

DESIGN COMMITTEE

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:
FROM: Design Committee DEPARTMENT:
SUBJECT: Design Committee Minutes
January 14, 1976

DATE: Jan. 14, 1976
YOUR FILE:
OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, January 14, 1976 at 7:15 p.m., with the following persons present:

COMMITTEE:

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

STAFF:

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

1. B-3021 - PROPOSED ADDITION TO THE COMMERCIAL BUILDING ON THE EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department December 11, 1975 and the coloured photos received December 9, 1975.

The Committee realizes this is an addition to an existing commercial building, however, feels that more consideration could have been given the design.

Therefore, it is requested that further study be given:

- a) the aesthetics of the proposed addition;
- b) the grouping of the windows;
- c) the utilitarian detail of the canopy.

The Committee presumes the concrete block will be painted and requests colour sample.

REVISED PLANS REQUESTED.

(con't)

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2. B-3030 - PROPOSED STORAGE BUILDING ON THE NORTH SIDE OF PINETREE WAY
WEST OF PIPELINE ROAD - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department December 29, 1975 and the coloured perspective received January 9, 1976.

The Committee trusts that the appearance of the new building will match the existing structure.

ACCEPTABLE.

3. B-2457 - REVISIONS TO PROPOSED ADDITION TO COMMERCIAL BUILDING ON THE
SOUTH SIDE OF AUSTIN AVENUE JUST WEST OF MUNDY STREET - 3RD REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department April 23, 1975, the colour photos taken by the Planning Department January 13, 1976 and the memo from the Building Inspector received December 2, 1975.

The Committee feels that screening of the rooftop mechanical equipment is more important than the addition of the wing walls.

A review of the coloured photos of the site taken January 13, 1976 by the Planning Department shows that the landscaping as shown on the plans and coloured perspective has not yet been installed. The Committee trusts this will be done shortly.

ACCEPTABLE WITH CONDITIONS.

4. Z-44-75 - PROPOSED 112 UNIT TOWNHOUSE PROJECT AT DEWDNEY TRUNK ROAD AND
LOUGHEED HIGHWAY - PRELIMINARY REVIEW - 2ND REVIEW

The Committee reviewed the revised preliminary plans received in the Planning Department January 14, 1976.

The Committee reiterates its comments of October 8, 1975, which were as follows:

- 1) Concern was expressed that the same basic materials and elevations are being repeated throughout this sizable project. Consideration should be given to varying the appearance in clusters or groupings by utilizing different materials. Wherever this is to be done, it should be carried through a cluster or grouping.

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4. Z-44-75 con't

- 2) Consideration should be given to shielding the development from the impact of the Loughheed Highway. Both audio and visual factors should be considered.
- 3) The large expanse of blacktop might be broken up with the use of different paving materials. Specific attention could be given to the entrance areas in the front of the units.
- 4) Finally, the Committee trusts the applicants will follow through with their proposal to retain the maximum number of existing trees, especially to the rear of the buildings.

The Committee would like to further expand on the above comments in sequence as follows:

- 1) The coloured elevation drawings shown would be suitable for one cluster. Variation in the other clusters may be achieved by:
 - a) variation of stain;
 - b) locating materials in a different relationship to one another.
- 2) Although not shown on the plans, the Committee is happy to see in the Public Hearing Minutes where the applicant has stated a berm is proposed along the Loughheed Highway frontage of the property.
- 3) No revisions have been received to date.
- 4) The landscape concept plan received in the Planning Department January 14, 1976 appears to show an abundant supply of existing growth being retained. The Committee commends the intent of the applicants, but questions the accuracy of this plan. Aside from the possible high mortality rate during construction and site preparations, an on-site inspection reveals that there is really not a great amount of tree growth on the site worth retaining. There are, however, several large cedar trees and some hemlocks that should be protected. The Committee suggests that the applicants provide a more realistic plan for presentation at the Public Hearing.

ACCEPTABLE FOR PUBLIC HEARING.

5. Z-2-76 - PROPOSED COMPREHENSIVE COMMERCIAL DEVELOPMENT ON THE NORTH SIDE OF AUSTIN AVENUE JUST EAST OF BLUE MOUNTAIN STREET - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department January 9, 1976 and the coloured perspective received January 14, 1976.

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January 14, 1976

5. Z-2-76 con't

The site plan appears well thought out and would be acceptable subject to consideration being given to a pedestrian linkage system, particularly from the west building to the east building and from both buildings to Ridgeway Avenue.

The Committee feels that the number and use of materials appears cluttered. In particular, the combination of circles, arches, wing walls and truncated forms appear confusing. Consideration should be given to simplifying the materials.

The Committee also questions the choice of the red tile roofing material.

NOT ACCEPTABLE FOR PUBLIC HEARING.

6. B-1910 - PROPOSED CHANGE TO APARTMENT AT WESTVIEW STREET AND SIDNEY AVENUE - 4TH REVIEW

The Committee reviewed the plans received in the Planning Department May 21, 1975 and the coloured perspective received October 15, 1975. The applicant has verbally requested comments on a proposed change in materials from siding to stucco on the exterior wall in the area of the balconies.

The change to stucco is acceptable subject to this Committee's review and approval of the details for joining the stucco where it does not end on an inside corner. In relation to this, the Committee suggests the applicant install a pilaster of the same width as the post supporting the beam located under the balcony roofs. This pilaster could be half the depth of the forward post if the applicant desires. Stucco is also acceptable where it is confined to inside corners.

The Committee also wishes to review the colour of stucco proposed prior to application and therefore requests a colour chip.

Stucco is not acceptable for the underside of the pitched roof if this was also the applicant's intention. If lightening of this area is desired the Committee would suggest a light stain such as "Wheat Tone Rez" applied to the clean fir decking.

ACCEPTABLE SUBJECT TO CONDITIONS.

KM/ci


K. McLaren, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission
FROM: Design Committee
SUBJECT: Design Committee Minutes
January 28, 1976

DEPARTMENT:
DEPARTMENT:

DATE: Jan. 28, 1976
YOUR FILE:
OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, December 28, 1976 at 7:10 p.m., with the following persons present:

COMMITTEE:

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

STAFF:

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

DEVELOPMENT REVIEW PROCESS

The Committee would like to express its concern regarding the implications of Council's decision to decline an application for rezoning at the fourth reading stage for reasons other than non compliance with prior requests. This concern stems from the Committee's feeling that this decision may detrimentally affect its working relationship with prospective developers in the Committee's attempts to achieve a high quality of design in the District.

1. Z-2-76 - PROPOSED COMPREHENSIVE COMMERCIAL DEVELOPMENT ON THE NORTH SIDE OF AUSTIN AVENUE JUST EAST OF BLUE MOUNTAIN STREET - 2ND PRELIMINARY REVIEW

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

The Committee commends the applicant on his co-operation in replying to its comments made on January 14, 1976. This project is now acceptable for Public Hearing, however, if and when the building permit application stage is reached, consideration should be given the following:

- 1) Tight knotted or V-jointed cedar siding would reduce the horizontal effect of the building. This could be in the form of a tight knotted re-sawn material.

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January 28, 1976

1. Z-2-76 con't

- 2) The landscape plan is not satisfactory for a detailed review. When preparing the detailed landscape plan, consideration should be given the following preliminary comments:
 - a) Any adjustment in building siting should be reflected in revised planted areas.
 - b) The sod areas might be replaced with a ground cover which would attain a height of approximately 3 feet. This would assist to screen the vehicle parking areas.
 - c) Ornamental deciduous trees could be planted at appropriate intervals along the Austin Avenue frontage.
 - d) Plant materials and their location should be restudied in relation to sunlight.

ACCEPTABLE FOR PUBLIC HEARING.

2. B-3036 - PROPOSED ELEMENTARY SCHOOL EAST OF HICKEY STREET AND SOUTH OF AUSTIN AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department January 8, 1976, the revised plans received January 27, 1976, and the coloured perspective received July 23, 1975.

