalt.
- 2) clarification of the location and method of screening of the garbage containers and rooftop mechanical equipment.

Conceptually, the landscape plan appears to be acceptable, however, the Committee looks forward to review of the detailed landscape plan at the time of building permit application.

2. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON NORTH SIDE OF ANSON AVENUE WEST OF WESTWOOD STREET AT 3041 ANSON AVENUE

Mr. J. Sproule, the project architect, was in attendance to present revised preliminary plans on this project in response to the Committee's earlier comments. After presenting the revised plans and responding to the Committee's questions, Mr. Sproule then left the meeting.

The Committee reviewed the revised preliminary plans received at the meeting. The Committee appreciates the project architect's response to their earlier comments and now feel with the change that they can recommend acceptance of the project in preliminary.

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

- 1) a fully detailed landscaping plan;
- 2) consideration being given to planting to the back of the wheel stop, thereby reducing the amount of asphalt and allowing easier access for maintenance;
- 3) clarification of the location and method of screening the rooftop mechanical equipment.

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

3. REVIEW OF CHANGES WHICH HAVE OCCURRED DURING CONSTRUCTION OF A
26-UNIT APARTMENT COMPLEX ON THE EAST SIDE OF BROMLEY STREET SOUTH
OF AUSTIN AVENUE AT 455 BROMLEY STREET

The Committee reviewed the coloured photographs of the existing building supplied by the applicants and the letter explaining why the proposed changes were made from the project architect dated December 27, 1989.

The Committee recommends acceptance of the revised method of applying the window trim feature and the deletion of the 1x4 trim on the upper fascia.

4. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 2605
BEDFORD STREET

The Committee reviewed the original coloured perspective, received December 11, 1989, and the sketch overlay received in the Planning Department January 2, 1990.

The Design Committee's mandate is to provide advice to the Land Use Committee and Council on building design and aesthetics. In this particular case, the Committee feels they cannot recommend acceptance of this building program. Very little has been done to the exterior of the building to enhance its appearance and, if anything, the corrugated fiber glass panels detract from its appearance.

At the very least, the Committee would see elimination of the corrugated fiber glass panels, introduction of a larger fascia, and creation of a more imaginative design solution for the office portion.

The Committee notes the brochure submitted by the applicant seems to indicate a much wider range of possibilities for this type of building. In addition, they note that the applicant has retained an architectural firm which, if given the mandate, should be able to generate a more suitable design solution for this building.

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4. cont'd

In conclusion, the Committee cannot recommend acceptance of the project as presently proposed and would encourage the applicant to utilize the professional design service he has retained.

It was further noted that Planning Department staff did brief the Committee members with regard to the applicant's concerns in relation to theft and glass breakage. The Committee, however, felt that a better design solution would not necessarily conflict with the applicant's objectives.

5. PRELIMINARY REVIEW OF REVISED PLANS FOR PROPOSED 43-UNIT TOWNHOUSE PROJECT ON NORTH SIDE OF RUNNEL DRIVE WEST OF FALCON DRIVE AT 2567 RUNNEL DRIVE

The project designer, Mr. W. Roper, returned to the meeting at this point and presented updated preliminary plans for consideration by the Committee. After explaining the latest plans and after answering the Committee's questions, Mr. Roper left the meeting.

The Committee agrees with the general design direction of this project. They note the applicant's resistance to tile roofing and, given the predominance of asphalt shingle roofing in the area, the Committee can understand the applicant's choice.

The Committee would request the following with regard to this project:

- 1) Consideration should be given to pivoting Units 4 to 7 as discussed. The Committee notes that this will require an appeal to Council under the Development Permit for a siting variance. The Committee would endorse this appeal, given the benefit to the interior space in the project.
- 2) Concern was expressed with the end elevation of the C Unit. The Committee would suggest that this end elevation provides an opportunity for a more unique design solution.

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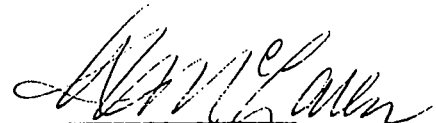
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5. cont'd

- 3) The Committee would request reconsideration of the colour scheme. The applicant's proposal is somewhat dated, and the Committee would suggest something more contemporary.
- 4) The Committee awaits the earlier requested expanded site plan and cross sections, along with the landscaping concept.

In conclusion, the Committee feels the basic design treatment proposed for the buildings is acceptable, however, would request the additional preliminary plans and response to the above comments.

KM/cr


Ken McLaren
Acting Secretary

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2. BUILDING PERMIT REVIEW OF A PROPOSED SERVICE BUILDING IN THE MUNICIPAL WORKS YARD AT 2647 AUSTIN AVENUE

The Committee reviewed the plans received in the Planning Department 1989 12 20 and the coloured photographs and site plan submitted 1990 01 09.

The Committee recommends acceptance of the proposed building.

3. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF SHERWOOD AVENUE EAST OF BLUE MOUNTAIN STREET AT 935 SHERWOOD AVENUE

The Committee reviewed the plans received in the Planning Department 1989 12 20, the coloured elevation drawing submitted 1990 01 12, and the coloured photographs supplied 1990 01 16.

The Committee recommends acceptance of the project subject to the applicants first resolving the following matters to the satisfaction of the Planning Director:

- 1) The orange colour should be confirmed by supplying an actual paint chip.
- 2) The landscape plan should be modified to introduce additional and more appropriate landscaping into the 7' 0" area between the parking lot and the east property line. In addition, the Plan itself should be drawn at a larger scale.

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4. PRELIMINARY REVIEW OF PROPOSED REDEVELOPMENT OF CORNER STORE AT
753 GAUTHIER AVENUE

The Committee reviewed the revised preliminary plans and coloured perspective, all received in the Planning Department 1990 01 09.

The Committee appreciates the applicant's response to their request for an improved design. The redesign is a significant improvement over the original submission. Prior to finalizing their comments on the revised plans, the Committee would request the submission of a coloured material sample board to confirm the proposed colours. In relation to colour, the Committee suggests the white acrylic stucco be changed to perhaps a light tan or beige colour which would be more compatible with other colours currently proposed. Turning to other aspects of the project, the Committee commented as follows:

- 1) The proposed store signage should be added to the plans.
- 2) Window trims should be introduced and the window locations themselves should be reconsidered. Perhaps a grouping of the windows would add to the design.
- 3) The fascia depths on the east and west elevations should be increased to be consistent with the other two sides of the building.
- 4) The landscape plan should be drawn at a larger scale and planting should be extended out to the back of the sidewalk along Gauthier Avenue and Thrift Street. In addition, the Committee understands that a 10' wide landscape strip is a Bylaw requirement along the entire west lot line, which will necessitate a change in the area of the proposed parking spaces.

To summarize, the Committee is encouraged by the revised plans, however, request the submission of revised plans and information as described above.

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Mr. Roper arrived at this point in the meeting.

5. Z-47-89 - PRELIMINARY REVIEW OF A PROPOSED 40-UNIT APARTMENT BUILDING ON THE SOUTHEAST CORNER OF PACIFIC STREET AND GUILDFORD WAY AT 1201 PACIFIC STREET

The Committee reviewed the revised preliminary plans received in the Planning Department 1990 01 11.

Mr. B. Heffelfinger, the project designer, was in attendance to discuss with the Committee their previous comments. After discussing the development and after answering the Committee's questions, Mr. Heffelfinger left the meeting.

The Committee would reiterate their previous comments on colour, building materials, massing, tree retention, etc. It was suggested that perhaps the applicants should consider the possibilities of increased lot coverage or reduced setbacks as ways of improving on the design. Depending on the outcome, the Committee could endorse an appeal to Council, noting that the final decision on any appeal rests with Council.

Mr. Nichols arrived at this point in the meeting.

6. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 2605 BEDFORD STREET

The Committee reviewed the revised plans and colour information received in the Planning Department 1990 01 11.

The project designer, Mr. J. Saunders, was present to explain the latest submission. After explaining the project and after answering the Committee's questions, Mr. Saunders left the meeting.

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The Committee recommends acceptance of the project subject to the applicants first revising the plans to reflect the following:

- 1) the revised design proposal indicating the metal cladding in the profile and colour (glacier white) described by the designer;
- 2) the overhead and man door colours being "midnight blue";
- 3) the white metal cladding being utilized on the smaller building and the fascias for this smaller structure being painted to match for consistency;
- 4) the fence and landscape details with the landscape plans to include an evergreen tree species along the west property line.

7. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING AT
3000 LOUGHEED HIGHWAY

The Committee reviewed the preliminary plans and coloured perspective, all received in the Planning Department 1990 01 12.

The project architect, Mr. H. Pimiskern, was in attendance to present the building. After explaining the project and after answering the Committee's questions, Mr. Pimiskern left the meeting.

The Committee felt that as a "stand alone building", the proposed building would be fairly suitable, however, when reviewed in context with the shopping centre, it is a significant departure in terms of design. In addition, other than the canopies, the building is a simple rectangle. For these reasons, the Committee

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is of the opinion that additional design review is warranted. The Committee suggests that the applicants give consideration to the following:

- 1) articulating the two north corners of the building by introducing corner breaks;
- 2) introducing steps in the stucco panels around the entire building and front canopy, thereby somewhat reproducing the design concept of the shopping centre;
- 3) revising the "steps" in the fabric canopies to be compatible with item 2) above;
- 4) integrating any rooftop mechanical equipment screen into the building design.

8. Z-51-89 - PRELIMINARY REVIEW OF A PROPOSED 52-UNIT APARTMENT BUILDING ON THE WEST SIDE OF WESTWOOD STREET NORTH OF LINCOLN AVENUE AT 1148 WESTWOOD STREET

The Committee reviewed the preliminary plans received in the Planning Department 1989 12 22 and the coloured elevations and massing model presented at this meeting by the project architect, Mr. J. Kim. After explaining the development and after answering the Committee's questions, Mr. Kim left the meeting.

The Committee was quite pleased with the proposed design and would have no hesitation in endorsing this project for referral to Public Hearing. Prior to the application proceeding to a Public Hearing, the coloured material sample board should be supplied. If the project does proceed to the working drawing stage, the

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Committee would request the submission of a tree survey and covering report to confirm which trees can be retained. In addition, the Committee would request a response to the matter of the upper roof condition as discussed with the project architect.

9. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT
2300 ROGERS AVENUE

The Committee reviewed the plans received in the Planning Department 1989 12 29.

The Committee recommends acceptance of the proposed addition, noting that the landscape legend should be reviewed to ensure accuracy of quantities given the apparent discrepancy observed with the cinquefoil plant species.

10. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON NORTH
SIDE OF ANSON AVENUE WEST OF WESTWOOD STREET AT 3041 ANSON AVENUE

The Committee reviewed the revised plans received in the Planning Department 1990 01 05.

The Committee recommends acceptance of the proposed building.

NM/cr


Neil Maxwell
Secretary

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3. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON SOUTH SIDE OF LOUGHEED HIGHWAY WEST OF KING EDWARD STREET AT 1000 LOUGHEED

The Committee reviewed the plans received in the Planning Department 1990 01 15 and the coloured photographs submitted 1990 01 25.

The Committee recommends acceptance of the building in preliminary while requesting confirmation that the existing cedar hedge will remain.

4. BUILDING PERMIT REVIEW OF A PROPOSED 37-UNIT APARTMENT BUILDING ON THE WEST SIDE OF WESTWOOD STREET SOUTH OF GLEN DRIVE AT 1154 WESTWOOD STREET

The Committee reviewed the plans received in the Planning Department 1990 01 09, 1990 01 19 and 1990 01 30, as well as the coloured perspective submitted 1990 01 25.

The Committee feels that it is unfortunate the site has been totally cleared, however, given the follow-through on the building design and the size of the plant material indicated on the landscape plan, the Committee recommends acceptance of the project, including the landscaping.

5. Z-47-89 - PRELIMINARY REVIEW OF A PROPOSED 40-UNIT APARTMENT BUILDING ON THE SOUTHEAST CORNER OF PACIFIC STREET AND GUILDFORD WAY AT 1201 PACIFIC STREET

The project designer, Mr. B. Heffelfinger, was in attendance to present the sketch elevation drawings and colour options, all received in the Planning Department 1990 01 29. After explaining the adjustments and after answering the Committee's questions, Mr. Heffelfinger left the meeting.

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5. cont'd

The Committee feels the proposed revisions resolve their initial concerns relating to the buildings' massing, materials, and the treatment of the east facade, and therefore they now recommend acceptance of the project in preliminary. It was noted that colour scheme #1 is preferred and that a tree survey conducted by a qualified forester or landscape architect is still required. It would now be in order for the applicant to prepare the required coloured perspective based on the modified design.

6. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING AT 3000 LOUGHEED HIGHWAY

The Committee reviewed the revised preliminary plans received in the Planning Department 1990 01 25 and the coloured perspective submitted previously on 1990 01 12.

The Committee noted the introduction of the stepping in the upper facade, the increased width of the channelling and the rooftop screen. While the foregoing respond somewhat to the Committee's previous comments, it was not to the extent that they were expecting. The Committee therefore requests that the applicants review the project once again in relation to the Committee's comments of 1990 01 16. In addition, it would assist the Committee if future submissions were more self-explanatory as to changes being made.

7. BUILDING PERMIT REVIEW OF PROPOSED ESSO GAS BAR AND CAR WASH ON THE SW CORNER OF AUSTIN AVENUE AND BROMLEY STREET AT 2640 AUSTIN

The Committee reviewed the plans received in the Planning Department 1990 01 19 and the coloured perspective submitted earlier on 1989 10 02.

The Committee recommends acceptance of the project.

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8. REVIEW OF CHANGES TO 29-UNIT APARTMENT BUILDING UNDER CONSTRUCTION
AT 1175 HEFFLEY CRESCENT

The Committee reviewed the letter and attachment from the project architect received in the Planning Department 1990 01 30.

The Committee recommends acceptance of the simplification of the vinyl siding colours and modifications to the trim treatment requested by the applicants. !!

9. Z-4-90 - PRELIMINARY REVIEW OF A PROPOSED HOTEL AND CONVENTION
CENTRE ON THE EAST SIDE OF NORTH ROAD AT DELESTRE AVENUE AT
319 NORTH ROAD

The Committee reviewed the preliminary plans presented at the meeting by the project designer, Mr. W. Roper, as well as the model received in the Planning Department 1990 02 01. After explaining the project and after answering the Committee's questions, Mr. Roper left the meeting.