The Committee requests more detailed information on:

- 1) How the project architect intends to handle the intersection of the sheets of plywood at corners. See details 1 and 2
A-2 A-2.
- 2) Whether or not the project architect intends to use flashing at the horizontal joint of the plywood. If flashing is proposed, more information is requested on how this will be done. If flashing is not proposed, comments are requested on how protection will be provided from moisture getting in behind the joint.

Although the landscaping concept appears adequate, the Committee cannot give it a detailed review without clarification of the key. In addition, the project architect should reconsider the use of broom, which is a highly allergenic plant, and provide the planting size of the periwinkle.

The Committee notes that a detailed review of the landscaping will be made once the above information is supplied.

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January 28, 1976

2. B-3036 con't

It is assumed that adequate measures will be taken to protect existing trees during site preparation and construction.

REVISED PLANS REQUESTED.

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

3. B-2718 - PROPOSED INDUSTRIAL BUILDING ON THE EAST SIDE OF SCHOOLHOUSE STREET NORTH OF THE LOUGHEED HIGHWAY - 2ND REVIEW

The Committee reviewed the plans received in the Planning Department on November 13, 1975, the revised plans received January 16, 1976, and the coloured perspective received January 16, 1976.

The Committee now finds this project acceptable.

ACCEPTABLE.

4. B-2970 - PROPOSED INDUSTRIAL BUILDING ON THE NORTH-WEST CORNER OF BLUE MOUNTAIN STREET AND TUPPER AVENUE - 2ND REVIEW

The Committee reviewed the plans received in the Planning Department on January 22, 1976, and the coloured perspective received November 10, 1975.

The Committee now finds this project acceptable.

ACCEPTABLE.

5. Z-29-75 - PROPOSED 58 UNIT STRATA TITLE DEVELOPMENT AT 575 AUSTIN AVENUE - 3RD PRELIMINARY REVIEW

The Committee reviewed the revised landscaping concept, received in the Planning Department January 23, 1976.

The Committee suggests consideration be given to the planting of trees in between the balconies along the sides of the building where possible. The trees chosen and their location should not unduly restrict movement on the fire lane.

ACCEPTABLE WITH CONDITIONS.

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January 28, 1976

6. Z-37-75 - PROPOSED COMMERCIAL BUILDING ON THE WEST SIDE OF CHRISTMAS WAY
BETWEEN BARNET HIGHWAY AND HOY STREET - 1ST PRELIMINARY REVIEW

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

The Committee finds the building interesting and feels that it would be in keeping with the standard foreseen for this area.

The plan suggests that different paving materials are to be utilized in the area of the rental and display lanes. The Committee trusts this worthwhile feature will be carried through. If and when this project reaches the building permit application stage, the Committee will be looking for a detailed landscape plan giving consideration to:

- 1) Landscape planting along the west property line which would be visible from the Loughheed Highway.
- 2) Continuation of the articulated fence with landscape planting recommended for the property to the north.
- 3) Landscaping within and around the accessory off-street parking area.
- 4) Appropriate landscaping along the north property line which will have the long solid wall of the building to the north right up against it.

The Committee requests the project architect to clarify the use of materials and finishes and submit colour chips. The Committee notes that the colours shown on the coloured perspective would be acceptable. Subject to approval of materials, finishes and colours, the Committee would not object to the project proceeding to Public Hearing.

Finally, the Committee trusts that all exposed concrete will be given an architectural finish.

ACCEPTABLE FOR PUBLIC HEARING
WITH CONDITIONS.

KK/ci


K. McLaren, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: Feb. 11, 1976

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes,
February 11, 1976

OUR FILE:

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

Committee: Mr. J. Finlay
Mr. K. Harford,
Mr. D. Insley,
Mr. W. Roper,

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

1. Z-37-75 PROPOSED COMMERCIAL BUILDING ON THE WEST SIDE OF CHRISTMAS WAY BETWEEN BARNET HIGHWAY AND HOY STREET - 2ND PRELIMINARY REVIEW.

The Committee reviewed the plans and coloured perspective received in the Planning Department January 28, 1976 and the colour chips received February 11, 1976.

The Committee now finds this project acceptable for Public Hearing.

ACCEPTABLE FOR PUBLIC HEARING

2. B-2974 - PROPOSED ADDITION TO A COMMERCIAL BUILDING ON THE SOUTH SIDE OF AUSTIN AVENUE JUST WEST OF MUNDY STREET AT 2168 AUSTIN AVENUE. 1ST REVIEW.

The Committee reviewed the plans received in the Planning Department November 14, 1975 and February 4, 1976 and the coloured elevation and coloured photographs received November 14, 1975.

The Committee requests revised plans giving consideration to the following comments:

Building:

1. The Committee assumes the applicant intends to provide a 4 foot wide walk under the 4 foot canopy. This walk should be of an exposed aggregate concrete material.
2. The facia siding could be installed horizontally rather than vertically as shown. This siding should be pre-stained so

8-2974 cont'd.

that white lines will not appear when shrinking occurs.

3. Stucco is suggested for the rear wall as this would better blend in with the residential character of the area to the south. As well, it would require less maintenance.
4. Any exposed concrete foundation should be painted.
5. A less reddish-brown colour is suggested for the concrete block.

Site and Landscaping:

1. Landscaping is suggested within the 15 foot area between the property line and the two parking spaces in the front of the building.
2. The curb stops on all parking spaces should be pulled back 3 feet to provide protection to the landscaping from vehicles parking there.
3. More imaginative use of shrubs could be employed in the rear landscape area. Furthermore, the grass should be replaced with 3" to 6" river rock for ease of maintenance.
4. Better manoeuverability could be provided the two parking spaces adjacent to the curb at the rear of the building. This could be done by angling the space and lengthening the manoeuvring aisle.
5. Yard lighting should be provided in the rear of the building. This lighting should not shine into any adjacent residents.
6. Screening should be provided for garbage disposal areas.

Signs.

The Committee suggests the applicant contact Mr. Jackson of the Planning Department in order to ascertain what signs would be permissible on this building.

REVISED PLANS REQUESTED

3. B-3021 - PROPOSED ADDITION TO THE COMMERCIAL BUILDING ON THE EAST SIDE OF NORTH ROAD, SOUTH OF LOUGHEED HIGHWAY - 2ND REVIEW.

The Committee reviewed the revised plans received in the Planning Department February 5, 1976 and the coloured photos received December 9, 1975.

The Committee appreciates the consideration given by the applicant to their comments of January 14, 1976.

This project is now acceptable.

ACCEPTABLE.

4. B-3027 - PROPOSED INDUSTRIAL BUILDING ON THE EAST SIDE OF SCHOOLHOUSE STREET AT 115 JUST NORTH OF THE LOUGHEED HIGHWAY - 1ST REVIEW.

The Committee reviewed the plans received in the Planning Department February 2, 1976 and the coloured perspective received December 23, 1975.

The Committee finds the building as shown on the coloured perspective pleasing, however, notes that the plans and the coloured perspective are not in conformity with one another. The colour scheme as shown on the coloured perspective would be acceptable.

The Committee suggests that the parking spaces in the front of the building be relocated and replaced with landscaping as indicated on the coloured perspective.

If cedar is proposed for the fascia the committee recommends resawn face clear cedar siding with the resawn face exposed. Furthermore, the roof fascia should be pulled out on all sides to protect the top of the pillars, otherwise staining will occur.

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

ACCEPTABLE WITH CONDITIONS.

5. B-3036 - PROPOSED ELEMENTARY SCHOOL EAST OF HICKEY STREET AND SOUTH OF AUSTIN AVENUE - 2ND REVIEW.

The Committee reviewed the plans received in the Planning Department January 9, 1976, January 27, 1976 and February 10, 1976 and the coloured perspective dated July 23, 1975.

The Committee now finds this project acceptable.

ACCEPTABLE.

6. B-3039 - PROPOSED 32 UNIT APARTMENT AT THE SOUTH EAST CORNER OF COTTONWOOD AVENUE AND WHITING WAY. - 1ST REVIEW.

The Committee reviewed the plans received in the Planning Department January 12, 1976 and February 4, 1976; and the coloured perspective received January 14, 1976.

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

1. The Committee reiterates their request for confirmation in writing
 - a) that there is adequate drainage and soil depth for planting areas over the underground parking structure to be provided by the landscaper;
 - b) from a Structural Engineer indicating the underground structure will support the water, mature landscaping and areas in river rock (see below).
2. The Committee does not find gravel on the slab acceptable. Consideration should be given to 3"-6" river rock.
3. A separation strip of cedar should be provided for ease of maintenance between the river rock and grassed areas.
4. As many as possible of the existing evergreens along Cottonwood Avenue should be retained. If this is not possible consideration should be given to the additional planting of larger tree specimens in this area.
5. The landscape plan should be revised to correspond to the site plan in the area of the loading bay and surface parking space.
6. A metal flashing/gutter over the uncanopied windows would prevent water from dripping on the sill.
7. A wood cap is suggested for the balcony rail to better tie the balconies into the building design.

ACCEPTABLE WITH CONDITIONS.

7. B-3076 - PROPOSED ADDITION AND ALTERATIONS TO BANTING JUNIOR SECONDARY SCHOOL - 1ST REVIEW.

The Committee reviewed the plans received in the Planning Department January 30, 1976 and the coloured photos received February 9, 1976.

The Committee finds this project acceptable.

ACCEPTABLE /5

8. B-3078 - PROPOSED ADDITIONS AND ALTERATIONS TO MONTGOMERY JUNIOR SECONDARY SCHOOL. - 1ST REVIEW.

The Committee reviewed the plans received in the Planning Department January 30, 1976 and the coloured photos received February 9, 1976.

The Committee finds this project acceptable.

ACCEPTABLE.

9. B-1910 - PROPOSED ALTERATIONS TO APARTMENT UNDER CONSTRUCTION AT WESTVIEW STREET AND SIDNEY AVENUE - 5TH REVIEW.

The Committee reviewed the letter from the owner received in the Planning Department February 11, 1976 and the coloured perspective received October 15, 1975.

The Committee finds the following alterations to the plans acceptable:

- a) from wood to stucco in the wall areas around the balconies. This is to be carried out in line with the Committee's comments of January 14, 1976 and is to be the colour indicated on the coloured perspective.
- b) the change to white stucco on all soffits including the underside of the pitched roof.

ACCEPTABLE.

10. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT THE END OF TUPPER AVENUE EAST OF BLUE MOUNTAIN STREET. 1ST PRELIMINARY REVIEW.

The Committee reviewed the preliminary plans received in the Planning Department February 6, 1976 and the coloured perspective received the same date.

The Committee notes that the plans do not appear to completely correspond with the coloured perspective. At the time of Building Permit Application the committee will therefore require colour chips of proposed materials.

The Committee further notes that they would favour the canopy over the loading doors on the west elevation as shown on the plans.

Finally, the Committee will be looking carefully at the detailed landscape plan required at the time of Building Permit Application.

ACCEPTABLE WITH CONDITIONS.

11. Z-28-74 - PROPOSED REVISIONS TO LANDSCAPING FOR THE MOBILE HOME PARK ON THE NORTH SIDE OF DEWDNEY TRUNK ROAD JUST EAST OF THE PORT MOODY BOUNDARY.

The Committee reviewed the revised planting schedule submitted by the applicants and stamped received in the Planning Department February 6, 1976.

The Committee finds this revised planting schedule acceptable.

ACCEPTABLE.

12. B-2260 - PROPOSED REVISIONS TO LANDSCAPING AT THE COMMERCIAL BUILDING ON THE NORTH WEST CORNER OF CHRISTMAS WAY AND WESTWOOD STREET. 3RD REVIEW.

The Committee considered the proposed changes to landscaping for this project as outlined by the Community Planner

The changes proposed on the Westwood Street side of the property would be acceptable, with the exception of the decrease in the number of plants.

Some type of shade-loving plants are suggested for the area abutting Christmas Way in the vicinity of the weeping willow tree.

In general the areas where the applicant is proposing reduced planting should be augmented with evergreen shrubs and ground cover.

ACCEPTABLE WITH CONDITIONS.

K. McLaren, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT: DATE: Feb. 25, 1976
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
February 25, 1976

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, February 25, 1976 at 6:00 p.m., with the following persons present:

COMMITTEE:

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

STAFF:

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

1. B-3124 - PROPOSED ADDITION TO MEADOWBROOK ELEMENTARY SCHOOL ON WEST SIDE OF SHARPE STREET, SOUTH OF DEWDNEY TRUNK ROAD AT 900 SHARPE STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department February 19, 1976 and the coloured perspective received October 7, 1975.

The Committee has no objection to this proposed addition.

ACCEPTABLE.

2. B-3128 - PROPOSED ADDITION TO SUNNY CEDARS SCHOOL ON THE NORTH SIDE OF FOSTER AVENUE EAST OF GATENSBUARY STREET AT 1411 FOSTER AVENUE - 1ST REVIEW

The Committee reviewed the plans and photograph received in the Planning Department February 19, 1976.

The Committee finds this project acceptable.

ACCEPTABLE.

3. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE SOUTH-EAST CORNER OF BARNET HIGHWAY AND BOND STREET AT 2690 BARNET HIGHWAY - 1ST PRELIMINARY REVIEW

The Committee suggests the project architect restudy window rhythms on the west wall.

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

- colour chips of proposed materials including the glass and the mullions.
- a detailed landscape plan.
- details of how the project architect intends to screen rooftop mechanical equipment.

Landscaping of this site in its highly visible location will be an important feature of the development. When preparing the detailed landscape proposal, consideration should be given to:

- a) the provision of a 3'-4' berm along Barnet Highway in keeping with the development to the west.
- b) a high standard of landscape planting in the entrance area.
- c) planting along the wall of the building facing Bond Street. The placing of larger trees along this wall would help to break up its length.

REVISED PLANS REQUESTED.

4. Z-8-76 - PROPOSED RENOVATIONS TO THE EXISTING CHURCH AT THE NORTH-EAST CORNER OF HILLCREST STREET AND AUSTIN AVENUE AT 2137 AUSTIN AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department February 16, 1976.

The Committee favours the exterior treatment depicted by the perspective on the main sheet. Further design consideration, however, should be given this alternative, including:

- 1) incorporating the skylight detail utilized on the other alternative over the entranceway on this alternative.
- 2) the placement of windows on the ground floor, west wall, relative to the upper floor.

A detailed landscape plan will be required at the time of building permit application.

Z-8-76 con't

The Committee would like to review revised plans for this project prior to it being referred to a Public Hearing.

NOT ACCEPTABLE FOR PUBLIC HEARING

5. Z-7-76 - PROPOSED 46 TOWNHOUSE UNITS AT THE NORTH-EAST CORNER OF GATENSBURY STREET AND AUSTIN AVENUE at 1309-1387 AUSTIN AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department February 12, 1976 and the coloured perspective received February 17, 1976.

Buildings

The facades of the proposed buildings appear busy, and perhaps a simplification of materials would improve the design. An example of this would be the method of using the exterior cedar siding.

Siting and Landscaping

The applicant should reconsider the siting of buildings, giving some consideration to retention of the existing groups of trees. Implementation of the present siting proposal would have a detrimental effect on the three major groups of existing trees. Revised plans should indicate which existing trees will be retained.

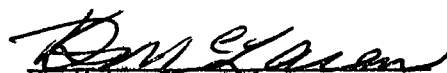
Revised plans should indicate finished grades over the site, especially the area along Austin Avenue. The Committee notes that the Engineering Department has required that this area be graded away from the future property line along Austin Avenue at a slope not exceeding 2-1. Therefore, the plans should indicate how this will be done while still retaining the existing trees. A cross section of this area would be helpful when reviewing this proposal further.

The concept of the fence being varied in plan as well as in elevation is acceptable.

The Committee does not recommend referral of this application to Public Hearing in its present form.