The Committee is generally quite enthusiastic about the project even though the design is a significant departure from the architecture of the existing structure. There are, however, a number of aspects which warrant review and therefore the Committee suggests the following:

- 1) reconsideration of the yellow colour proposed for the upper and lower fascias and submission of a coloured material sample board. As discussed, the Committee suggests the upper fascia be the same colour as the vertical walls to reduce its visual effect, and the lower fascia be more in the grey family.
- 2) that the anticipated signage be introduced onto the plans, particularly on the two large end walls. This would assist the Committee in their review of this aspect of the development.

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9. cont'd

- 3) that further consideration be given to the surface treatment leading to the building. This relates not only to the area immediately around the main entrance, but also how the project ties back down to the existing building and how the surface works lead up to this new facility. It is not just landscaping that the Committee believes warrants consideration, but also lighting, paving materials, possible level changes, etc.
- 4) that some further thought be given to the two very large end walls. The Committee wonders whether greater articulation in these two facades is warranted.

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

10. Z-40-88 - PRELIMINARY REVIEW OF A PROPOSED 43-UNIT TOWNHOUSE PROJECT ON THE NORTH SIDE OF RUNNEL DRIVE WEST OF FALCON DRIVE AT 2567 RUNNEL DRIVE

The Committee reviewed the revised preliminary plans received in the Planning Department 1990 01 26 and the new colour scheme presented at this meeting by the project designer, Mr. W. Roper. After explaining the revisions and after answering the Committee's questions, Mr. Roper left the meeting.

The Committee now recommends acceptance of the project in preliminary, noting that they would endorse the applicant's appeal to Council for setback reductions.

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11. PRELIMINARY REVIEW OF PROPOSED "ACCURA" CAR DEALERSHIP ON THE SOUTH SIDE OF LOUGHEED HIGHWAY EAST OF KING EDWARD STREET AT 1300 LOUGHEED HIGHWAY

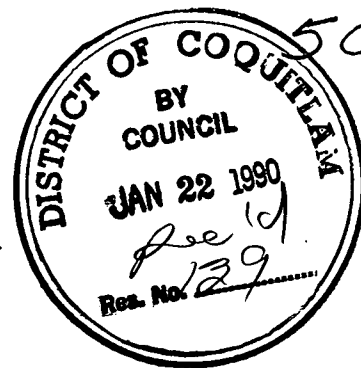
The Committee reviewed the preliminary plans and uncoloured sketch perspective presented at this meeting by the project designer, Mr. W. Roper. After explaining the project and after answering the Committee's questions, Mr. Roper left the meeting.

The Committee feels that the proposed building appears to be of the quality and design envisaged for this highly visible site. This is evidenced by the use of "alucobond", which the Committee trusts will not be lost if this project reaches the building permit application stage. The applicants should now complete the preliminary plan submission. Prior to finalizing the preliminary plans, the Committee suggests that the applicants give consideration to the following:

- 1) "cutting" the two corners of the service areas as, discussed with the project designer;
- 2) giving the large, concrete columns an architectural finish such as sandblasting.

NM/cr


Neil Maxwell
Secretary



MAILLARDVILLE STEERING COMMITTEE

MINUTES

A meeting of the Maillardville Steering Committee was held on Tuesday, January 16, 1990 at 7:30 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE:

- Ald. J. Kingsbury, Chairman
- Mr. R. McNary
- Mr. J. Aussant
- Mr. L. O'Loughlin
- Mr. D. Ashford

STAFF:

Tomina de Jong, Long Range Planner

GUEST:

Rod Maruyama,
Pacific Landplan

PREVIOUS MINUTES

MOVED BY JEAN AUSSANT
SECONDED BY DEREK ASHFORD

- 5 That the Committee approve the minutes of May 25, 1989 and November 21, 1989.

CARRIED UNANIMOUSLY

PROPOSED BRUNETTE AVENUE GATEWAY TOWER

Mr. Maruyama of Pacific Landplan presented Committee members with revised designs for the Gateway Plaza and tower. In this revision, the tower element approximates 25 feet in height at the Brunette elevation. Different iterations of design were presented and Committee members indicated a preference for the alternative with metal latticework. The need for lighting was mentioned along with a need to relate the design to the design for the bus shelter nearby. Members suggested Maillardville be identified as "Maillardville Village", and that the District of Coquitlam logo be incorporated. At some later point in time, the Committee might want a Maillardville logo as well, but the design should incorporate the District logo.

MAILLARDVILLE STEERING COMMITTEE
MINUTES OF JANUARY 16, 1990

PROPOSED BRUNETTE AVENUE GATEWAY TOWER

cont'd

Mr. Maruyama was asked to consider a revision roughly two feet higher if it is possible structurally and provided design aesthetics are not compromised. T. de Jong advised the preferred alternative would be forwarded to the Design Committee for comment.

Discussion followed regarding concern with funding. Mr. Maruyama said the current plaza plus tower is estimated to cost \$121,000. Out of this, the tower itself is very roughly \$70,000. Previously considered was a figure of \$107,000 for the plaza without the tower. Committee members thought Council may be concerned regarding the cost. Rod Maruyama was asked if it would be feasible to suggest the bus stop be relocated to the tower site, the tower being a more important element than the bus shelter. Pros and cons of this idea were discussed.

MOVED BY JEAN AUSSANT
SECONDED BY DEREK ASHFORD

COUNCIL ACTION 6 That Council be advised this Committee is very pleased with the revised design for the gateway tower; the design now comes very close to what is wanted for this significant location. The alternative design with metal latticework, supplemented with lighting and incorporating the District logo and Maillardville Village name, is unanimously endorsed by this Committee.

CARRIED UNANIMOUSLY

MAILLARDVILLE OFFICIAL COMMUNITY PLAN RESOLUTIONS

T. de Jong updated Committee members on Council's actions regarding earlier Committee resolutions pertaining to the draft Official Community Plan.

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MAILLARDVILLE STEERING COMMITTEE
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DRAFT TERMS OF REFERENCE FOR COMMITTEE

Committee members were in receipt of draft terms of reference, as requested at the November meeting.

MOVED BY MR. O'LOUGHLIN
SECONDED BY MR. AUSSANT

7 That the draft Terms of Reference be forwarded on to Council.

COUNCIL
ACTION

CARRIED UNANIMOUSLY

HERITAGE - 310 MARATHON COURT

Ald. Kingsbury updated Committee members regarding the general status of the "heritage" house at 310 Marathon. Members were concerned with the possible expenses of moving or purchasing land that might be associated with this project. Members were not confident of the Committee's role in this subject as it is a new possible project rather than a continuation of existing programs. It was agreed that this matter might be more appropriately brought to the attention of the local Heritage Society.

LOGOS AND PROMOTIONS

Mr. McNary advised Committee members of the response he received from the Provincial Government regarding possible grants for promotion activity. The Province has no relevant grant program but would allow the setting up of a BIA (Business Improvement Area) through a specified area bylaw wherein local businesses would contribute via a tax levy.

Discussion turned to the Festival du Bois, the role of the Maillardville Unis and the need to bring that group and such activities together with the business community. It was agreed that this Committee should send a letter to the Maillardville Unis requesting they consider taking on the idea of a contest for a Maillardville logo, and that Committee members such as Bob McNary might be able to help out.

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MAILLARDVILLE STEERING COMMITTEE
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LOGOS AND PROMOTIONS

cont'd

Jean Aussant agreed that through the Caisse Populaire, he would initiate the first step towards the establishment of a BIA by calling together some of the businesses. T. de Jong agreed to provide Mr. Aussant with an updated list of local area businesses.

SIGNAGE

MOVED BY J. AUSSANT
SECONDED BY L. O'LOUGHLIN

COUNCIL ACTION 8 That staff be requested to investigate (costing and feasibility) of special signage identifying "Maillardville Village" with a directional arrow on the King Edward right-of-way just north of the entrance to the Le Parc development.

*APPROVED
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CARRIED UNANIMOUSLY

TD/cr

MAILLARDVILLE STEERING COMMITTEE

DRAFT TERMS OF REFERENCE

Status

The Committee is an ad hoc committee as may be appointed by the Council of the District of Coquitlam on an annual calendar year basis.

Type of Committee

The Committee is an advisory committee to Council on matters concerning the Maillardville area.

Purpose

The purpose of the Committee is to provide Council with opinions on issues or concerns affecting a broad segment of the Maillardville community.

Specific tasks related to the above include the review of Maillardville area community plan policies. The Committee may provide Council with comments and suggestions on activities following through from the Business Area Revitalization Program.

Relationship to Council and Committee

The minutes of the Maillardville Steering Committee shall be forwarded to Council for information and consideration. Council may choose to direct Committee recommendations to other relevant Committees (such as Land Use and Parks and Recreation), but the Maillardville Steering Committee shall not make direct representations to other Committees unless requested.

Chairman

The Mayor and the Council of the District of Coquitlam shall appoint an Aldermanic representative of Council as Chairman of the Committee. A Deputy Chairman may also be appointed.

Staff

The District of Coquitlam shall assign one designated staff member to the Committee to act as secretary and as a resource person. Other staff members may attend meetings of the Committee from time to time, to observe or to provide information.

Meetings

Meetings will be called only at the discretion of the Chair.

TD/cr

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Feb. 13, 1990
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of February 13, 1990

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, February 13, 1990, with the following persons present:

COMMITTEE:

Mr. W. Haley
Mr. J. Gayton
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. R. Maruyama
Mr. R. Thompson
Mr. B. McLeod
Ms. Tomina de Jong
Mr. S. Rondestvedt
Mr. R. Camporese, Acting Director, Permits & Licenses

1. REVIEW OF A PROPOSED SIGN TOWER FOR THE COMMERCIAL CENTRE UNDER CONSTRUCTION AT 925-931 BRUNETTE AVENUE

The Committee reviewed the coloured elevations prepared by the sign company and received in the Planning Department 1990 02 07.

The Committee recommends acceptance of the structure subject to the following suggestions being resolved to the satisfaction of the Planning Director:

- 1) elimination of the flag on the top of the tower;
- 2) clarification of the brick colour on the drawings;
- 3) confirmation that the roof colour will match that utilized on the adjacent Building "C".

2. BUILDING PERMIT REVIEW OF INDUSTRIAL BUILDING ON SOUTH SIDE OF
SHERWOOD AVENUE EAST OF BLUE MOUNTAIN STREET AT 949 SHERWOOD AVE.

The Committee reviewed the plans received in the Planning Department 1990 01 25 and the coloured elevations submitted on 1990 02 08.

The Committee recommends acceptance of the project, noting that they would prefer a simplified graphic be utilized on the west elevation rather than the alternative indicated.

3. PRELIMINARY REVIEW OF PROPOSED "GATEWAY PLAZA" STRUCTURE ON THE
SOUTHEAST CORNER OF BRUNETTE AVENUE AND LOUGHEED HIGHWAY AT
926 BRUNETTE AVENUE

The Committee reviewed the preliminary plans, coloured elevation and coloured perspective, all received in the Planning Department 1990 02 09.

A delegation consisting of Mr. R. Maruyama, project architect, and staff members, Ms. T. de Jong, Mr. S. Rondestvedt and Mr. R. Camporese were in attendance to present the latest design. After providing background information on how this project has evolved, the project architect and staff explained the proposal, answered the Committee's questions and then left the meeting.

The Committee appreciates being involved in the design review process for this municipal project. In general, the Committee is quite pleased with the tower design and feels it will have a positive impact on this highly visible corner. Turning to specifics of this proposal, the Committee suggested that consideration be given to the following:

- 1) introducing a history plaque of Maillardville perhaps inside the tower;
- 2) eliminating the stationary flag atop the tower and replacing it with a fanciful weather vane or widow's walk element;

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3. cont'd

- 3) revising the wrought iron railing in terms of height and prominence;
- 4) utilizing the same metal roof colour as the lamp standards and the overpass structure, thereby providing an additional tie-in with the municipal improvements along Brunette Avenue.

4. PRELIMINARY REVIEW OF PROPOSED FIRE HALL ON EAST SIDE OF MARINER WAY SOUTH OF COMO LAKE AVENUE AT 2499 MARINER WAY

The newly appointed project architect, Mr. R. Thompson, and the Acting Director of Permits and Licenses, Mr. R. Camporese, were in attendance to review with the Committee their comments on the original plan submission. After reviewing the redrafted plans and after discussing the proposal with the Committee, the delegation left the meeting.

The Committee feels that the new plans reinforce their earlier opinion that the exterior design treatment requires considerable modification to bring it to a level which can be endorsed. In the meantime, the Committee awaits the submission of revised plans which respond to the comments given to the project architect at this meeting.

5. Z-7-90 - PRELIMINARY REVIEW OF PROPOSED 154-UNIT APARTMENT COMPLEX ON THE NORTHEAST CORNER OF JOHNSON STREET AND GUILDFORD WAY AT 1219 JOHNSON STREET

The Committee reviewed the preliminary plans received in the Planning Department 1990 01 24 and the model presented at this meeting by the project architect, Mr. B. McLeod. After explaining the project and after answering the Committee's questions, Mr. McLeod left the meeting.

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5. cont'd

The Committee recommends acceptance of the project in preliminary, noting that if the development proceeds to the working drawing stage, they would be looking for the following:

- 1) a coloured material sample board to confirm the intended colour scheme;
- 2) a redesign of the rooftop elevator enclosure as discussed, noting that there should be a similar feature on the second building;
- 3) a response to the observation that there appears to be an excessive walking distance from the elevators to many of the units.

It was noted by the Planning Department representatives that the buildings would exceed the maximum building length specified in the Zoning Bylaw. The Committee stated they had no objection to an appeal on relaxation of this Bylaw requirement, given breaks in the building and the highly articulated facades.

6. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING AT 3000
LOUGHEED HIGHWAY

The Committee reviewed the revised preliminary plans and coloured perspective, all received in the Planning Department 1990 02 09.

The Committee recommends acceptance of the project in preliminary.

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7. BUILDING PERMIT REVIEW OF PROPOSED ADDITIONS TO SENIOR CITIZENS
HIGH-RISE BUILDING (CHRISTMAS MANOR) AT 560 AUSTIN AVENUE

The Committee reviewed the plans received in the Planning Department 1990 02 05 and the coloured elevation drawing submitted 1990 02 12.

The Committee recommends acceptance of the two proposed additions.


8. BUILDING PERMIT REVIEW OF PROPOSED 54-UNIT APARTMENT BUILDING AT
1155 DUFFERIN STREET

The Committee reviewed the plans received in the Planning Department 1990 02 05 and the coloured material sample board submitted earlier on 1989 09 26.

The Committee recommends acceptance of the project subject to the applicant first resolving the following items to the satisfaction of the Planning Director:

- 1) the exposed concrete walls being given an architectural treatment such as sandblasting as unrendered concrete is not an acceptable finish;
- 2) the applicant clarifying the location and extent of the brick veneer indicated on the sample board.

NM/cr


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee

DEPARTMENT:

DATE: Mar. 1, 1990

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of March 1, 1990

OUR FILE:

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Thursday, March 1, 1990, with the following persons present:

COMMITTEE:

Mr. J. Gayton
Mr. W. Haley
Mr. D. Nichols
Mr. W. Roper
Mr. G. Shinkewski

STAFF:

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

GUESTS:

Mr. R. Thompson
Mr. H. Hatch

1. PRELIMINARY REVIEW OF PROPOSED SPIRE FOR OUR LADY OF LOURDES CHURCH AT 828 LAVAL SQUARE

The Committee reviewed the preliminary plans, coloured photographs and covering letter, all received in the Planning Department on 1990 02 23.

The Committee recommends acceptance in preliminary of the proposed spire.

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2. BUILDING PERMIT REVIEW OF PROPOSED ENTRANCE AND CANOPY FOR ZELLERS
EXPANSION AT 2929 BARNET HIGHWAY (COQUITLAM CENTRE)

The Committee reviewed the plans received in the Planning Department on 1990 03 01.

The Committee recommends acceptance of the alterations subject to the applicants first resolving the following matters to the satisfaction of the Planning Director:

- 1) landscaping should be introduced adjacent to either side of the entrance;
- 2) a paving material other than simply a concrete slab should be utilized to enhance the entrance area.

3. PRELIMINARY REVIEW OF PROPOSED ADDITION TO COMO LAKE HOSPITAL AT
657 GATENSBURY STREET

The Committee reviewed the preliminary plans received in the Planning Department on 1990 02 21 and the photographs submitted on 1990 03 01.

The Committee recommends acceptance of the additions in preliminary, noting that if this project reaches the building permit application stage, they would be looking for the usual details plus a response to the following:

- 1) the colour scheme should be confirmed by supplying a coloured material sample board;
- 2) the roofing material requires clarification. The Committee trusts it will be wood shingles, not asphalt.
- 3) the required landscape plan should address tree retention, given the apparent number of trees in the area of the addition, as indicated on the photographs supplied.

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

4. PRELIMINARY REVIEW OF PROPOSED FIRE HALL ON EAST SIDE OF MARINER WAY SOUTH OF COMO LAKE AVENUE AT 2499 MARINER WAY

The Committee reviewed the revised and updated plans presented at this meeting by the project architect, Mr. R. Thompson. After explaining the adjustments and after answering the Committee's questions, Mr. Thompson left the meeting.

The Committee appreciates being brought up to date on the progress of this project, and in particular appreciates the cooperation being extended to resolve their design concerns. The project now appears to have some continuity through the simplification of building materials and the modifications which have occurred. The Committee understands that there is considerable work still to be done in terms of plan refinement, and once completed, they would be pleased to review the drawings. In addition, the Committee suggests that the architect restudy the main entry identification as discussed.

5. BUILDING PERMIT REVIEW OF A PROPOSED PUMPING STATION AT 10 DAVID AVENUE

The Committee reviewed the plans, received in the Planning Department on 1990 02 15 and the coloured elevations and colour chips submitted on 1990 03 01.

The Committee feels that the building, as presented, is generally acceptable in terms of aesthetics.

Although not coming directly under the umbrella of building design, the Committee feels that an important related issue is the design in terms of long-term maintenance and resistance to vandalism. Some Committee members have considerable experience in the area of public facilities buildings and would therefore respectfully offer some comments and suggestions.

The proposed structure appears susceptible to leakage and vandalism. In particular, the concrete block and the tar and gravel flat roof are prone to leakage. Furthermore, the roof is accessible to vandals (notwithstanding the chain link fence) and specially built more durable louvers are available if not already proposed.

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5. cont'd

The Committee suggests that serious consideration be given to a poured in place structure with a textured finish which is placed more into the ground and landscaped over.

6. Z-13-90 - PRELIMINARY REVIEW OF PROPOSED MEDIUM-DENSITY APARTMENT BUILDING AT 310 MARATHON COURT

The Committee reviewed the very preliminary plans received in the Planning Department 1990 01 29 and 1990 02 23, as well as the additional information presented at this meeting by the project architect, Mr. H. Hatch. After explaining the project and answering the Committee's questions, Mr. Hatch left the meeting.

The Committee noted that file information indicates the presence of several trees worthy of preservation, most notably the beech tree at the rear of the house and the English oak located above the wall along the north lot line. Given the quality of these two trees, retention measures must be undertaken prior to the finalization of the preliminary plans. In this regard, the Committee requires the submission of a tree survey plus an accompanying report from a qualified arborist, which provides detailed recommendations on how to ensure preservation of these trees and any others on site.

Once the tree information has been obtained, it should be integrated into the architectural submission. Depending upon the information, modifications may be necessary in terms of the building's footprint on the lot. The Committee therefore awaits the results of the survey, etc. In the meantime, the Committee suggests that the applicants give further consideration to the following:

- 1) the style, scale and paning of the windows currently proposed. In addition, French doors are suggested instead of the typical sliders indicated.

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6. cont'd

- 2) the colour scheme. Colours more in keeping with the architectural guidelines for this area are recommended.
- 3) the east elevation should be extended to accurately reflect the existing structures on the adjoining lots, as well as on-site conditions such as the retaining wall on the north lot line;
- 4) the treatment of the retaining walls leading down to the underground parking garage requires further review.

In summary, once the tree survey and arborist's report have been completed, the plans should be modified to accommodate retention of the two referenced trees and to also respond to the other Committee comments.

NM/cr


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Mar. 13, 1990
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of March 13, 1990

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, March 13, 1990, with the following persons present:

COMMITTEE:

Mr. J. Gayton
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. J. Redenbach	Mr. T. Yeung
Mr. H. Hatch	Mr. G. Crockart
Mr. P. Reece	Mr. P. Lo
Ms. J. Reeve	Mr. K. Sallaway

1. REVIEW OF PROPOSED CHANGE TO ANIMAL HOSPITAL UNDER CONSTRUCTION AT 2599 RUNNEL DRIVE

The Committee reviewed the plans submitted previously and the covering letter and colour sample received on 1990 03 09 regarding the requested change in roofing material.

The Committee tabled the request for submission of the following:

- 1) the profile of the proposed metal roof;
- 2) a set of coloured elevation drawings updated to reflect the proposed roofing material as well as the new colour scheme.

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2. PRELIMINARY REVIEW OF A PROPOSED ACCURA CAR DEALERSHIP ON THE
SOUTH SIDE OF LOUGHEED HIGHWAY EAST OF KING EDWARD STREET AT
1300 LOUGHEED HIGHWAY

The Committee reviewed the preliminary plans and coloured perspective presented at this meeting by the project designer, Mr. W. Roper. After explaining the development and after answering the Committee's questions, Mr. Roper left the meeting.

The Committee recommends acceptance of the project in preliminary while noting the following:

- 1) The steel column should be painted not stuccoed as currently proposed.
- 2) The alucabond building material may be reconsidered as discussed.
- 3) The Committee feels comfortable in endorsing the applicant's proposed siting variance in relation to the south lot line.

Mr. G. Shinkewski arrived at this point in the meeting.

3. PRELIMINARY REVIEW OF PROPOSED REDEVELOPMENT OF THE CORNER STORE
AT 753 GAUTHIER AVENUE

The Committee reviewed the revised preliminary plans received in the Planning Department 1990 03 07.

The Committee recommends acceptance of the project in preliminary, while extending their appreciation to the applicants on the cooperation received in resolving their design concerns. If this project proceeds to the building permit application stage, the Committee will be looking for the usual detailed submission and for consideration of the following:

- 1) the submission of a coloured material sample board to confirm the proposed colour scheme;

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3. cont'd

2) adjusting the landscape plan in order that:

- a) the pines along the south lot line would be more of a spreading variety as opposed to the upright variety proposed;
- b) the ground cover on the east lot line would be extended down to the edge of the proposed sidewalk.

Mr. W. Roper returned to the meeting at this point.

4. REVIEW OF PROPOSED COMMERCIAL BUILDING ON WEST SIDE OF WESTWOOD STREET SOUTH OF LINCOLN AVENUE AT 1120 WESTWOOD STREET

The Committee reviewed the updated preliminary plans, covering letter and material sample, all received in the Planning Department 1990 03 09.

Mr. J. Redenbach, project architect, was in attendance to present the proposed modifications. After explaining the revisions and after answering the Committee's questions, Mr. Redenbach left the meeting.

The Committee recommends acceptance of the adjustments, as described by the project architect, and looks forward to reviewing the working drawings.

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5. Z-13-90 - PRELIMINARY REVIEW OF PROPOSED MEDIUM-DENSITY APARTMENT
AT 310 MARATHON COURT

The project architect, Mr. H. Hatch, was in attendance to present revised preliminary plans and information on tree retention. After explaining the modifications and after answering the Committee's questions, Mr. Hatch left the meeting.

The Committee agrees that the plan alternatives presented by the project architect demonstrate that in order to retain the existing large beech tree at the rear of the site, substantial design and bylaw concessions would be required. Given the location of the tree in terms of neighbourhood visibility and the chances of long-term survival, the Committee does not feel these concessions are warranted. As a result, the Committee would have no objection to the applicants proceeding with the preliminary plan and information submission relating to the original concept, this to include:

- 1) the tree survey, noting that the oak and as many other existing trees as possible (other than the beech tree) should be retained;
- 2) a coloured perspective supplemented with a coloured material sample board;
- 3) a landscaping concept which addresses the matter of tree retention referred to in item 1) above;
- 4) the extended east and west elevation drawings to reflect the scale of the existing apartment buildings to the north and south.

Mr. G. Shinkewski left the meeting at this point.

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6. BUILDING PERMIT REVIEW OF A PROPOSED HIGH-RISE APARTMENT BUILDING
AT 1180 PINETREE WAY (PHASE I OF GATEWAY PLAZA)

The Committee reviewed the plans received in the Planning Department 1990 02 26, the coloured elevations supplied on 1990 03 01, and the coloured samples submitted on 1990 03 12.

The project architect, Mr. K. Sallaway, was in attendance to update the Committee on this project and answer questions pertaining to the use of materials and colour choice. Mr. Sallaway then left the meeting.

The Committee feels that the darker stucco sample complements the polished granite quite nicely but the yellow colour is perhaps too great a contrast and therefore should be reconsidered. A contrast more in keeping with that indicated on the photographs supplied earlier is recommended.

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

7. PRELIMINARY REVIEW OF A PROPOSED BANK AND RETAIL BUILDING ON
THE SOUTHEAST CORNER OF LINCOLN AVENUE AND PINETREE WAY AT
3000 LINCOLN AVENUE

The Committee reviewed the preliminary plans and coloured material sample board received in the Planning Department 1990 03 07, as well as the model presented at this meeting.

The project architect, Mr. P. Lo, was in attendance to present the development. After explaining the project and answering the Committee's questions, Mr. Lo left the meeting.

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7. cont'd

The Committee commends the applicants on the overall design and quality depicted on the preliminary plans and has no hesitation in recommending acceptance of the project in preliminary. If this project reaches the building permit application stage, the Committee will be looking for the usual detailed information as well as a landscape plan which reinstates the street tree concept.

On the matter of a possible height variance proposed, the Committee felt that they could endorse the requested relaxation on the fin wall if an appeal is necessary.

8. Z-15-90 - PRELIMINARY REVIEW OF A PROPOSED 74-UNIT APARTMENT PROJECT ON THE SOUTHEAST CORNER OF BRUNETTE AVENUE AND SCHOOLHOUSE STREET AT 1504 BRUNETTE AVENUE

The Committee reviewed the preliminary plans received in the Planning Department 1990 01 29 and the coloured perspective and coloured material sample board presented at this meeting by the project architect, Mr. G. Crockart. After explaining the development and after answering the Committee's questions, Mr. Crockart left the meeting.

In general, the Committee is quite enthusiastic with the design concept, noting that detailing will play a very major role in the ultimate success of the project. Careful attention must therefore be paid to this aspect of the building. Turning to the matter of the roofing material, the Committee recommends that due to the dominance of the roof form and the period architecture being pursued, the use of either slate or slate-like roof or a tile roof is warranted. Once the material to be utilized has been firmed up, the Committee would request that the elevation drawings be modified accordingly and that a material sample be submitted for their review.

On the matter of the landscaping concept, the Committee suggests that the applicants reconsider the use of sumac trees in the landscape, given the inherent problems with that tree species.

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8. cont'd

To summarize, the Committee recommends acceptance of the design concept, noting their request for information on the roofing material and noting that design details must be firmed up prior to the Development Permit stage.

9. PRELIMINARY REVIEW OF A PROPOSED FIRE HALL ON THE EAST SIDE OF
MARINER WAY SOUTH OF COMO LAKE AVENUE AT 2499 MARINER WAY

The Committee reviewed the preliminary plans and coloured elevations received in the Planning Department 1990 03 13.

The Committee now recommends acceptance of the project in preliminary. When the application reaches the working drawing stage, the Committee will be looking for the usual plan submission including:

- 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, and addressed the matter of tree preservation at the southern end of the site, as raised and discussed earlier.

Mr. Roper left the meeting at this point.

10. BUILDING PERMIT REVIEW OF PROPOSED 40-UNIT APARTMENT BUILDING AT
571 NORTH ROAD

The Committee reviewed the plans and colour information received in the Planning Department 1990 03 09 and the coloured perspective submitted previously on 1989 10 06.

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10. cont'd

The Committee notes that the building permit drawings are generally consistent with the preliminary plans which were reviewed and endorsed earlier. The colour scheme, however, has been adjusted, and therefore, to better visualize the new scheme, the Committee requests the submission of a set of coloured elevation drawings. In addition, they request confirmation of the type and finish proposed for any exposed concrete walls.

Mr. Roper returned to the meeting.

11. Z-48-89 - PRELIMINARY REVIEW OF A PROPOSED HIGH-DENSITY HIGH-RISE APARTMENT PROJECT ON THE SOUTHEAST CORNER OF WESTWOOD STREET AND GUILDFORD WAY AT 1189 WESTWOOD STREET

The Committee reviewed the preliminary plans, coloured elevation drawings, coloured material samples and coloured perspective, all received in the Planning Department 1990 03 12 and the model presented at this meeting.