NOT ACCEPTABLE FOR PUBLIC HEARING

KM/ci


K. McLaren, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission
FROM: Design Committee
SUBJECT: Design Committee Minutes
March 10, 1976

DEPARTMENT:
DEPARTMENT:

DATE: Mar. 10, 1976
YOUR FILE:
OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, March 10, 1976 at 6:00 p.m., with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. V. Plavsic, Architect
Mr. C. Nofle, Designer

1. B-2974 - PROPOSED ADDITION TO A COMMERCIAL BUILDING ON THE SOUTH SIDE OF AUSTIN AVENUE JUST WEST OF MUNDY STREET AT 2168 AUSTIN AVENUE - 2ND REVIEW

The Committee reviewed the plans received in the Planning Department on November 14, 1975 and February 4, 1976, the coloured elevation and coloured photographs received November 14, 1975, and the letter from the applicant received February 26, 1976.

The Committee appreciates the attention given by the applicant to their comments of February 11, 1976, however, would reiterate their concern that consideration be given the following:

- 1) The Committee feels it would be a significant improvement to the design if the siding was installed horizontally rather than vertically as shown.
- 2) Landscaping is suggested for the 15 foot area between the property line and the two parking spaces in front of the building. The applicant could consider concrete planters in this area.
- 3) More imaginative use of shrubs and 3"-6" river rock are suggested for the rear landscaped area.

Design Committee Minutes
March 10, 1976

B-2974 con't

The Committee now finds this project acceptable subject to the above concerns being rectified to the satisfaction of the Planning Director.

ACCEPTABLE WITH CONDITIONS.

2. B-3154 - PROPOSED ADDITION TO A SERVICE BUILDING AT 1739 PIPELINE ROAD -
1ST REVIEW

The Committee reviewed the plans received in the Planning Department on February 27, 1976 and the coloured photographs received March 3, 1976.

The Committee has no objection to this proposed addition.

ACCEPTABLE.

3. Z-7-76 - PROPOSED 46 UNIT TOWNHOUSE DEVELOPMENT AT THE NORTH-EAST CORNER
OF GATENSBURY STREET AND AUSTIN AVENUE AT 1309-1387 AUSTIN AVENUE -
2ND PRELIMINARY REVIEW

Mr. V. Plavsic, the Project Architect, was present and discussed the project in relation to the Design Committee's comments of February 25, 1976.

Mr. Plavsic left the meeting at this point.

The Committee then reviewed the plans received in the Planning Department March 4 and March 8, 1976, and the coloured perspective received February 17, 1976.

The Committee feels that the horizontal and diagonal siding should not meet on the same plane. One alternative for rectifying this would be to replace the horizontal siding with a material having a smooth textured finish.

If the Project Architect feels that flipping the materials in the different clusters would enhance the project, the Committee would have no objection.

ACCEPTABLE FOR PUBLIC HEARING.

Design Committee Minutes
March 10, 1976

4. Z-9-76 - PROPOSED 40 UNIT STRATA TITLE APARTMENT AT THE SOUTH-EAST CORNER OF KING ALBERT AVENUE AND NELSON STREET AT 1030-1044 KING ALBERT AVENUE - 1ST PRELIMINARY REVIEW

Mr. C. Nofle, the project designer, was in attendance and presented the project to the Committee.

Mr. Nofle then left the meeting at this point.

The Committee then reviewed the plans, coloured perspective and letter from the designer received in the Planning Department March 5, 1976.

The Committee endorses the design of this project and encourages the applicant to apply to the Board of Variance on the question of building length and lot coverage. Although it does not technically meet the by-law requirements in these two areas, the Committee feels this particular project meets the intent of the by-law.

The Committee feels that family-oriented two-storey units, such as those in this project, are desirable and well worth pursuing.

ACCEPTABLE FOR PUBLIC HEARING.

5. Z-11-76 - PROPOSED 36 UNIT STRATA TITLE TOWNHOUSE PROJECT ON THE WEST SIDE OF MARINER WAY NORTH OF COMO LAKE AVENUE - 2ND PRELIMINARY REVIEW - 1ST ON REZONING APPLICATION

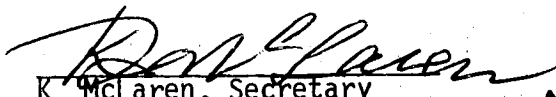
The Committee reviewed the plans and letter from the applicant, received in the Planning Department March 1, 1976, and the two alternative coloured perspectives received March 2, 1976.

The Committee prefers the alternative colour scheme utilizing the #719 stain. Another alternative could be considered utilizing brown tones. These two alternatives could then be alternated within the development by cluster.

The siting arrangement is a major improvement over the earlier preliminary submission.

ACCEPTABLE FOR PUBLIC HEARING.

KM/ci


K. McLaren, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: Mar. 24, 1976

Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
March 24, 1976.

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, March 24, 1976 at 6:00 p.m. with the following persons present:

COMMITTEE:

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

STAFF:

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

1. Z-8-76 - PROPOSED RENOVATIONS TO THE EXISTING CHURCH AT THE NORTH EAST CORNER OF HILLCREST STREET AND AUSTIN AVENUE AT 2137 AUSTIN AVENUE - 2ND PRELIMINARY REVIEW

The Committee reviewed the revised plan received in the Planning Department March 23, 1976.

The Committee feels this latest proposal is a significant improvement. This project is now acceptable for Public Hearing.

ACCEPTABLE FOR PUBLIC HEARING

2. B-3165 - PROPOSED ADDITION TO THE EXISTING CHURCH AT BLUE MOUNTAIN STREET AND AUSTIN AVENUE AT 450 BLUE MOUNTAIN STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department March 5, 1976, the coloured perspective received March 19, 1976, and the coloured photographs received March 23, 1976.

The Committee is concerned with the canopy which projects out from the front of the building. The applicant should consider providing a visually stronger end on this canopy, perhaps by capping off the ends of the beams with a false beam. Consideration also could be given to extending the canopy out to meet the existing landscaped area.

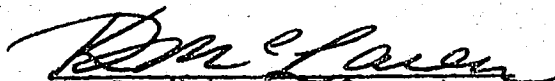
Design Committee Minutes
March 24, 1976

7. PRELIMINARY REVIEW OF PROPOSED ALTERATIONS TO THE CARIBOO SHOPPING CENTRE AT THE NORTH EAST CORNER OF LOUGHEED HIGHWAY AND NORTH ROAD AT 405 NORTH ROAD - 1ST PRELIMINARY REVIEW

The Committee reviewed the preliminary plans and coloured perspective received in the Planning Department March 16, 1976.

The Committee has no comments on these proposed alterations.

ACCEPTABLE


K. D. McLaren, Secretary

KDM/w

Design Committee Minutes
March 24, 1976

Item 6 continued...

The Committee suggests that the project architect discuss this proposed development with the Building Inspector in relation to Building Code requirements.

The Committee feels that family oriented two storey units are desirable and should be encouraged where ground floor access is provided. Therefore the Committee suggests the project architect consider placing the two storey units on the ground and first floors of this development, noting that a secondary means of access will still be required for the third floor.

Concern was expressed that this proposal has living rooms of one unit over bedrooms of another unit. Also sun decks of one unit are located over master bedrooms of other units.

The project architect should reconsider the orientation of the buildings to better utilize sunlight. The Committee appreciates the project architect is attempting to give some variation to the development by turning the module on its axis, however, the Committee feels consideration should be given to varying the actual plan. Other methods of varying the repetitious nature of the modules which could be given consideration are:

- 1) Providing a mix of two and three storey buildings. The Committee notes that three storey buildings are not permissible under the RM-1 regulations of the Zoning By-Law, however, should the owner intend to pursue them, then this suggestion could be given consideration.
- 2) Providing some three bedroom units as the Committee feels one of the objectives of ground oriented housing is to provide family accommodation.

The Committee notes that the site plan tends to be misleading as the second floor is basically rectangular, whereas the site plan depicts the buildings as two separate clusters joined together.

REVISED PLANS REQUESTED

Design Committee Minutes
March 24, 1976

4. B-3194 - PROPOSED INDUSTRIAL BUILDING AT THE END OF TUPPER AVENUE EAST OF BLUE MOUNTAIN STREET AT 925 TUPPER AVENUE - 1ST REVIEW

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

The Committee suggests the canopy over the loading doors on the west elevation should be more in keeping with the theme set by the canopies over the loading doors on the south elevation. Consideration could also be given to implementing canopy elements over the two doors (B & D) on the west elevation, similar to the one over the main entrance. This would also eliminate the need to extend the canopy over the loading doors off the wall plane on which the loading doors exist. The applicant could discuss this in more detail with the Planning Department if they wish.

The landscaping proposed for this project is generally acceptable.

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

ACCEPTABLE WITH CONDITIONS

5. B-3211 - PROPOSED INDUSTRIAL BUILDING ON THE SOUTH EAST CORNER OF BARNET HIGHWAY AND BOND STREET AT 2700 BARNET HIGHWAY- 1ST REVIEW

The Committee reviewed the plans received in the Planning Department March 18, 1976 and the coloured perspective received February 25, 1976.

The Committee finds this project acceptable.

ACCEPTABLE

6. PRELIMINARY REVIEW OF PROPOSED 72 UNIT STACKED TOWNHOUSE DEVELOPMENT ON THE SOUTH SIDE OF BRUNETTE AVENUE IN THE 1300 - 1400 BLOCK - 1ST PRELIMINARY REVIEW

The Committee reviewed the preliminary plans and coloured perspective received in the Planning Department March 10, 1976.

Design Committee Minutes
March 24, 1976.

Item 2. B-3165 continued...

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

ACCEPTABLE WITH CONDITIONS

3. B-3177 - PROPOSED SHEET METAL SHED AND WAREHOUSE AT THE SOUTH WEST CORNER OF BOOTH AVENUE AND CAYER STREET AT 1696 BOOTH AVENUE - 1ST REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department March 11, 1976 after making an on site inspection of this property.

The on site inspection by the Committee reveals that the coloured perspective provided by the applicant does not accurately depict the existing and proposed development.

The Committee is aware of the industrial nature of the area to the south, however notes there is an existing residential area to the north across Booth Avenue. Consideration could be given to improving the level of screening adjacent to this residential area.

The elevation drawings should show the existing buildings on either side of the proposed addition and clearly indicate existing and proposed exterior materials. As well, the Committee would appreciate receiving colour chips of the doors, and all other exterior finishes.

The existing canopy should be carried across the easterly portion of the new addition and terminate at the projecting wall on the westerly part of the proposed addition. Rather than introducing a completely new material on the proposed building, it would be advisable to continue the use of stucco or, alternatively, utilize the horizontal siding throughout.

More details are requested on how the addition will tie into the existing repair shop which has a ridge roof.

REVISED PLANS REQUESTED

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: Apr. 14, 1976

FROM: Design Committee DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
April 14, 1976

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, April 14, 1976 at 6:00 p.m. with the following persons present:

COMMITTEE:

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

STAFF:

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

1. Z-11-76 - PROPOSED 36 UNIT STRATA TITLE TOWNHOUSE PROJECT ON THE WEST SIDE OF MARINER WAY NORTH OF COMO LAKE AVENUE IN THE 3000 BLOCK MARINER WAY - 2ND PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department April 8, 1976, and the colored perspective received April 14, 1976.

The Committee finds the revised driveway and access arrangement acceptable.

A high standard of landscaping will be expected for this highly visible site.

ACCEPTABLE FOR PUBLIC HEARING

2. B-3223 - PROPOSED INDUSTRIAL BUILDING ON THE NORTH SIDE OF HIGHWAY 401 AT THE FOOT OF WOOLRIDGE STREET IN THE 100 BLOCK WOOLRIDGE STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department March 23, 1976, and the colored perspective received April 14, 1976.

Design Committee Minutes
April 14, 1976

Item 2. B-3223 continued ...

The Committee reiterates it's previous comment that this site is in a very highly visible location at the entrance to Coquitlam. It is also noted that the free-way at this point is slightly higher than the site.

The Committee acknowledges the location of the proposed east-west industrial collector road, and understands the applicants have been requested to keep structures clear of this area. It is requested, however, that the applicants supplement the existing deciduous growth along the highway with spaced evergreen planting along the property line. By placing the new planting along the property line it would be possible to construct the road in the longer term without removal of the screen.

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

ACCEPTABLE WITH CONDITION

3. B-3036 - PROPOSED ELEMENTARY SCHOOL EAST OF HICKEY STREET AND SOUTH OF AUSTIN AVENUE - 3RD REVIEW

The Committee reviewed the plans received in the Planning Department March 30, 1976, and the colored perspective received July 23, 1975.

The Committee finds this project acceptable.

ACCEPTABLE

4. B-2930 - PROPOSED REVISED ELEVATIONS FOR A PROPOSED APARTMENT ON THE WEST SIDE OF SCHOOLHOUSE STREET NORTH OF DECAIRE STREET AT 312 SCHOOLHOUSE STREET - 2ND REVIEW

The Committee reviewed the revised elevation drawings received in the Planning Department March 31, 1976.

The Committee finds the proposed change in the elevations acceptable.

ACCEPTABLE

Design Committee Minutes
April 14, 1976

5. Z-15-76 - PROPOSED COMMERCIAL BUILDING ON THE NORTH WEST CORNER OF AUSTIN AVENUE AND NELSON STREET AT 1027 AUSTIN AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans and colored perspective received in the Planning Department March 30, 1976, and the color chips and elevation drawings received April 14, 1976.

This project is acceptable for Public Hearing subject to the Project Architect giving consideration to:

- 1) Making provision in the design of the building for the possibility of future access to the west including, for example, provision in the design to allow the possibility of future openings in the concrete block wall.
- 2) Providing potential in the design for interior circulation to the west from the lobby of the bank.
- 3) Improving the potential for pedestrian circulation including pedestrian paths next to the building parallel to Ridgeway Avenue and Austin Avenue, linking to the properties to the west.

The Project Architect may wish to consider the possibility of shifting the Drug Store and parking areas on the north part of the site. This would leave the possibility of tying in future parking areas to the west.

ACCEPTABLE FOR PUBLIC HEARING SUBJECT TO CONDITIONS

6. B-3238 - PROPOSED 112 UNIT TOWNHOUSE DEVELOPMENT AT DEWDNEY TRUNK ROAD AND LOUGHEED HIGHWAY AT 2871 - 2893 DEWDNEY TRUNK ROAD - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department April 9, 1976 and April 14, 1976, and the colored elevation drawing and color chips received April 14, 1976.

The size and number of shade trees appear adequate.

The Committee requests the Planning Department to see that existing trees are retained as indicated on the plans and that failing this, supplementary planting is provided where required.

Although trees provide an excellent psychological/visual barrier, they do not provide the sound shadow as shown on the plans. To achieve this desirable sound barrier between

Design Committee Minutes
April 14, 1976

Item 6. B-3238 continued ...

the Lougheed Highway and the Development, the Committee would suggest a solid board fence perhaps varied in plan. The landscaping would then visually augment the fence and berm.

The Committee appreciates the applicants presentation and finds the color schemes of the building acceptable.

This project is acceptable subject to the concern regarding the fence along the east boundary of the Development being rectified to the satisfaction of the Planning Director.

ACCEPTABLE WITH CONDITIONS

7. B-3194 - PROPOSED INDUSTRIAL BUILDING AT THE END OF TUPPER AVENUE EAST OF BLUE MOUNTAIN STREET AT 925 TUPPER AVENUE - 2ND REVIEW

The Committee reviewed the plans received in the Planning Department March 18, 1976 and April 8, 1976; the colored perspective received March 24, 1976, and the letter from the applicant received April 5, 1976.

The Committee has no objection to this project proceeding.