A delegation consisting of the two project architects, Mr. P. Reece and Mr. T. Yeung, as well as the landscape architect, Ms. J. Reeve, were in attendance. The architects provided a detailed and thorough history of the design evolution of this development, answered the Committee's questions, and then left the meeting.

The Committee recognizes the considerable time and work which has been expended to date in order to arrive at the current design. The project in general appears well thought out, particularly the interior spaces adjacent the man-made pond, the walkway system and the view angles, as well as the stepping of the facades of the "interior" elevations. There were, however, a few areas of initial concern raised by the Committee, and they are as follows:

- 1) the "street wall" effect along the east and west sides of the site. The Committee is of the opinion that these facades should have more articulation and relate better to the "human scale".

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11.

- 2) the interrelationship of this development to known projects on adjacent sites. The Committee suggests that this aspect be reviewed by the Planning Consultant currently retained by the District. The review should focus on tower placement and heights, shadowing, access and vehicular circulation patterns, etc.
- 3) the elevation drawings. These plans should be developed further, at a larger scale, to more clearly depict the intended exterior treatment in terms of building materials, trims, window types, balconies, fascias, skylights, etc. The coloured material sample board should be expanded to relate to these aspects as well.
- 4) the pond treatment. The introduction of a few water plantings may add to the visual effect of this amenity.

Prior to finalizing a preliminary recommendation on this project, the Committee requests the submission of plans and information as outlined above in items 1 and 3.

The Committee notes that given the increasing number of items placed before it for review, and the complexity of design guidelines being put in place for various parts of the Municipality, the Committee as a part-time advisory panel does not have the time resources to provide detailed review of compliance. Furthermore, the Town Centre guidelines are still in a state of evolution. The Committee therefore recommends that Council extend the role of the District's Town Centre Urban Design Consultant to providing explicit review of each major project proposed in that area, and design guidance as such projects go through the stages of approval.

NM/cr


Neil Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: 1990 03 27
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of March 27, 1990

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, March 27, 1990 with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. J. Scott
Mr. M. Apostolides
Mr. B. Simm

1. Z-15-90 - PRELIMINARY REVIEW OF PROPOSED 74-UNIT APARTMENT BUILDING ON SOUTHEAST CORNER OF BRUNETTE AVENUE AND SCHOOLHOUSE STREET AT 1504 BRUNETTE AVENUE

The Committee reviewed the preliminary plans submitted previously on 1990 01 29 and the proposed roofing material sample received in the Planning Department 1990 03 21.

The Committee recommends acceptance of the concrete roofing tile supplied by the applicants.

2. REVIEW OF PROPOSED ADJUSTMENTS TO THE ANIMAL HOSPITAL UNDER CONSTRUCTION AT 2599 RUNNEL DRIVE

The Committee reviewed the coloured elevation drawing and coloured material sample board all received in the Planning Department 1990 03 26.

The Committee recommends acceptance of the proposed change in roofing material from cedar shingles to metal, as well as the adjustment in window frame colour to match the metal roof.

3. REVIEW OF CHANGE IN BUILDING MATERIAL FOR HIGH-RISE APARTMENT PROJECT UNDER CONSTRUCTION AT 728 FARROW STREET

The Committee reviewed the brick sample received in the Planning Department 1990 03 22 and commented that they have no objection to the modification from a smooth finish to a textured surface as requested.

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

4. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTH SIDE OF AUSTIN AVENUE EAST OF NELSON STREET AT 1032 AUSTIN AVENUE

The Committee reviewed the preliminary plans, coloured perspective and coloured material sample board all received in the Planning Department 1990 03 16.

The Committee questions why the applicants have created a change in material from the existing commercial development to the east. Given that the existing and proposed buildings meet basically on the same plain, it would seem that a similar concrete block would be more appropriate.

The Committee feels that the area where the canopy ties into the existing building to the east appears awkward. Consideration could be given to letting the canopy die into the concrete block. In addition, the Committee would request further consideration of the projecting front canopy element. In particular, the Committee notes the inconsistency in the distance of flat canopy on either side of the projection and the visually weak posts supporting the canopy. The applicants may wish to consider simplifying the canopy with the elimination of this projecting feature.

4. cont'd

The Committee notes the articulated glass wall is a positive feature, and perhaps the canopy could follow the wall's articulation.

The Committee requests the submission of revised preliminary plans which respond to the above comments.

5. BUILDING PERMIT REVIEW OF PROPOSED REDEVELOPMENT OF THE MOHAWK SERVICE STATION AT 603 CLARKE ROAD

The Committee reviewed the plans received in the Planning Department 1990 03 21 and the coloured elevation drawing supplied earlier on 1989 11 21.

The Committee recommends acceptance of the proposed building subject to the provision of a colour sample board clarifying the colours of the project to the satisfaction of the Director of Planning.

6. PRELIMINARY REVIEW OF REVISED PLANS OF PROPOSED COMMERCIAL BUILDINGS ON THE SOUTHEAST CORNER OF GLEN DRIVE AND JOHNSON STREET AT 2900-2916 GLEN DRIVE

The Committee reviewed the revised plans and coloured perspective all received in the Planning Department 1990 03 23.

Mr. B. Simm and Mr. M. Apostolides, the project architects, were in attendance to update the Committee on the latest design. After explaining the project and after answering the Committee's questions, the delegation left the meeting.

The Committee in general has no objection to the approach taken with this project in terms of exterior materials or design features. The landscaping effort with the major areas of plant material in the parking lot is to be applauded. The Committee would also make positive comment on the colonnade and the covered walkway utilized throughout this development.

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6. cont'd

The Committee however, does have some concerns with how the design elements are expressed. They would therefore request further consideration be given to the following:

1. The repetition of the peaked roof forms in the same size. Perhaps a variation in canopy size and placement could be considered.
2. The glass skylight is an important design feature and could be considered either in the green or translucent glass. The Committee however, feels that the corners need more emphasis, particularly on the building housing the major tenant.
3. The proliferation of mandooors particularly along the east property line may be able to be reduced with the introduction of an interior corridor by extending the wall over to the property line and accessing the rear of the units from entrances on the ends of the corridor.

Revised preliminary plans giving consideration to the above comments would be appreciated. At the time of Building Permit application the Committee will be looking for the location and method of screening rooftop mechanical equipment. If the location is unknown at that time the Committee would seek a standard detail as to how these units will be treated.

7. Z-15-89 - REVIEW OF REVISED PRELIMINARY PLANS OF PROPOSED 125-UNIT APARTMENT COMPLEX ON NORTH SIDE OF BRUNETTE AVENUE BETWEEN BEGIN AND LAVAL STREETS AT 1217 BRUNETTE AVENUE

The Committee reviewed the revised preliminary plans and coloured material sample board received in the Planning Department 1990 03 16 and the coloured perspective submitted on 1990 03 26.

Mr. J. Scott, project architect, was in attendance to present the current drawings. After explaining the project and after answering the Committee's questions, Mr. Scott left the meeting.

7. cont'd

The Committee feels the latest plan changes are positive. In particular, the Committee notes the improvements to the articulation of the front facades and the site planning.

The areas of significant concern however, relate to the choice of roofing material and the modifications to the landscaping approach along Brunette Avenue and the main entrance to the project.

The Committee feels that some of the more formal garden/landscaping features should be reintroduced along Brunette Avenue. This should be done in sympathy with the Maillardville design guidelines and with the aid and input of Planning Department staff. A comment was also made in relation to the proposed window frame and soffit colours in that the white colour should be reconsidered as discussed.

In relation to the roofing material, the Design Committee cannot recommend acceptance of this project with asphalt shingle roofing. The asphalt shingle roofing would weaken the French flavour that has been achieved in the architecture, and in the Committee's opinion be very unfortunate given the many other positive aspects of the design.

The Committee would strongly urge the applicants to consider as a first choice a concrete tile and alternatively perhaps a fine line cedar shingle roof.

In summary, the Committee is quite pleased with the architecture and the French flavour it has captured, however cannot recommend acceptance of this project based on the roofing material and landscaping expression currently proposed.

8. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON SOUTH SIDE OF UNITED BOULEVARD WEST OF LEEDER STREET AT 2150 UNITED BOULEVARD

The Committee reviewed the plans received in the Planning Department 1990 03 05 and the coloured perspective submitted earlier on 1989 10 19.

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8. cont'd

The Committee reiterates its earlier request to see the area beyond the curb stops landscaped. This will reduce maintenance and help lessen the visual aspect of the large expanse of blacktop.

In relation to the reveals provided in response to the Committee's earlier comments, the Committee feels that these elements would be acceptable if they were turned down to the ground at the ends of the building wherever the reveal did not turn the corner and die into an inside corner. This may involve two or three of the reveals.

The Committee requests that revised plans include a typical screening detail in order that anyone placing mechanical equipment or air-conditioning units on the roof, can utilize it to screen the equipment regardless of the note in the plans that there will be no rooftop equipment.

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

9. Z-16-90 - PRELIMINARY REVIEW OF A PROPOSED COMPRESSOR STATION IN THE WESTWOOD PLATEAU

The Committee reviewed the preliminary plans and coloured perspective all received in the Planning Department 1990 03 12.

The Committee cannot recommend acceptance of the design of this project as currently proposed. The Committee is of the opinion that a metal shell enclosure is a very functional design approach, and is not sensitive to the buildings' surroundings.

The Committee would see a design which would respond with sensitivity, to the surroundings, and site conditions with particular attention being given to screening of outside components. Perhaps a concrete block building would provide more architectural possibilities and would likely assist in noise abatement.

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9. cont'd

Revised plans for this project are requested, and in addition, the applicants may consider providing the Design Committee with sufficient cross sections to demonstrate the visibility of the site from the major park area to the east as well as the residential area to the east and southwest.

10. DISCUSSION ON SCREENING REQUIREMENTS FOR ROOFTOP MECHANICAL EQUIPMENT ON THE DOGWOOD PAVILION BUILDING AT 624 POIRIER STREET

For sometime the Design Committee has requested consideration be given to screening the rooftop mechanical equipment on the Dogwood Pavilion Building at 624 Poirier Street. The Committee would even appreciate painting of this equipment since it is in a highly visible location.

The Committee understands from the Acting Director of Permits and Licences that funding for a screen of this nature is unavailable at the present time. The Committee therefore turns to the Land Use Committee and Council for some consideration of this issue.

The Committee requests the Land Use Committee and Council to look into the provision of funding to allow the Acting Director of Permits and Licences to have designed and installed an appropriate screen for the rooftop mechanical equipment on the Dogwood Pavilion Building at 624 Poirier Street.

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

11. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO COMMUNITY BUILDING AT 1200 CARTIER AVENUE

The Committee reviewed the plans received in the Planning Department 1990 03 14 and the coloured perspective submitted previously on 1989 09 27.

The Committee recommends acceptance of the proposed additions on the basis that the deck will be extended to provide weather protection on its east side similar to the way the deck has been extended on the south side of the building.

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March 27, 1990

12. Z-4-90 - PRELIMINARY REVIEW OF A PROPOSED 84- UNIT MOTEL AND CONVENTION CENTRE AT 319 NORTH ROAD


The Committee reviewed the revised preliminary plans presented at this meeting by the project designer, Mr. W. Roper, as well as the scale model. After explaining the adjustments and after answering the Committee's questions, Mr. Roper left the meeting.

In general, the Committee feels the design is progressing well, however, some concern was raised with the changes that have occurred in the fenestration and exterior materials.

The Committee feels that reconsideration should be given to:

1. The somewhat drab entrance way with the grey quarry tile. Perhaps more glazing would provide a warmer and more identifiable entry way.
2. The possible removal of the glass block wall and its replacement with a more transparent material. This may assist in the enhancement of the entrance features.
3. The fascia band at the top of the building. The Committee had originally been concerned with the accent colour, hoping that the utilization of the same colour as the building walls would lessen their visual impact. Having seen the revised drawings, the Committee now feels that the upper fascia should be removed. In addition, upper fascias such as the one proposed are somewhat dated, whereas the building is more "high tech" in nature.

The Committee recommends acceptance of the project in preliminary for purposes of Public Hearing review, however will be looking for a response to the above comments prior to the preparation of any Development Permit. In addition, the Committee would request a sample of the quarry tile being proposed.



Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: 1990 04 24
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes of OUR FILE:
April 24, 1990

A meeting of the Design Committee was held in the Planning Department Conference Room at 5:30 p.m. on Tuesday, April 24, 1990 with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. R. Jones
Mr. R. Howard
Mr. Cripps
Mr. Walker
Mr. P. Hipp
Mr. M. Thomas

1. BUILDING PERMIT REVIEW OF PROPOSED PUMP ISLAND AND CANOPY FOR SHELL SERVICE STATION ON NORTHEAST CORNER OF AUSTIN AVENUE AND BLUE MOUNTAIN STREET AT 955 AUSTIN AVENUE

The Committee reviewed the plans received in the Planning Department 1990 03 13, as well as the coloured photograph supplied on 1990 03 26.

The Committee recommends acceptance of the proposed pump island and canopy.

2. BUILDING PERMIT REVIEW OF PROPOSED APARTMENT BUILDING AT 1180 PINETREE WAY (PHASE 1 OF GATEWAY PLAZA)

The Committee reviewed the revised coloured stucco samples received in the Planning Department 1990 03 30 and commented that the two new colours are acceptable, and therefore the Committee now recommends acceptance of the project.

Design Committee Minutes
of April 24, 1990

April 24, 1990

3. BUILDING PERMIT REVIEW OF PROPOSED ADDITIONS TO COMMUNITY BUILDING
AT 1200 CARTIER AVENUE

The Committee reviewed correspondence dated 1990 04 09 from the Acting Director of Permits and Licences which responds to the Committee's comments on the proposed building. Upon review of this matter the Committee recommends acceptance of the project as currently designed.

4. BUILDING PERMIT REVIEW OF PROPOSED ADDITIONS TO COMO LAKE HOSPITAL
AT 657 GATENSBURY STREET

The Committee reviewed the plans received in the Planning Department 1990 03 28.

The Committee recommends acceptance of the proposed additions.

5. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON SOUTH SIDE
OF SHERWOOD AVENUE EAST OF BLUE MOUNTAIN STREET AT 914 SHERWOOD
AVENUE

The Committee reviewed the preliminary plans and coloured perspective all received in the Planning Department 1990 03 27.

The Committee cannot recommend acceptance of the building as currently designed, and would suggest that the applicants restudy the project, particularly in terms of providing some articulation in plane and taking into consideration the Bylaw requirement that the parking directly in front of the building will have to be reorientated.