ACCEPTABLE

8. Z-14-76 - TWO PROPOSED THREE-STOREY FRAME STRATA TITLE APARTMENT BUILDINGS ON THE WEST SIDE OF WESTVIEW STREET SOUTH OF AUSTIN AVENUE AT 424 - 442 WESTVIEW STREET - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans and colored perspectives received in the Planning Department March 22, 1976.

The Committee tabled this application for:

- 1) The result of Council action on this application at their regularly scheduled meeting of April 20, 1976.
- 2) The Planning Department to pull together a complete information package on past applications on this site should Council give favourable consideration to the application.

Design Committee Minutes
April 14, 1976

Item 8. Z-14-76 continued ...

The Committee feels this unique site requires a more creative design solution. This project is not well adapted to this sloping site. Consideration could possibly be given to a terraced approach to the building which would be more sensitive to the existing terrain and which might make roof top patios possible.

NOT ACCEPTABLE FOR PUBLIC HEARING

9. B-3261 - PROPOSED 58 UNIT STRATA TITLE DEVELOPMENT AT 575 AUSTIN AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department April 9, 1976, and the colored perspective received July 14, 1976.

The Committee finds this project acceptable.

ACCEPTABLE

10. B-3255 - PROPOSED ALTERATIONS AND ADDITIONS RANCH PARK ELEMENTARY SCHOOL AT 2701 SPURAWAY DRIVE - 1ST REVIEW

The Committee reviewed the plans and colored photographs received in the Planning Department April 9, 1976.

The Committee finds this project acceptable.

ACCEPTABLE

11. B-1980 - REVISED LANDSCAPING PLAN FOR AN EXISTING APARTMENT AT THE NORTH-EAST CORNER OF EBERT AVENUE AND NORTH ROAD AT 633 NORTH ROAD

The Committee reviewed the landscaping plan received in the Planning Department June 25, 1974, and the revised landscape plan received April 12, 1976.

This application was tabled for the Committee to make an on site inspection of the landscaping.

TABLED

Design Committee Minutes
April 14, 1976

12. Z-9-76 - REVISED ELEVATIONS FOR A PROPOSED 40 UNIT APARTMENT DEVELOPMENT AT THE SOUTH-EAST CORNER OF KING ALBERT AVENUE AND NELSON STREET AT 1030 - 1044 KING ALBERT AVENUE - 2ND PRELIMINARY REVIEW

The Committee reviewed the revised elevation drawings received in the Planning Department April 14, 1976, and the colored perspective received March 5, 1976.

The Committee finds the proposed changes to the elevation drawings acceptable, and trusts that the balcony designs will relate to one another.

ACCEPTABLE


K. D. McLaren, Secretary

KDM/1k

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission

DEPARTMENT: :

DATE: Apr. 28, 1976

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
April 28, 1976

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, April 28, 1976 at 6:00 with the following persons present:

COMMITTEE:

Mr. K. Harford
Mr. W. Roper
Mr. S. Sinclair

STAFF:

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

1. B-1980 - REVISED LANDSCAPING PLAN FOR AN EXISTING APARTMENT AT THE NE CORNER OF EBERT AVENUE & NORTH ROAD AT 633 NORTH ROAD - 2ND REVIEW

The Committee reviewed the landscape plan received in the Planning Department June 25, 1974 and the revised landscape plan received April 12, 1976.

The revised landscape plan is acceptable subject to the plan being amended to show a barbecue area of at least 1,200 square feet.

The Committee notes that the 1,200 square foot area is required to meet common amenity requirements of the Zoning By-law.

ACCEPTABLE WITH CONDITION

2. B-3272 - PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF LEEDER AVENUE AT 20 LEEDER AVENUE - 2ND REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department April 15, 1976.

It is unfortunate that the applicant has not taken into consideration the comments of February 20, 1976 as the Committee feels a better design solution is feasible for this project.

Design Committee Minutes
April 28, 1976

2. B-3272 con't

The applicant is strongly urged to carry through with the effective use of trees as depicted on the coloured perspective. The Committee also feels the zabel laurel needs to be closer spaced in order to be effective.

ACCEPTABLE WITH CONDITIONS

3. Z-17-76 - PROPOSED SELF-SERVE GAS STATION AT THE SW CORNER OF LOUGHEED HIGHWAY & WESTWOOD STREET AT 3064 LOUGHEED HIGHWAY - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department on April 13, 1976 and the plans and coloured perspective received April 20, 1976.

The design is not in harmony with the trend in new construction in the surrounding area. The Committee would strongly urge reconsideration of exterior materials and the use of colour.

In general, the Committee feels the landscaping is ineffective. The applicant should consider the use of large trees in the islands between the proposed entry point on the Lougheed Highway.

Any future plans should indicate grades relating the property to adjoining lots. The Committee suspects that landscaping may be more appropriate in the area where the fence is indicated on the plan.

NOT ACCEPTABLE FOR PUBLIC HEARING

4. PRELIMINARY REVIEW OF TWO PROPOSED COMMERCIAL BUILDINGS ON THE NORTH SIDE OF RIDGEWAY AVENUE WEST OF MARMONT STREET AT 1059 & 1063 RIDGEWAY AVENUE - 1ST PRELIMINARY REVIEW

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

The Committee appreciates the consideration given by the applicant in providing for the Ridgeway Mall concept in the design and site layout of the building.

The Committee looks forward to reviewing working drawings at the time of building permit application.

ACCEPTABLE.

Design Committee Minutes
April 28, 1976

5. PRELIMINARY PLANS FOR A PROPOSED REGIONAL SHOPPING CENTRE AT THE NORTH-WEST CORNER OF BARNET HIGHWAY AND PINETREE WAY - 2ND PRELIMINARY REVIEW

The Committee reviewed the preliminary plans received in the Planning Department April 26, 1976. The Planning Department gave a brief outline of Coquitlam's Regional Town Centre proposal and background on this Regional Shopping Centre application.

The Committee notes that the preliminary plans received April 26, 1976 do not appear to have been substantially altered from those reviewed by the Committee on October 23, 1974. The Committee's concerns therefore are much the same as conveyed to the applicants previously, especially in relation to pedestrian circulation on the site and in relation to adjacent properties.

The Committee would appreciate a written submission from the applicant's architect on the Design Committee's comments of October 23, 1974, which were as follows:

"The Committee noted that this proposed development would greatly influence the area for some 40 years or more, and therefore agreed that serious consideration should be given to the overall effects of this proposal. Concern was expressed about the lack of pedestrian orientation, whereas a proposal to locate a downtown should give this factor serious consideration. This is especially important since the overall complex includes higher density apartment areas to the east and separated from the shopping complex by Pinetree Way which is a truck route expected to remain such for some 25 years.

The Committee strongly supports a study which will consider the overall design of the town centre, which would consider:

- 1) Transportation systems, including transit, which are proposed for the area.
- 2) An overall view of the area which would attempt to relate the proposed shopping centre with the existing Westwood Mall shopping centre and the proposed residential area.

The Committee trusts that the study will result in proposals which would:

- a) Minimize the negative effect of having two centres offset as Westwood Mall and Barnet Mall would be.
- b) Provide adequate pedestrian linkages, possibly through grade-separated structures, throughout the complex.

The Committee tabled the proposals for further review following receipt of more detailed information on this project."

TABLED FOR COMMENTS
FROM APPLICANT

Design Committee Minutes
April 28, 1976

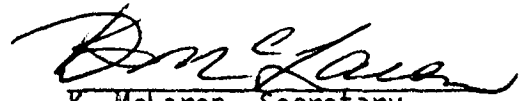
6. B-3286 - PROPOSED ADDITION TO CORONATION PARK ELEMENTARY SCHOOL AT
2520 GUILDFORD AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department
April 23, 1976 and the coloured photos received April 27, 1976.

The Committee has no objections to this proposed addition.