6. PRELIMINARY REVIEW OF PLANS OF PROPOSED BUS SHELTER ON SOUTH SIDE
OF BRUNETTE AVENUE EAST OF LOUGHEED HIGHWAY AT 924 BRUNETTE AVENUE

The Committee reviewed the plans received in the Planning Department 1990 04 09.

Design Committee Minutes
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April 24, 1990

6. cont'd

The Committee recommends acceptance of the proposed design subject to the applicants confirming that the intended colour scheme will be consistent with the existing street lights and overhead sign bridge in this area.

7. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTH SIDE OF AUSTIN AVENUE EAST OF NELSON STREET AT 1032 AUSTIN AVENUE

The Committee reviewed the sketch plans received in the Planning Department 1990 04 20 as well as the colour perspective and preliminary plans submitted previously on 1990 03 16.

The Committee recommends acceptance of the project in preliminary noting that the introduction of the skylight feature over the entrance area along with the minor adjustments in the awning and concrete block treatment resolves their previous concerns.

8. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 88 GOLDEN DRIVE

The Committee reviewed the plans received in the Planning Department 1990 04 05 and the coloured perspective submitted previously on 1988 09 23.

The Committee recommends acceptance of the project subject to the applicants first resolving the following concerns to the satisfaction of the Planning Director:

1. The package of drawings did not include the required landscape plan. The Committee notes that the detailed plan should be consistent with the concept drawing referred to in the Development Permit.
2. A current coloured material sample board is required to confirm the intended colour scheme.

Design Committee Minutes
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9. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON WEST SIDE OF WESTWOOD STREET SOUTH OF LINCOLN AVENUE AT 1120 WESTWOOD STREET

The Committee reviewed the plans received in the Planning Department 1990 03 26.

The Committee recommends acceptance of the project subject to the applicants first resolving the following concerns to the satisfaction of the Planning Director:

- 1) The exposed concrete surfaces have been noted as being given a light sandblast treatment. The Committee is of the opinion that a medium sandblast would be more appropriate.
- 2) A detailed landscape plan is required which introduces substantial planting throughout the site wherever possible. The plan should attempt to respond to the loss of all existing vegetation, particularly the evergreen trees.

10. REVIEW OF PROPOSED CHANGES TO 41-UNIT APARTMENT BUILDING UNDER CONSTRUCTION AT 1187 PIPELINE ROAD

The Committee reviewed the elevation drawing presented at this meeting by the project architect, Mr. W. Roper. After explaining the proposed exterior alterations and after answering the Committee's questions Mr. Roper left the meeting.

The Committee commented that the revisions as proposed are not entirely acceptable. The Committee has no objection in principle to the introduction of the brick work on the front of the building, however for consistency it should be utilized on the chimney elements on the rear of the building as well. On the matter of utilizing vinyl siding on the balcony fronts, the Committee suggests that the applicants consider a subtle monochromatic colour change for the balcony colours to emphasize these design features.

Design Committee Minutes
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April 24, 1990

10. cont'd

In summary, the Committee cannot recommend acceptance of the modifications as currently proposed and would suggest that the applicants give consideration to the above comments. Revised elevation drawings will be required as well as an updated coloured material sample board relating to the vinyl colours.

Mr. Roper returned to the meeting at this point.

11. Z-9-90 PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON WEST SIDE OF JOHNSON STREET NORTH OF BARNET HIGHWAY AT 1140 JOHNSON STREET

The Committee reviewed the preliminary plans received in the Planning Department 1990 02 07 and the coloured material sample board and coloured perspective submitted on 1990 03 06.

The Committee endorses the design concept proposed, however as the package of drawings did not include a landscaping concept or the west and north elevation drawings, the application was tabled pending receipt of the required information.

12. PRELIMINARY REVIEW OF PLANS OF A PROPOSED COMMERCIAL BUILDING ON SOUTHEAST CORNER OF LOUGHEED HIGHWAY AND KING EDWARD STREET AT 1110 LOUGHEED HIGHWAY

The Committee reviewed the preliminary plans received in the Planning Department 1990 04 04 along with the landscaping concept, coloured elevations, coloured perspective and material sample board all submitted on 1990 04 24.

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

Design Committee Minutes
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12. cont'd

The Committee notes that the site is located at a fairly major intersection on one of the main highways running through the District. These factors were likely highly influential in the owner's decision in purchasing the subject property. Given also the size and height of the building and that all elevations will be highly visible, special attention must be given this aspect of the project, particularly the elevation facing the Loughheed Highway. The Committee is of the opinion that some physical articulation will be necessary on this elevation and also the south elevation for consistency in light of the building's height and close proximity to the highway pavement. The landscape berm along the Loughheed Highway will help, however it is not sufficient to mitigate the Committee's concerns. Perhaps the applicants could consider introducing an artificial physical projection as discussed with the project architect which hopefully will resolve the Committee's concerns relating to the visual impact of the project. An asymmetrical location may perhaps be more appropriate in creating the desired effect.

On the matter of lowering the perimeter berm around the building to improve on construction problems, the Committee notes that this would necessitate a variance in terms of the height provision of the Zoning Bylaw. The Committee feels that they could support a variance to Council if the above concerns relating to the height and length of the building can be successfully concluded. On the matter of landscaping in the parking lot, the Committee requests the introduction of several significant pockets of landscaping in the parking lot to break up the large expanse of asphalt paving.

In summary, the Committee cannot recommend acceptance of the project as currently proposed and await the submission of revised preliminary plans which respond to the above areas of concern.

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13. Z-16-90 - PRELIMINARY REVIEW OF PROPOSED COMPRESSOR STATION IN THE WESTWOOD PLATEAU

The Committee reviewed the revised preliminary plans and coloured elevation alternatives all received in the Planning Department 1990 04 20.

The project consultants, Mr. R. Howard, Mr. Cripps and Mr. Walker were in attendance to explain the revised plans. After updating the Committee on the latest submission and after answering the Committee's questions, the delegation left the meeting.

The Committee feels that the changes made to this project are certainly positive. The project is now to a level which can be endorsed in preliminary. There were however, a number of items which should be reviewed and upon which the Committee requests the submission of revised preliminary plans prior to preparation of any Development Permit. The areas which require review are as follows:

- 1) The height and scale of the roof over the walkway connecting the two buildings.
- 2) The scale and thickness of the fascia board treatment.
- 3) The roofs over the manddoors on the gable ends.
- 4) The retaining walls. The Committee suggests that they be lowered and stepped with planting introduced to help soften the visual effect of these walls.
- 5) The landscape concept plan should be updated to reflect the latest drawings and also to introduce planting as referenced in item #4 above, and throughout the site wherever practical.

The Committee commented further that they would endorse the blue colour scheme over the green alternative with the notation that the chain link fencing colour could be green to assist with its blending in with the natural environment of the site.

In summary, the Committee recommends acceptance of the project in preliminary while requesting a response to the above items prior to preparation of any Development Permit.

14. Z-28-90 - PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING INDUSTRIAL BUILDINGS ON SOUTH SIDE OF THE UNITED BOULEVARD EXTENSION WEST OF KING EDWARD STREET AT 1100 UNITED BOULEVARD

The Committee reviewed the preliminary plans, coloured elevation drawings and coloured photographs of the existing buildings all received in the Planning Department 1990 04 20.

The project consultants, Mr. P. Hipp and Mr. M. Thomas were in attendance to present the proposal. After explaining the development and after answering the Committee's questions the delegation left the meeting.

The Committee would commend the applicants on the thoroughness of the submission. The proposed repainting and upgrading will certainly improve the aesthetics of the existing structures. Particular attention must be paid to the north and west elevations of the building due to the ultimate exposure of these facades upon completion of the United Boulevard extension. The Committee went on to comment that the project is acceptable in preliminary as currently proposed. They would however, request that the applicant supply revised plans and information which address the following comments prior to preparation of any Development Permit:

- 1) The location and proportion of the supergraphics should be reconsidered as discussed.
- 2) A more complete colour scheme is required. The scheme should clearly indicate all building materials and colours, this to include the overhead doors, mandoor, siding, roofing material, support columns and storage tanks.
- 3) The new cladding to be utilized on the proposed structure should be continued through to the existing structures which are to remain, thereby providing continuity between the old and the new portions of the project.
- 4) Once the extent of the reconstruction of the north end of the building has been established the Committee requests the submission of an elevation drawing to demonstrate the reconstruction and how it will be unified with the rest of the project.

Design Committee Minutes
of April 24, 1990

April 24, 1990

14. cont'd

- 5) A landscaping concept is required. The plan should introduce heavy plant material along the United Boulevard frontage as well as screening of the electrical kiosk.

In summary, the Committee recommends acceptance of the project in preliminary, however would request revised plans and information which respond to the above comments prior to preparation of any Development Permit.

15. Z-18-90 - PRELIMINARY REVIEW OF PROPOSED 12-UNIT TOWNHOUSE PROJECT ON SOUTHEAST CORNER OF LAVAL SQUARE AND CARTIER AVENUE AT 1309 LAVAL SQUARE

The Committee reviewed the preliminary plans, coloured elevations and coloured material sample board, all received in the Planning Department 1990 03 27.

The Committee feels that the design concept is generally acceptable, however they would agree with the Planning Department's comment that the metal roofing material and the proposed colour scheme are not consistent with the architectural guidelines for this area of Maillardville. The roofing material and colour scheme should therefore be reconsidered.

The Committee notes that the submission did not include a coloured perspective, and therefore requests that one be prepared. The perspective should be drawn from a point on the Square looking to the southeast and should demonstrate the interrelationship of the buildings in terms of building height and orientation etc.

16. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON SOUTH SIDE OF ABERDEEN AVENUE EAST OF LANSDOWNE DRIVE AT 2770 ABERDEEN AVENUE

The Committee reviewed the preliminary plans received in the Planning Department 1990 04 12.

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of April 24, 1990


April 24, 1990

16. cont'd

The Committee noted that the submission lacked a landscaping concept as well as the usual coloured perspective and coloured material sample board. Given that the proposal is virtually an "infill" project it would be more appropriate to have a coloured streetscape drawing prepared supplemented with photographs of existing structures to the east and west rather than the perspective referred to above. Turning to the actual building itself, the Committee suggests that the applicants restudy the fenestration as currently proposed and integrate the adjustments into the revised elevation drawing which would be the streetscape plan.

Prior to finalizing their comments on this project the Committee requests the submission of revised plans and information which respond to the above comments.

NM/ms



Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: 1990 05 08
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes of OUR FILE:
May 8, 1990

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, May 8, 1990 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

GUESTS:

Mr. M. Apostolides

1. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO TONY ROMA RESTAURANT IN SUNWOOD SQUARE SHOPPING CENTRE AT 3025 LOUGHEED HIGHWAY

The Committee reviewed the plans and coloured photographs all received in the Planning Department 1990 04 30.

The Committee recommends acceptance of the proposed addition.

2. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON WEST SIDE OF LEEDER STREET SOUTH OF ROGERS AVENUE AT 22 LEEDER STREET

The Committee reviewed the plans received in the Planning Department 1990 04 23.

Design Committee Minutes
of May 8, 1990

May 8, 1990

2) cont'd

The Committee recommends acceptance of the project subject to the applicants first resolving the following concerns to the satisfaction of the Planning Director:

- 1) Landscaping should be introduced adjacent to the building, particularly on the east side to screen the structure from Leeder Street.
- 2) The drawings should be updated to incorporate Bylaw requirements such as parking spaces, painted lines etc.

3) Z-10-90 PRELIMINARY REVIEW OF PROPOSED 10-UNIT RESIDENTIAL COMPLEX ON NORTH SIDE OF CAPE HORN AVENUE WEST OF MARINER WAY AT 2467 CAPE HORN AVENUE

The Committee reviewed the preliminary plans, coloured elevations and coloured chits all received in the Planning Department 1990 05 08.

The Committee recommends acceptance of the project in preliminary and would commend the applicants on the proposed use of cedar siding and a wood roof. On the matter of the proposed landscaping the Committee suggests that it should be developed further in terms of plant densities adjacent to the unit fronts and possible street trees along Cape Horn Avenue.

4) PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDINGS ON SOUTHEAST CORNER OF JOHNSON STREET AND GLEN DRIVE AT 1175 JOHNSON STREET

The Committee reviewed the revised preliminary plans received in the Planning Department 1990 05 04, as well as the coloured perspective, coloured elevations and material samples all supplied previously on 1990 03 23.

The project architect, Mr. M. Apostolides, was in attendance to present the revised plans. After explaining the revisions and after answering the Committee's questions Mr. Apostolides left the meeting.

Design Committee Minutes
of May 8, 1990

May 8, 1990

4) cont'd

The Committee recommends acceptance of the revisions in preliminary and look forward to viewing the working drawings of the project. If the project does reach the building permit application stage the Committee requests a submission of the usual details, and in particular, one of the sloped metal roof, noting that after considerable discussion they would have no objection to the metal being applied horizontally as recommended by the project architect. It was noted that the working drawings should also provide information on rooftop equipment, location and screening details.

5) BUILDING PERMIT REVIEW OF PROPOSED 43-UNIT TOWNHOUSE PROJECT ON NORTH SIDE OF RUNNEL DRIVE WEST OF FALCON DRIVE AT 2561 RUNNEL DRIVE

The Committee reviewed the plans and coloured perspective received in the Planning Department 1990 04 27, as well as the material sample board submitted on March 22, 1990.

The project designer, Mr. W. Roper, was in attendance to present the development. After explaining the project and after answering the Committee's questions Mr. Roper left the meeting.

Although at this point a quorum was not present, the remaining two Committee members recommended acceptance of the project subject to the applicants first resolving the following concerns relating to landscaping to the satisfaction of the Planning Director:

- 1) The proposed tree densities and sizes along the north and east property lines adjacent the existing and proposed development should be increased to provide a more immediate screen between the developments and also to replace the trees which were removed from the site.
- 2) The areas adjacent the front entries to the units should be softened through the introduction of landscaped areas.
- 3) Planting should be introduced adjacent the rear patios of each unit.

Mr. W. Roper returned to the meeting at this point.

2. Update on Public Meetings

a) Nestor School/Park

Compliments were extended to Mr. R. Sieben, Principal of Nestor Elementary School, for making arrangements for the public meeting.

The design for the joint development of the school/park site would be brought back to the Committee in approximately four weeks' time with a tender date being set for early June. Planned completion would be for school opening in September. The parents and public who attended the meeting were very positive towards the concept.

b) Centennial Athletic Oval

At the public meeting a questionnaire had been distributed to the public and a tally of responses to the construction of the oval was compiled. A completed tally of the responses is attached to these minutes. The most controversial areas, parking and spectator seating, were addressed primarily by residents living in the immediate vicinity of the Centennial oval and field.