ACCEPTABLE

KM/ci


K. McLaren, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission
FROM: Design Committee
SUBJECT: Design Committee Minutes,
May 12, 1976

DEPARTMENT:
DEPARTMENT:

DATE: May 12/76
YOUR FILE:
OUR FILE: DCM

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, May 12, 1976, at 6:00 p.m., with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. D. Nichols
Mr. S. Sinclair

STAFF:

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

1. PROPOSED COMMERCIAL AND APARTMENT BUILDING ON THE NORTH SIDE OF BRUNETTE AVENUE, WEST OF SCHOOLHOUSE STREET AT 1429 BRUNETTE AVENUE - 1st PRELIMINARY REVIEW

The Committee reviewed the preliminary plans and colored perspective in the Planning Department May 4, 1976.

The Committee finds this project acceptable.

ACCEPTABLE

2. B-3318 - PROPOSED ADDITION TO THE COMMERCIAL BUILDING ON THE NORTH SIDE OF BRUNETTE AVENUE AT THE LOUGHEED HIGHWAY, AT 925 BRUNETTE AVENUE - 1st REVIEW

The Committee reviewed the plans and colored photograph received in the Planning Department May 3, 1976.

Design Committee Minutes
May 12, 1976

2. B-3318 cont'd

The Committee suggests the applicant increase the pitch of the roof on the proposed addition, and provide a shake roof to match the existing building. The paint and finish should also match the existing building.

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

ACCEPTABLE WITH CONDITIONS

3. Z-35-73 - PROPOSED TOWNHOUSE AND COMMERCIAL PROJECT
ON THE NORTH SIDE OF SMITH AVENUE EAST OF CLARKE
ROAD AT 597 SMITH AVENUE - 1st PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department May 10, 1976, and the colored perspectives received May 12, 1976.

Site Plan

The Committee is pleased to see the applicant has taken into account pedestrian connections with adjacent properties, and trusts that the Planning Department will take the initiative to approach the adjacent land owner to request that the same kind of site consideration be given on their proposed development.

The Committee approves of the stepping of the buildings proposed by the Project Architect.

Townhouse Units

The Committee assumes the Project Architect has reviewed this project with the Building Department in relation to secondary means of access to the third floor.

The Committee feels that too much stucco is being used with no relief. The Project Architect should consider utilizing cedar siding as on the commercial building, to break up the stucco areas on the townhouses.

From a design viewpoint, the Committee has no objection to the C Units being 14 feet from adjacent 8 Units in the corner situations.

Design Committee Minutes
May 12, 1976

3. Z-35-73 cont'd

The Project Architect should also give consideration to:

- 1) Providing 1 1/2 bathrooms in the three-storey units, the 1/2 bathroom to be located on the lower floor.
- 2) Stepping the 10 Unit Group on the west side of the development adjacent to the Super-Valu, to express the same modulation as some of the other larger clusters on the site.
- 3) Attempting to include in each group of Units some three storey-units as well as two-storey units.
- 4) Locating the two bedroom units primarily in the areas which are more removed from the children's play area, particularly where the units are separated from the play area by a driveway.
- 5) Providing more substantial detailing on the facias and trim.
- 6) Providing more substantial roof overhangs, especially on the end walls, which would better protect the stucco from staining problems.

Commercial Building

The Committee finds this building acceptable.

Landscaping

If and when this project reaches the Building Permit Application stage, the Committee will be looking closely at the screening and landscaping, especially in the areas where private outdoor spaces are adjacent to streets

NOT ACCEPTABLE FOR
PUBLIC HEARING

4. B-3104 - PROPOSED INDUSTRIAL BUILDING AT THE END OF
TUPPER AVENUE EAST OF BLUE MOUNTAIN STREET AT 925
TUPPER AVENUE - 3rd REVIEW

The Committee reviewed the revised preliminary plans received in the Planning Department May 11, 1976, the

Design Committee Minutes
May 12, 1976

4. B-3194 cont'd

plans received March 18, 1976 and April 8, 1976, and the colored perspective received April 5, 1976.

Although the Committee appreciates the applicant's economic problem, they feel the changes proposed have taken away one of the major architectural features of the building. Deletion of brick work and the adding of a fourth material further detrimentally affects the design.

Consideration should be given to the simplification of materials, such as using concrete block in a more creative manner, eg. using split block or scored blocks and the use of stack bonding.

In light of the proposed changes, further consideration should be given to the color scheme.

REVISED PLANS REQUESTED

5. Z-15-76 - PROPOSED COMMERCIAL BUILDING ON THE NORTH WEST CORNER OF AUSTIN AVENUE AND NELSON STREET AT 1027 AUSTIN AVENUE - 2nd PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department April 14, 1976, the colored perspectives received March 30, 1976 and April 21, 1976, and the revised site plan received May 11, 1976.

The Committee approves of the mall passage between the two buildings. This will provide important potential for pedestrian access to the west in the future.

The Project Architect should consider providing the access to the public lobby area of the bank from the southeast corner of the building as shown on the earlier proposal.

Due to the magnitude of the proposed changes from the original plans, the Committee feels a new colored perspective should be submitted to the Planning Department prior to any Public Hearing on this project. This revised perspective should take into consideration the above comments.

ACCEPTABLE FOR PUBLIC HEARING WITH CONDITIONS


K. McLaren, Secretary

KM/1k

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission

DEPARTMENT:

DATE: May 26, 1976

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
May 26, 1976

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, May 26, 1976 at 6:00 p.m., with the following persons present:

COMMITTEE:

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

STAFF:

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

GUEST:

Mr. B. McCreery of Sankey Associates Architecture

1. B-3177 - PROPOSED SHEET METAL SHED AND WAREHOUSE AT THE SOUTH-WEST CORNER OF BOOTH AVENUE AND CAYER STREET AT 1696 BOOTH AVENUE - 2ND REVIEW

The Committee reviewed the revised plans received in the Planning Department May 11, 1976 and the colour chips, coloured photographs and letter from the applicant dated May 17, 1976.

The Committee appreciates the applicant's efforts in relation to their comments of March 24, 1976.

The Committee suggests the applicant consider horizontal siding on the fascia of the new building.

To improve the colour scheme, the orange colour should be eliminated and the siding colour should be changed to a beige tone. Furthermore, the Committee trusts the applicant will follow through with painting of the trim on the existing building to match the proposed new building.

ACCEPTABLE WITH CONDITIONS.

Design Committee Minutes
May 26, 1976

2. Z-35-73 - PROPOSED TOWNHOUSE AND COMMERCIAL PROJECT ON THE NORTH SIDE OF SMITH AVENUE EAST OF CLARKE ROAD AT 597 SMITH AVENUE - 2ND REVIEW

Mr. B. McCreery, the Project Architect, was present and discussed the project in relation to the Committee's comments of May 12, 1976. Mr. McCreery then left the meeting at this point.

The Committee then reviewed the revised plans received in the Planning Department May 21, 1976 and the coloured perspectives received May 12, 1976.

The Committee now finds this project acceptable for Public Hearing.

When the Committee reviews working drawings at the time of building permit application, they will be looking for:

- a) The wood detail concept being carried throughout the project as this is an essential element in the bold use of stucco.
- b) A fascia trim at least 2" in thickness.

The Committee is not completely satisfied with the solution proposed for location of child-oriented suites in relation to play areas. Perhaps the Project Architect could give this matter further consideration prior to making any application for a building permit on this project.

ACCEPTABLE FOR PUBLIC HEARING.

3. B-3351 - PROPOSED ALTERATIONS TO AN EXISTING COMMERCIAL COMPLEX AND PROPOSED NEW COMMERCIAL BUILDING NORTH AND EAST OF SMITH AVENUE AND CLARKE ROAD AT 562 & 570 CLARKE ROAD - 1ST REVIEW

The Committee reviewed the revised plan received in the Planning Department May 24, 1976, the plans received May 13, 1976, and the coloured perspective received January 30, 1975.

The applicant's attempt to organize the parking layout is commendable.

The Committee feels the landscaping is acceptable subject to:

- a) consideration being given to rounding off the corners of the planters;
- b) the number of cedars along Smith Avenue being increased, thus reducing the spacing.

Design Committee Minutes
May 26, 1976

3. B-3351 con't

The colour scheme shown on the coloured perspective should be closely adhered to and the band around the existing and new buildings should be the same, with signs integrated into the fascia design.