A copy of the questionnaire results would be mailed to individuals who had left a mailing address at the meeting. The form would indicate a timeline for the development of the running track, grass field, and fencing. It was hoped that seeding of the grass oval itself could take place by July, 1990.

c) Other

Alderman White indicated that the District of Coquitlam may undertake up-grading of the Sir F. Banting Jr. Secondary field at a cost of \$70,000 to provide an additional venue site for the Summer Games.

Alderman White also reported on the elimination of ditches at Alderson, Lord Baden-Powell, and Meadowbrook Elementary Schools. This work will be undertaken in the current calendar year.

Design Committee Minutes
of May 8, 1990

May 8, 1990

6) BUILDING PERMIT REVIEW OF PROPOSED 52-UNIT APARTMENT PROJECT ON WEST SIDE OF WESTWOOD STREET NORTH OF LINCOLN AVENUE AT 1148 WESTWOOD STREET

The Committee reviewed the plans received in the Planning Department 1990 03 19, as well as the updated coloured material sample board submitted on 1990 04 20, and the landscape plans received on 1990 05 07.

The Committee recommends acceptance of the project subject to the following matters first being resolved to the satisfaction of the Planning Director:

- 1) Provision of an updated coloured elevation drawing to confirm the intended colour scheme, particularly where the white stucco is to be utilized.
- 2) Assurance that the project landscape architect will be hired to supervise the clearing of the site to ensure that every effort is made to retain the existing trees which are proposed to be saved.

7. BUILDING PERMIT REVIEW OF PROPOSED 58-UNIT HIGHRISE APARTMENT PROJECT ON NORTH SIDE OF AUSTIN AVENUE EAST OF NORTH ROAD AT 507-515 AUSTIN AVENUE

The Committee reviewed the plans received in the Planning Department 1990 04 24, the landscape plan submitted on 1990 05 08, and the coloured perspective and coloured material sample boards supplied previously on 1989 01 24.

The Committee recommends acceptance of the project subject to the following landscape items being resolved to the satisfaction of the Planning Director:

- 1) The paving accent bands being reintroduced into the driveway system.
- 2) The entrance area in off Austin Avenue, particularly the steps and the bollards shown on preliminary plans being reintroduced to help accentuate this area.

Design Committee Minutes
of May 8, 1990

May 8, 1990

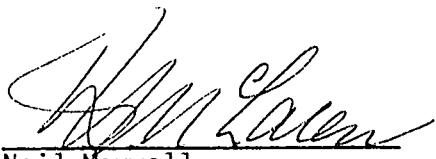
- 7) cont'd
- 3) The boulevard areas between the property lines and back of sidewalk along Austin Avenue and Whiting Way being landscaped as earlier presented.
- 8) Z-4-90 PRELIMINARY REVIEW OF PROPOSED HOTEL AND CONVENTION COMPLEX ON EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 319 NORTH ROAD

The Committee reviewed the revised preliminary plans presented at this meeting by the project designer Mr. W. Roper. After explaining the adjustments and after answering the Committee's questions Mr. Roper left the meeting.

The Committee recommends acceptance of the proposed adjustments and now looks forward to viewing the working drawings of the development. If the project reaches that stage the Committee will be looking for the usual details plus a response to the following:

- 1) The window design adjacent the entry way and restaurant portion of the project could perhaps be considered further, since in the Committee's opinion they may be a bit too boroque in relation to the overall architecture.
- 2) A detail of the glass block/steel column element explained by the project designer adjacent the entrance way will be required.
- 3) The plans reflecting removal of the upper fascias on the building as reported by the project designer.

NM/ms


for. Neil Maxwell
Secretary

SCHOOL DISTRICT NO. 43 (COQUITLAM)

In-Committee

Notes of Board/Municipal Liaison Meeting

Held 12:00 noon, Monday, May 7, 1990



Present:

District of Coquitlam

School Board

Alderman Dave White ←
Mr. Don Buchanan
Mr. Don Cunnings

Trustee Anne Kachmar
Mr. Svein Urdahl
Mr. Tom Harris

Guest

Dr. N.M. Arnott, Simon Fraser Health Unit

1. Dr. Arnott--Discussion on Electro-magnetic Fields

Dr. Arnott, Medical Health Director, Simon Fraser Health Unit appeared before the Committee and provided information on electro-magnetic fields and exposure thereto.

Dr. Arnott indicated that all the research on the effects of electro-magnetic fields is still inconclusive. It appears that there is an extra-ordinary low risk associated with living beside or being exposed to hydro lines. Dr. Arnott, as the school district's medical health officer, indicated simply that there is no conclusive evidence at this time that hydro electric power lines have an effect on human beings.

Svein Urdahl, Secretary-Treasurer of the school district, provided the Committee with additional reports on electro-magnetic fields which came to the same conclusion as the information presented by Dr. Arnott.

Dr. Arnott indicated his willingness to attend a Board meeting, and possibly bring experts in the field with him, for a discussion on electro-magnetic fields relevant to existing schools and schools that may be constructed at some future date.

3. Motions to B.C. School Trustees A.G.M.

Alderman White requested the Acting Municipal Manager, Mr. Buchanan to bring forward the Board's motion "Acquisition of School Property" to the Lower Mainland Branch of the U.B.C.M.

4. School Site Acquisition

Mr. Buchanan provided a paper on the acquisition of school sites and land for schools. He also tabled with the Committee a transmittal to the Ministry of Education, Bill 20 from Ontario and the Alberta Planning Act on this subject as well as excerpts from a report by the American Society of Planning Officials.

Svein Urdahl will be forwarding the information received to the Ministry of Education as the Ministry is extremely interested in alternative methods of school site acquisition used outside the province of B.C.

5. Date of Next Meeting

The next meeting will be held on:

Monday, June 4, 1990.
12:00 noon
Poirier Street Library Board Room

Agenda items should be submitted to Mr. D. Cunnings.

SWU:jr

Distribution: Committee Members
Meeting Attendees

QUESTION 1. - WHAT YOUR YOUR COMMENTS ON THE PROPOSED ATHLETIC FACILITIES, IN PARTICULAR: (Cont'd)

TOPIC	AGREE	DISAGREE	QUESTION	OTHER	
LANDSCAPE BUFFER:					
- Buffer - General	51	8	6	1	- Add cedar hedging
- More required	10	-	-	1	- Need thick 8ft high solid buffer

QUESTION 2. - PLEASE COMMENT ON THE PROPOSED BLEACHER SEATING AND WASHROOM/CONCESSION BUILDING.

TOPIC	AGREE	DISAGREE	QUESTION	OTHER	
SEATING:					
- Bleachers - General	37	23	6	3	- Move bleachers closer to the playing field - even service road behind the bleachers. - Add back supports & seats. - Cover seats with roof.
- More required	7	1	-	-	
- Temporary Only	5	1	1	-	
- Change Location	3	5	-	1	- Place bleachers on south side so spectators can't have to look into the sun.
BUILDING:					
- Building - General	17	15	1	1	- Put building under bleachers
- Washrooms	11	9	2	1	- Make washrooms larger
- Concessions	5	14	4	-	
- Storage	-	1	-	-	
- Changerooms	9		1	-	

CENTENNIAL ATHLETIC FACILITY
QUESTIONNAIRE TALLY SHEET

QUESTION 1. - WHAT YOUR YOUR COMMENTS ON THE PROPOSED ATHLETIC FACILITIES, IN PARTICULAR:

TOPIC	AGREE	DISAGREE	QUESTION	OTHER	
FIELD:					
- Field - General	61	10	5	5	- 3x Work over due - Good - it's an eye sore and a liability the way it is now.
- Lay out/Dimensions	4	2	1	1	- Needed for this part of the community - Also make one high jump pit and make it a CFL sized field.
- High Jump Location		2	2	1	- Do you really need two
- Pole Vault/Long Jump Location		10	5	2	- Move to north side of track
- Field Surface Material			2	1	- Too much concrete/hard surfaces on end zone
TRACK:					
- Track - General	70	6	1	-	
- Track Surface Material	6	-	3	1	Track surface material too hard
- Number of Lanes/Size	3	3	4	-	
- Proximity to Laurentian St.	-	6	1	-	
FENCING:					
- Fence - General	62	13	5	-	
- Fencing Material	4	1	2	1	- Chain links with woven wood slats
- Fence Height	2	-	2	-	
- Location of Gates	1	-	-	-	
- Locking of Gates	7	-	1	-	

QUESTION 3. PLEASE COMMENT ON ANY OTHER CONCERNS OR FEELINGS YOU MAY HAVE REGARDING THE DEVELOPMENT PLAN.

TOPIC	AGREE	DISAGREE	QUESTION	OTHER	
- Overall Plan	36	6	1	4	<ul style="list-style-type: none"> - It doesn't have to be done all at once - Feel the increased use and related traffic will reduce property value - 2x Don't delay the work
- Parking	2	20	18	6	
- Field Lighting	6	10	6	-	<ul style="list-style-type: none"> - If parking cannot be properly arranged - No DRAL. - Restricted to residents only like they do in Vancouver - Enlarge library parking area - Signage to control parking - Decrease supporting bus pick-up/drop-off - Need better management of parking in the entire area
- Security Lighting	9	4	4	1	
- Volume of Use	-	2	2	2	<ul style="list-style-type: none"> - Around bleachers + buildings only - Limit use on weekends - Set specific time limits during the week
- School use only	2	1	1	1	
- Community use	3	-	-	1	- Community use only after school usage.
- Noise	-	7	7	-	
- Tree Removal	-	1	-	-	
- Access during Events	1	1	2	1	No access off Laurentian during events.
- Maintenance	3	-	6	1	Must have a regular maintenance program
- Facility Security	1	-	1	-	
- Litter	-	10	7	1	Litter around school is terrible now, this will only make it worse.
- Overall Cost	-	4	5	2	Not a good enough explanation of how this will be all paid for
- Future Expansion	-	1	1	-	Charge groups from out side the district
- Mall Development	-	-	-	-	
- Scoreboard	2	-	-	-	
- Teenagers Congregating	-	1	-	1	Teens hanging around outside area, vandalism, noise, litter + drinking
<p><i>Don't delay beyond 2022</i></p>					

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: 1990 05 22
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes of OUR FILE:
May 22, 1990

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, May 22, 1990 with the following persons present:

COMMITTEE:

Mr. J. Gayton
Mr. W. Haley
Mr. W. Roper
Mr. G. Shinkewski

STAFF:

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

GUESTS:

Mr. R. Jones
Mr. B. Nixon
Mr. J. Minton

1. BUILDING PERMIT REVIEW OF PROPOSED COLOURS FOR A 40-UNIT APARTMENT BUILDING UNDER CONSTRUCTION AT 571 NORTH ROAD

The Committee reviewed the updated coloured perspective and coloured material sample board all received in the Planning Department on May 18, 1990.

The Committee now recommends acceptance of the building.

2. REVIEW OF PROPOSED CHANGES TO A 41-UNIT APARTMENT BUILDING UNDER CONSTRUCTION AT 1187 PIPELINE ROAD

The Committee reviewed the revised plans received in the Planning Department May 22, 1990.

Design Committee Minutes
of May 22, 1990

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2) cont'd

Mr. W. Roper, the project designer, was in attendance to present the modifications. After explaining the revisions and after answering the Committee's questions, Mr. Roper left the meeting.

The Committee recommends acceptance of the use of brick as currently proposed on the front and back of the building. On the matter of the balcony treatment, the Committee has no objection to the balconies being left "squared" and finished in horizontal siding in the same colour as the building.

Mr. Roper returned to the meeting.

3) PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON SOUTH SIDE OF ABERDEEN AVENUE EAST OF LANSDOWNE DRIVE AT 2770 ABERDEEN AVENUE

The Committee reviewed the revised preliminary plans and coloured photographs all received in the Planning Department May 18, 1990, along with the coloured perspective submitted earlier on May 7, 1990.

The Committee recommends acceptance of the project in preliminary.

4) PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTHEAST CORNER OF LOUGHEED HIGHWAY AND KING EDWARD STREET AT 1110 LOUGHEED HIGHWAY

The project architects, Mr. R. Jones and Mr. B. Nixon were in attendance to present revised plans and respond to the Committee's previous concerns. After explaining the revisions and after answering the Committee's questions, the delegation left the meeting.

Design Committee Minutes
of May 22, 1990

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4) cont'd

The Committee noted that the introduction of the six planting areas into the parking lot resolves their concern with this area. Turning to the building, the Committee commented that the photographs presented at this meeting of projects with similar problems of large, long flat walls, indicate that the use of large mass planting can adequately provide the visual relief needed for such walls. Based on the verbal presentation that the applicants are willing to utilize substantial planting, particularly along the Lougheed Highway, the Committee recommended acceptance of the project in preliminary, subject to the following being incorporated into the working drawings:

- 1) adjustments in the tree planting along Lougheed as follows:
 - i) the Black Locust trees being a minimum caliper of 2" and 18' in height;
 - ii) the Nootka Cypress trees being increased by a minimum of 2'.
- 2) the ditch elimination along Lougheed Highway being resolved.

5) Z-30-90 - PRELIMINARY REVIEW OF PROPOSED 73-UNIT TOWNHOUSE PROJECT ON NORTH SIDE OF DECAIRE STREET EAST OF SCHOOLHOUSE STREET AT 310 DECAIRE STREET

The Committee reviewed the preliminary plans received in the Planning Department May 18, 1990 and the coloured elevations and coloured material samples submitted on May 22, 1990.

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

The Committee commented that the site is indeed very difficult to work with, particularly the slope conditions. The units proposed seem to relate well to the grades and the applicants should be commended in this regard. The actual design is encouraging, however the Committee did raise several questions while noting that the project is still evolving. They therefore suggest that consideration be given to:

Design Committee Minutes
of May 22, 1990

May 22, 1990

5) cont'd

- 1) taking better advantage of the end conditions of unit types A, B and E by treating them in a manner more consistent with the C and D units;
- 2) providing greater clarification as to where dissimilar materials meet;
- 3) developing the colour scheme further and firming up the eventual scheme as discussed. In addition, a coloured material sample board and coloured perspective are required.

In addition to the above, the Committee requests information on the following:

- a) the finishes proposed for the concrete retaining walls and what type of landscaping is to be introduced into the "steps" in the walls;
- b) the number, location and screening details of any refuse containers and super mailboxes;
- c) the electrical rooms in terms of location and how they will be integrated into the project design.

6) PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO COMMERCIAL BUILDINGS ON SOUTH SIDE OF BARNET HIGHWAY EAST OF LANSLOWNE DRIVE AT 2780 - 2786 BARNET HIGHWAY

The Committee recommends acceptance of the project in preliminary, noting that if the project does proceed, they would be looking for the usual details plus a response to the following:

- 1) the required landscape plan should introduce street trees both front and back, and quality planting of all areas to be planted;
- 2) the same attention to design should be given the rear of the building as has been proposed for the front.

Design Committee Minutes
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7) BUILDING PERMIT REVIEW OF A PROPOSED 54-UNIT TOWNHOUSE PROJECT ON NORTH SIDE OF GUILDFORD WAY WEST OF JOHNSON STREET AT 2940 GUILDFORD WAY

The Committee reviewed the plans received in the Planning Department April 27, 1990 and the coloured information supplied earlier on September 19, 1989.

The Committee recommends acceptance of the project.

8) Z-31-90 - PRELIMINARY REVIEW OF PROPOSED PARK AND RIDE FACILITIES ON SOUTHWEST CORNER OF BARNET HIGHWAY AND LOUGHEED HIGHWAY AT 2920 BARNET HIGHWAY

The Committee reviewed the preliminary plans received in the Planning Department May 22, 1990.

The Committee commented that the building designs are acceptable in preliminary. It was noted that the package of drawings was incomplete, and therefore the application was tabled. The Committee looks forward to viewing the following:

- 1) a landscaping concept which:
 - a) provides information of the treatment proposed for the large "void" areas;
 - b) introduces pockets of landscaping and trees into the parking lot to break-up the large expanse of paving.
- 2) a coloured perspective drawing supplemented with a coloured material sample board.

9) BUILDING PERMIT REVIEW OF PROPOSED ACURA CAR DEALERSHIP ON SOUTH SIDE OF LOUGHEED HIGHWAY EAST OF KING EDWARD STREET AT 1288 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department May 8 and 15, 1990, the landscape plan submitted on April 6, 1990 and the coloured perspective and coloured material sample board supplied on May 8, 1990.

Design Committee Minutes
of May 22, 1990

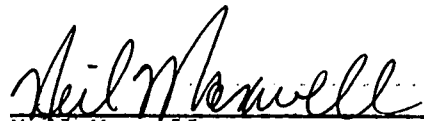
May 22, 1990

9) cont'd

Mr. W. Roper, the project designer, was in attendance to present the project. After explaining the development and after answering the Committee's questions, Mr. Roper left the meeting.

The Committee recommends acceptance of the project subject to the applicants first increasing the size of the proposed Honey Locust tree, and then introducing additional of these trees into the landscape along the south and east sides of the site as discussed.

KM/ms


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: 1990 06 05
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes of OUR FILE:
June 5, 1990

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, June 5, 1990 with the following persons present:

COMMITTEE:

Mr. W. Haley
Mr. W. Roper
Mr. G. Shinkewski

STAFF:

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

GUESTS:

Mr. M. Cruise	Mr. T. Thompson
Mr. A. Moolin	Mr. M. Hughes
Mr. T. Ho	Mr. B. Netupsky
Mr. H. Wang	Mr. J. Minton
Mr. B. Nixon	Mr. B. North

1. PRELIMINARY REVIEW OF PROPOSED 126-UNIT TOWNHOUSE APARTMENT PROJECT AT 1217 BRUNETTE AVENUE

The Committee reviewed the revised preliminary plans and coloured material sample board all received in the Planning Department 1990 05 24.

The Committee noted the adjustments in exterior colours and roofing treatment which resolve earlier concerns. On the matter of the railing design along Brunette Avenue, the Committee felt that it should not be the typical residential aluminum railing and that more embellishments in the actual design are required. With regard to the sliding patio doors, the Committee recommends that the muntin bars be installed as suggested by staff, to add to the heritage look being sought.

Design Committee Minutes
of June 5, 1990

June 5, 1990

2) cont'd

The Committee recommends acceptance of the residential portion of the project, subject to the applicants incorporating the above comments into the working drawings.

2) BUILDING PERMIT REVIEW OF PROPOSED CANOPY FOR BUILDING UNDER CONSTRUCTION AT 3041 ANSON AVENUE

The Committee reviewed the coloured elevation drawing received in the Planning Department 1990 05 30 along with the approved building permit plans.

The Committee noted that there was insufficient information to properly review the proposed canopy. The application was therefore tabled and the Committee requests the submission of at least the following:

- 1) a sample of the awning fabric to accurately demonstrate the proposed colour as well as a sample of the stucco colour applied to the building;
- 2) construction cross-sections;
- 3) information on how the canopy is to be lighted.

3) BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING AT 3000 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department 1990 05 09 and the coloured perspective submitted earlier, on 1990 02 09.

The Committee recommends acceptance of the project subject to the applicants first supplying a detailed landscape plan which locates the plant material indicated on the concept plan.

Design Committee Minutes
of June 5, 1990

June 5, 1990

4) Z-31-90 - PRELIMINARY REVIEW OF PROPOSED PARK AND RIDE FACILITIES
ON SOUTHWEST CORNER OF BARNET HIGHWAY AND LOUGHEED HIGHWAY AT 2920
BARNET HIGHWAY

The Committee reviewed the plans received in the Planning Department on 1990 05 22 along with the landscape plan and the coloured elevations, perspective and coloured samples all received 1990 06 01.

A delegation consisting of the project and landscape architects, Mr. M. Cruise and Mr. A. Moolin, along with Mr. T. Ho, consulting engineer, and Mr. H. Wang representing B.C. Transit 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 appreciates the response to their request for additional information. The use of pictures to demonstrate the intended plant material was particularly noted and should be commended. In addition, the Committee further noted the use of quality construction materials.

If the project reaches the building permit application stage, the Committee will be looking for the usual detailed information plus a response to the following:

- 1) additional street trees being incorporated into the landscape design, from the northwest corner of the site at Johnson Street eastwards along the Barnet Highway to a point which aligns with the trees adjacent the "kiss and ride" area;
- 2) information on the type and location of parking lot lighting;
- 3) details as to how the problem of vandalism associated with the windows and rainwater leaders has been handled as discussed.

To summarize, the Committee is generally quite pleased with the project and recommends acceptance in preliminary while noting the above areas for further consideration.

Design Committee Minutes
of June 5, 1990

June 5, 1990

5) PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTHEAST
CORNER OF SEQUIN DRIVE AND KING EDWARD STREET AT 1200 SEQUIN DRIVE

The Committee reviewed the preliminary plans received in the Planning Department 1990 06 04 and the coloured perspective and coloured materials submitted at this meeting.

A delegation, consisting of the project architects, Mr. B. Nixon and Mr. T. Thompson, and the company representative, Mr. M. Hughes were in attendance to present the project. After explaining the development and after answering the Committee's questions the delegation left the meeting.

The Committee feels the building design has been fairly well handled, however there was some concern expressed in relation to the massing and height of the north and west elevations. An interim solution would be to create a large heavily planted area at the base of these elevations. The long term solution would be to introduce a substantial break on these sides when the proposed additions are contemplated. On the matter of the building height, the Committee commented that if the matter of landscaping can be satisfactorily resolved, they would have no hesitation in recommending the necessary variance to Council.

A second area of concern relates to the colour scheme. The Committee commented that they prefer the contrast and colours indicated on the coloured perspective. They therefore suggest that the applicants rethink the colour scheme in terms of "lightening up" the body colour and utilizing a different accent colour for the soldier course of bricks which is in the same "family" as the dominant colour, but with significant contrast.

The Committee recommends acceptance of the project in preliminary, subject to the applicants first resolving the above concern on landscaping to the satisfaction of the Planning Director.

6) Z-23-90 - PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON
EAST SIDE OF SCHOOLHOUSE STREET NORTH OF LOUGHEED HIGHWAY AT 195
SCHOOLHOUSE STREET

The Committee reviewed the preliminary plans and coloured perspective all received in the Planning Department 1990 06 01.

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of June 5, 1990

June 5, 1990

6) cont'd

Mr. B. Netupsky, the project engineer, was in attendance to present the development. After explaining the project and after answering the Committee's questions, Mr. Netupsky left the meeting.

The Committee recommends acceptance of the project in preliminary. If the project reaches the building permit application stage, they will be looking for the usual details plus information on the following:

- 1) the perimeter fencing;
- 2) the location and screening details of any refuse containers;
- 3) the yard lighting;
- 4) the landscaping around the site, and in particular the areas adjacent to Schoolhouse Street;
- 5) the profile of the metal cladding.

7) Z-30-90 - PRELIMINARY REVIEW OF PROPOSED 73-UNIT TOWNHOUSE PROJECT ON NORTH SIDE OF DECAIRE STREET EAST OF SCHOOLHOUSE STREET AT 310 DECAIRE STREET

The Committee reviewed the revised preliminary plans received in the Planning Department 1990 06 04 including the coloured elevation drawings.

Mr. J. Minton, project architect, was in attendance to present the revisions. After explaining the project and after answering the Committee's questions, Mr. Minton left the meeting.

The Committee stated that they appreciate the response to the areas of concern raised earlier. The project is now to a level of design which can be endorsed in preliminary. Prior to any Public Hearing however, the Committee requests the submission of a coloured perspective, a coloured material sample board, a landscaping concept and an updating of the end conditions of the A and B type units as discussed with the project architect.

Design Committee Minutes
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June 5, 1990

8) BUILDING PERMIT REVIEW OF PROPOSED ENTRANCE AND CANOPY FOR ZELLERS
EXPANSION AT 2929 BARNET HIGHWAY, COQUITLAM CENTRE

The Committee reviewed the letter from the project architect dated May 9, 1990 which was in response to the Committee's earlier comments of March 1, 1990.


Mr. B. North, project architect, was in attendance to further explain the response. After clarifying the information supplied and after answering the Committee's questions, Mr. North left the meeting.

The Committee agrees with the project architect on the method of supporting the canopy, the treatment of the sidewalk area, and in relation the absence of landscaping at the north end of the sidewalk. It is however, possible to establish a fairly generous planting area adjacent to the south end of the sidewalk. The Committee therefore recommends acceptance of the canopy, subject to the applicants first supplying a landscape plan of the area in question to the satisfaction of the Planning Director.

9) PRELIMINARY REVIEW OF PROPOSED FIELD HOUSE ON THE WESTWOOD PLATEAU
CENTRE SCHOOL/PARK SITE AT 1475 JOHNSON STREET

The Committee reviewed the preliminary plans presented at this meeting by the project designer, Mr. W. Roper. After explaining the project and after answering the Committee's questions Mr. Roper left the meeting.

Although at this point a quorum was not present, the remaining Committee members recommended acceptance of the project in preliminary. If this proposal reaches the building permit application stage, they would be looking for the usual detailed information, plus coloured elevation drawings supplemented with a coloured material sample board. The Committee trusts the question of handicapped access to the building will be addressed and the plans will be referred to the Committee on the Disabled in accordance with Council direction.


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee

DEPARTMENT:

DATE: 1990 06 19

FROM: Design Committee

DEPARTMENT: Planning

YOUR FILE:

SUBJECT:

Design Committee Minutes of
June 19, 1990

OUR FILE:

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, June 19, 1990 with the following persons present:

COMMITTEE:

Mr. J. Gayton
Mr. D. Nichols
Mr. W. Roper
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. T. Thompson

1. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTH SIDE OF AUSTIN AVENUE EAST OF NELSON STREET AT 1032 AUSTIN AVE.

The Committee reviewed the plans received in the Planning Department 1990 06 07 and the coloured sample board submitted earlier on 1990 03 16.

The Committee recommends acceptance of the project subject to the applicants first supplying a detailed landscape plan to the satisfaction of the Planning Director.

2. REVIEW OF PROPOSED ALTERATIONS TO BUILDING UNDER CONSTRUCTION AT 81 GOLDEN DRIVE

The Committee reviewed the elevation drawing received in the Planning Department 1990 06 18.

The Committee recommends acceptance of the graphic as proposed.

Design Committee Minutes
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3) PRELIMINARY REVIEW OF PROPOSED ADDITION TO EXISTING APARTMENT BUILDING (FOYER MAILLARD) AT 1010 ALDERSON AVENUE

The Committee reviewed the preliminary plans and coloured elevation drawing all received in the Planning Department 1990 06 19.

The Committee recommends acceptance of the project in preliminary while noting that the proposed fascia should be narrowed in depth to be consistent with the existing ones. In addition, the Committee suggests that the fascia be extended out from the buildings by perhaps 2' to provide weather and sunlight protection to the windows below.

If the project proceeds to the building permit application stage, the Committee will be looking for a response to the above plus a detailed landscape plan.

4) PRELIMINARY REVIEW OF PROPOSED ALTERATIONS TO THE FRENCH QUARTER PUB ON THE NORTH SIDE OF BRUNETTE AVENUE AT LOUGHEED HIGHWAY AT 925 BRUNETTE AVENUE

The Committee reviewed the preliminary plans received in the Planning Department 1990 06 13 and the coloured perspective, coloured chips and photographs of the existing building all submitted on 1990 06 14.

The Committee would commend the applicants on their intended improvements to the building on this highly visible corner. The Committee went on to note that they would have no hesitation in recommending acceptance of the project in preliminary. If the project does proceed, the Committee would be looking for the usual details plus a response to the following:

- 1) the accent colour proposed for the windows, balconies, cornice detail etc. should be darkened to something more like that indicated on the coloured perspective;
- 2) the landscaping should be upgraded, not only in the front but also in the rear parking lot by the introduction of a few meaningful pockets of landscaping to soften the visual effect of the large asphalted area;

Design Committee Minutes
of June 19, 1990

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- 4) cont'd
 - 3) the applicants' intentions with regard to total signage, noting that the plan submission did not make reference to the existing free-standing sign at the base of the stairs. The Committee notes that this free-standing sign is inconsistent with the design theme and would if retained appear "out of place";
 - 4) the wrought iron detailing is extremely important to the overall design. The Committee trusts it will be included in the working drawings for construction.
- 5) PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO AND OF A NEW BUILDING AT THE COMO LAKE VILLAGE SHOPPING CENTER AT 1960 COMO LAKE AVENUE

Mr. T. Thompson, project architect, was in attendance to present the project. After explaining the development and after answering the Committee's questions, Mr. Thompson left the meeting.

The Committee felt that the proposed alterations and additions will certainly be a significant improvement in terms of exterior design. The Committee recommends acceptance of the project in preliminary while noting the following:

- 1) the stucco should be acrylic to improve on long term maintenance.
- 2) the usual construction details such as information on how dissimilar materials align etc. should be included in the working drawings.

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

- 6) BUILDING PERMIT REVIEW OF PROPOSED FIELD HOUSE ON THE WESTWOOD PLATEAU CENTRAL SCHOOL/PARK SITE AT 1475 JOHNSON STREET

The Committee reviewed the plans received in the Planning Department 1990 06 05 and the coloured elevations and coloured material sample board presented at this meeting.

Design Committee Minutes
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6) cont'd

Mr. W. Roper, project designer, was in attendance to present the project. After explaining the development and after answering the Committee's questions, Mr. Roper left the meeting.

Although at this point a quorum was not present, the remaining Committee members recommended acceptance of the project subject to the applicants first resolving the following concerns to the satisfaction of the Planning Director:

- 1) the colour scheme. The roof, fascia and soffit colours are acceptable, however the brown door colour is somewhat disturbing and therefore should be rethought. A colour which introduces more life into the project while still co-ordinating with the other colours should be considered;
- 2) the treatment proposed for the concrete blocks. The Committee recommends a painting of the block work versus a sealant spray to improve on maintenance and graffiti removal. Perhaps the Parks and Recreation Department could provide their reasoning as to why they desire to see the block work left unpainted.

NM/ms


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: 1990 07 03
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes of OUR FILE:
July 3, 1990

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, July 3, 1990 with the following persons present:

COMMITTEE:

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

STAFF:

Mr. N. Maxwell, Planning Assistant

GUESTS:

Mr. K. Sallaway
Mr. C. Moorehead

1. BUILDING PERMIT REVIEW OF PROPOSED CANOPY FOR BUILDING UNDER CONSTRUCTION AT 3041 ANSON AVENUE

The Committee reviewed the plans submitted previously along with the additional information and coloured material sample received in the Planning Department on June 25, 1990.

The Committee recommends acceptance of the new awning as proposed.

2. REVIEW OF PROPOSED MODIFICATIONS TO 54-UNIT APARTMENT BUILDING UNDER CONSTRUCTION AT 1155 DUFFERIN STREET

The Committee reviewed the plans of the proposed adjustment to the window trim received in the Planning Department 1990 07 03.

The Committee recommends acceptance of the proposed adjustment to the window trim detail.

Design Committee Minutes
of July 3, 1990

July 3, 1990

3) BUILDING PERMIT REVIEW OF PROPOSED CANOPY FOR INDUSTRIAL BUILDING
AT 1100 LANSDOWNE DRIVE

The Committee reviewed the plans, coloured material sample and coloured photograph all received in the Planning Department 1990 06 27.

The Committee recommends acceptance of the canopy.

4) PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON WEST SIDE OF
SCHOOLHOUSE STREET SOUTH OF BRUNETTE AVENUE AT 270 SCHOOLHOUSE
STREET

The Committee reviewed the preliminary plans received in the Planning Department 1990 06 19, the coloured perspective, and coloured material samples received 1990 06 28.

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

The Committee stated that they are quite pleased with the refreshing design approach proposed for this building. Consequently, the Committee has no hesitation in recommending acceptance of the project in preliminary. It was noted that the profile and detailing of the proposed metal siding will be critical to the ultimate success of the building. Therefore, the Committee would reiterate their comment that the profile indicated in the coloured brochures should be brought forward to the working drawing stage. If the project does reach that stage, the Committee would be looking for the usual details plus an actual coloured sample of the metal siding to be utilized.

5) PROPOSED MODIFICATIONS TO THE "GATEWAY PLAZA" PROJECT UNDER
CONSTRUCTION AT 1160 PINETREE WAY

The Committee reviewed the revised plans and covering letter all received in the Planning Department 1990 06 29.

Design Committee Minutes
of July 3, 1990


July 3, 1990

5) cont'd

The project architect Mr. K. Sallaway was in attendance to present the adjustments. After explaining the proposed revisions and after answering the Committee's questions Mr. Sallaway left the meeting.

The Committee recommends acceptance of the proposed modification in window tinting from blue and green to clear as requested.

NM/ms


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

Land Use Committee

DEPARTMENT:

DATE: July 17, 1990

Design Committee

DEPARTMENT:

YOUR FILE:

Design Committee Minutes
of July 17, 1990

OUR FILE:

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, July 17, 1990, with the following persons present:

COMMITTEE:

Mr. W. Haley
Mr. J. Gayton
Mr. W. Roper
Mr. A. Smode

STAFF:

Neil Maxwell, Planning Assistant

GUESTS:

Mr. L. Laidlaw
Mr. M. Weller
Mr. T. Thompson

1. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTHEAST CORNER OF SEGUIN DRIVE AND KING EDWARD STREET AT 1200 SEGUIN DRIVE

The Committee reviewed the plans and coloured materials submitted previously, along with the landscape concept and letters from the project architect dated 1990 07 09 and 1990 07 12.

Mr. T. Thompson, the project architect, was in attendance to discuss the matter of brick colour and proposed landscaping. After explaining these matters and after answering the Committee's questions, Mr. Thompson left the meeting.

The Committee recommends acceptance of the landscaping as currently proposed, and the brick colour displayed on the sample board, on the understanding that the brick indicated is, in fact, the same one shown in the photographs.

Design Committee Minutes
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2. BUILDING PERMIT REVIEW OF A PROPOSED PRESCHOOL BUILDING AT
1563 REGAN AVENUE

The Committee reviewed the plans received in the Planning Department 1990 07 05 and the sketch perspective and coloured photographs submitted on 1990 07 12.

The Committee recommends acceptance of the proposed building.

3. REVIEW OF CHANGES TO 46-UNIT TOWNHOUSE PROJECT AT 99 LAVAL STREET

The Committee reviewed the photographs and covering letter explaining the matter of the additional windows.

The Committee would endorse the retention of the windows in question as, from a design viewpoint, they certainly add to the appearance of what otherwise would be a rather flat, uninteresting end condition.

4. BUILDING PERMIT REVIEW OF PROPOSED TUBULAR STRUCTURES AT
150 GLACIER STREET

The Committee reviewed the plans and information received in the Planning Department 1990 07 13.

The Committee recommends acceptance of the structures subject to the applicants first confirming that the canvas fabric colour will be white, not blue.

5. Z-32-89 - PRELIMINARY REVIEW OF PROPOSED HIGH-DENSITY HIGH-RISE
APARTMENT PROJECT ON THE NORTHWEST CORNER OF PIPELINE ROAD AND
GLEN DRIVE AT 1190 PIPELINE ROAD

The Committee reviewed the coloured sketch perspective and the covering letter from the project architect, all received in the Planning Department 1990 07 12.

Design Committee Minutes
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5. cont'd

The Committee commented that they recollect that the preliminary concept was to apply the bricks partway up the building facades and their original suggestion was to consider extending that material further up the walls. Prior to commenting further on this matter, the Committee requests the submission of:

- 1) updated preliminary drawings to better depict the building materials as originally proposed;
- 2) photographs of the similar projects referenced in the project architect's letter.

Upon assembly of the above, the Committee would invite the architect to a future meeting to explain the requested material adjustment.

6. Z-42-90 - PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDINGS
ON THE NORTHEAST CORNER OF JOHNSON STREET AND DAVID AVENUE AT
1401 JOHNSON STREET

The Committee reviewed the preliminary plans, coloured perspective and coloured material sample board, all received in the Planning Department 1990 07 06.

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

The Committee recommends acceptance of the project in preliminary, while noting the following:

- 1) the construction detailing and signage integration will be important factors in the project's ultimate success, and therefore careful attention must be paid to these items;
- 2) colour information on the window and door trims must be included in the working drawings;
- 3) the oil company should not expect that the project design will automatically be adjusted to suit their standard criteria in relation to signage and finishes, etc.

Design Committee Minutes
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Mr. W. Roper left the meeting at this point.

7. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE CHURCH AT
825 ST. LAURENCE STREET

The Committee reviewed the preliminary plans, coloured elevations and coloured material sample board, all received in the Planning Department 1990 07 11. In addition, the Committee viewed the model presented at this meeting.

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

The Committee commented that in general the project is acceptable except for the very high, imposing south wall. It is suggested that the applicants give consideration to lowering the height of the wall by perhaps cutting the peak and lowering the roofline. In addition, it is suggested that a substantial planting buffer be created along the south property line to lessen the visual impact for the homes on the adjacent lots.

The Committee requests the submission of revised preliminary plans which respond to the above. The resubmission should also include the following:

- 1) expanded site and elevation drawings to clearly demonstrate the juxtaposition of the addition and the two single-family homes to the south;
- 2) an updated landscape concept plan that identifies which trees can reasonably be expected to be retained, plus the inclusion of the comment on substantial planting referred to above;
- 3) confirmation that the stucco will be the acrylic type.

Design Committee Minutes
of July 17, 1990

July 17, 1990

8. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDINGS ON THE
SOUTHEAST CORNER OF JOHNSON STREET AND GLEN DRIVE AT 1175 JOHNSON
STREET

The Committee reviewed the plans received in the Planning Department 1990 06 21.

The Committee recommends acceptance of the project subject to the applicants first confirming, to the satisfaction of the Planning Director, the profile of the metal roofing material.


9. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON SOUTH SIDE
OF SHERWOOD AVENUE EAST OF BLUE MOUNTAIN STREET AT 908 SHERWOOD
AVENUE

The Committee reviewed the preliminary plans received in the Planning Department 1990 07 16 and the coloured elevations submitted on 1990 07 17.

The Committee cannot recommend acceptance of the building as currently designed. It is suggested that the applicants review the fundamentals such as building massing, materials, window treatment, etc. when formulating a new design concept.

In an effort to resolve the question of design, the Committee suggests that the applicant have sketch alternatives prepared and then make arrangements with Planning Department staff to attend the first available meeting to discuss the project firsthand.

NM/cr


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: 1990 09 04
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes of OUR FILE:
September 4, 1990

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, September 4, 1990 with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. K. Sallaway
Mr. W. Geisler

1. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO INDUSTRIAL BUILDING AT 150 GLACIER STREET

The Committee reviewed the plans received in the Planning Department 1990 08 29, the uncoloured perspective and photographs supplied on 1990 08 31 and the material sample submitted on 1990 09 04.

The Committee cannot recommend the introduction of a residential cladding material, vinyl siding, into an industrial setting. The Committee commented that a change in the exterior building material to stucco, in a colour to match the existing walls of the building, would be acceptable.

2. PRELIMINARY REVIEW OF PROPOSED CANOPY FOR PETRO CANADA GAS BAR AT 556 CLARKE ROAD

The Committee reviewed the preliminary plans, coloured photographs and coloured chips all received in the Planning Department 1990 08 29.

The Committee recommends acceptance of the proposed canopy in preliminary.

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3) PRELIMINARY REVIEW OF PROPOSED ADDITION TO THE CARE FACILITY AT
560 SYDNEY AVENUE

The Committee reviewed the preliminary plans received in the Planning Department 1990 08 28.

The Committee recommends acceptance of the proposed addition, in preliminary.

4) Z-50-90 - PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON
EAST SIDE OF JACKSON STREET SOUTH OF HENDERSON AVENUE AT 208
JACKSON STREET

The Committee reviewed the preliminary plans and coloured perspective all received in the Planning Department 1990 08 29.

The Committee cannot recommend acceptance of the building as proposed. It does not appear the building has been given any fundamental design consideration, particularly in relation to buildings in the surrounding area.

The Committee would recommend that the proposed building design be reconsidered.

Mr. G. Shinkewski left the meeting at this point.

5. PRELIMINARY REVIEW OF PROPOSED INFORMATION CENTRE FOR THE WESTWOOD
PLATEAU AT 1500 JOHNSON STREET

The Committee reviewed the preliminary plans and coloured perspective all received in the Planning Department 1990 09 04.

Mr. K. Sallaway, the project architect, was in attendance to present the building. After explaining the proposal and after answering the Committee's questions, Mr. Sallaway left the meeting.

Although there was not a quorum available at this point in the meeting, the remaining two Committee members indicated that the building is well suited to the site characteristics and would have no hesitation in recommending acceptance of the project in preliminary. The Committee did however, note the following:

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5. PRELIMINARY REVIEW OF PROPOSED INFORMATION CENTRE FOR THE WESTWOOD PLATEAU AT 1500 JOHNSON STREET cont'd

- 1) the cedar shake roofing material should be a heavy butt shake to create a coarse textured look to compliment the building design;
- 2) the proposed colour scheme, while generally acceptable, requires more emphasis. Perhaps the stucco colour should be darker and the accent colours adjusted accordingly. Future submissions should include a coloured material sample board.

If the project proceeds to the building permit application stage, the Committee would be looking for a response to the above comments.

Mr. Shinkewski returned to the meeting.

6. Z-49-90 - PRELIMINARY REVIEW OF A PROPOSED 60-UNIT APARTMENT BUILDING ON EAST SIDE OF WHITING WAY SOUTH OF BROOKMERE AVENUE

The Committee reviewed the coloured elevations and model received in the Planning Department 1990 08 22 and the preliminary plans submitted on 1990 08 23.

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

The Committee is quite pleased with the proposed buildings, particularly the manner in which the balcony projections have been handled. In addition, they noted it is encouraging to see the use of concrete roofing tiles. The tiles are an important feature of the design and must be retained.

Turning to the other aspects of the project, the Committee commented as follows:

- 1) the two rather blank northern end conditions, should be reviewed as discussed;

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6. Z-49-90 - PRELIMINARY REVIEW OF A PROPOSED 60-UNIT APARTMENT BUILDING ON EAST SIDE OF WHITING WAY SOUTH OF BROOKMERE AVENUE cont'd

- 2) the large exposed underground parking structure walls must be given a sensitive treatment. Perhaps a dentil detail similar to that proposed for the building could be introduced onto these wall surfaces. In any case, the base of the building is important in terms of the overall effect, and it must be looked at carefully.


To summarize, the Committee finds the project generally acceptable, however, would request the submission of revised preliminary plans which respond to the two concerns raised above.

7. BUILDING PERMIT REVIEW OF PROPOSED FIRE HALL ON EAST SIDE OF MARINER WAY SOUTH OF COMO LAKE AVENUE AT 2499 MARINER WAY

The Committee reviewed the plans, coloured perspective and coloured material sample board all received in the Planning Department 1990 08 16.

The Committee recommends acceptance of the building design, however, feels that the colours indicated on the coloured material sample board are not very complimentary, nor do they reflect the preferred colour tones indicated on the coloured perspective. The Committee therefore, suggests that the colour scheme be reviewed further, and the sample board be updated to identify material locations. In addition, the elevation drawings should be revised to clearly call-up the proposed colours.

NM/ms


Neil Maxwell
Secretary