The applicant is requested to contact the Planning Department to attempt to work out a more clearly defined pedestrian linkage identified with dissimilar paving materials.

ACCEPTABLE WITH CONDITIONS.

4. B-3356 - PROPOSED ALTERATIONS TO THE EXISTING DRIVE-IN RESTAURANT AT 531 CLARKE ROAD - 1ST REVIEW

The Committee reviewed the plans, coloured perspective, colour chips and coloured photos received in the Planning Department May 14, 1976.

The Committee finds this project acceptable.

ACCEPTABLE.

5. B-3368 - PROPOSED 46 UNIT TOWNHOUSE DEVELOPMENT AT THE NORTH-EAST CORNER OF GATENSBUY STREET AND AUSTIN AVENUE AT 1309-1387 AUSTIN AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department May 21, 1976, the coloured perspective received February 17, 1976, and the coloured elevations received March 17, 1976.

The Committee's previous concern in relation to dissimilar materials meeting on the same plane has not been resolved. Further consideration should be given in areas where this occurs. Examples of these areas are:

- a) the stucco panel adjacent to the diagonal cedar siding on the front elevation adjacent to Unit C at the kitchen window;
- b) similarly, the 6" stucco return on the garden elevation on the C unit at the living room;
- c) the side elevation of Units A & B where the diagonal siding meets the stucco panel.

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5. B-3368 con't

The overhang on the end walls of the roof plane should be more substantial than the 2"x6" cedar board shown and should be set apart from the stucco to form a drip.

The 2"x6" cedar fascia with the gutter (typical) appears weak.

The Committee requests that the following be incorporated into the working drawings:

- a) colour chips of proposed materials and a coloured elevation drawing of one entire block;
- b) details of the fencing and screening;
- c) the detail drawings such as D-8, D-9 and D-10 which are mentioned on the plans.

Due to time constraints, the landscape plan will be reviewed in detail at a later meeting. For this review, the applicant is requested to provide a copy of landscape plan L-1 indicating clearly (by shading) the existing trees proposed to be retained.

REVISED PLANS REQUESTED.

6. Z-57-75 - PROPOSED 45 UNIT APARTMENT ON THE NORTH SIDE OF COTTONWOOD AVENUE EAST OF CLARKE ROAD AT 519-525 COTTONWOOD AVENUE - 1ST PRELIMINARY REVIEW

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

The basic massing of the building, pitch of roof, and the concept of balcony detailing is acceptable.

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

- a) details of the fin walls which project over balconies between the suites;

...5...

Design Committee Minutes
May 26, 1976

6. Z-57-75 con't

- b) details of the sun screen shown on the coloured perspective and the elevation drawings, at the second floor roof where it turns the corner of the building;
- c) details of the continuous balustrade's wood siding;
- d) how the project architect intends to handle the corners where the pitched and flat roofs abut.

Consideration should be given, if possible, to incorporate some sort of pitched roof in the living rooms of the third storey suites.

All exposed concrete should be given an architectural finish.

A detailed landscape plan will be required, and the Committee will be looking for screen fencing along the Cottonwood Avenue frontage.

ACCEPTABLE FOR PUBLIC HEARING.

7. B-3194 - PROPOSED INDUSTRIAL BUILDING AT THE END OF TUPPER AVENUE EAST OF BLUE MOUNTAIN STREET AT 925 TUPPER AVENUE - 4TH REVIEW

The Committee reviewed the revised plans received in the Planning Department May 21, 1976, the plans received April 8, 1976, and the coloured perspective received April 5, 1976.

The Committee appreciates the applicant's efforts in response to its previous comments.

The scored block panels could be deleted as they would appear to constitute an unnecessary expense.

The fascia should be increased so that it is at least as wide as the lower trim and is above the height of the warehouse roof.

Regarding the applicant's request for comments on a colour scheme, the Committee suggests:

- a) a mid brown to replace the green;
- b) a beige colour in place of the gold;

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7. B-3194 con't

c) the orange doors and brown trim to remain.

Colour chips of the above colour scheme should be submitted to the Planning Department for approval prior to building permit issuance.

ACCEPTABLE WITH CONDITIONS.

8. Z-9-76 - PROPOSED 40 UNIT APARTMENT DEVELOPMENT AT THE SOUTH-EAST CORNER OF KING ALBERT AVENUE AND NELSON STREET AT 1030-1044 KING ALBERT AVENUE - 3RD PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department May 26, 1976 and the coloured perspective received March 5, 1976.

The Committee feels the unique design of the former scheme compensated for the overall length of the building and notes that the Committee's earlier approval was based on the original design with its unique facade. Furthermore, the Board of Variance appeal on this project was endorsed on the basis of the previous design.


The severity of the changes now proposed tend to accentuate the building length, and although the Committee understands the Architect's dilemma, it cannot approve this revised design.

The Committee requests that the Project Architect look at alternatives which would be more in keeping with the earlier concept while still retaining the two-storey ground-oriented units.

If the Project Architect wishes, the Committee will meet with him to discuss alternatives.

REVISED PLANS REQUESTED.

KM/ci


K. McLaren, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

Advisory Planning
Commission
Design Committee

DEPARTMENT:
DEPARTMENT:

DATE: June 9/76

YOUR FILE:

OUR FILE:

SUBJECT: Design Committee Minutes,
June 9, 1976

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, June 9, 1976 at 6:00 p.m., with the following persons present:

COMMITTEE:

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

STAFF:

Mr. S. Jackson, Community Planner/
Acting Secretary

GUEST:

Mr. C. Noffle, Designer

1. 7-9-76 - PROPOSED 40-UNIT STRATA TITLE APARTMENT AT 1030 - 1044 KING ALBERT AVENUE, CORNER OF NELSON STREET - 4TH PRELIMINARY REVISED

Mr. Carson Noffle, the Project Designer, attended the meeting in response to the Committee's invitation to discuss alternative solutions to the building facade. The designer discussed a coloured perspective sketch which was prepared as a result of the comments of the Design Committee at the May 26, 1976 meeting. Mr. Noffle then left the meeting.

The Committee then reviewed the coloured perspective received June 9, 1976.

The Committee appreciates the designer's efforts to retain the feeling of the original design, and believes that he has successfully resolved the problems which led to the Committee's concern regarding the appearance of the building length.

Design Committee Minutes,
June 9, 1976

1. Z-9-76, cont'd

With regard to the alternative use of aluminum or salt-treated cedar, the Committee recognizes that it will be more difficult to work out the wood detail than it would be to incorporate aluminum in the design, however, the Committee would encourage the designer to pursue the use of a good grade of cedar if at all possible, providing he can resolve the detail problem. The use of cedar would be more compatible with the existing building to the east, particularly since the designer has proposed to match the stuccos of the two buildings.

The Committee is looking forward to seeing working drawings, which will reflect the above comments.

REVISED PLANS REQUESTED

2. Z-26-76 - PROPOSED 100-UNIT HOUSING DEVELOPMENT AT THE SOUTHEAST CORNER OF AUSTIN AVENUE AND HICKEY STREET - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department May 27, 1976, and the coloured perspective received May 28, 1976.

The Committee is concerned with the preservation of the natural amenities of this almost forest-like site, and believes that a tree survey is essential to understanding the potential development of the property, since some tree stands may be more worthy of saving than others. Consideration should be given to servicing the property from asphalted areas rather than treed areas, in order to minimize disturbance of the natural growth.

The Committee requests the Project Architect to comment on the reasons for separating the amenity areas, such as the tennis courts and swimming pool, noting that the courts are proposed to be located in an area containing highly desirable trees.

The Committee finds the proposed houses very interesting, with desirable features such as sunken living rooms with vaulted ceilings one and a half and two storeys high, as well as with dining rooms overlooking the living rooms.

Design Committee Minutes
June 9, 1976

2. Z-26-76 (cont'd)

If and when this project proceeds to the stage of building permit application, the Committee will be looking for details of the above-mentioned features, as well as comments on the possibility of consolidating the open spaces between units in order to retain as much of the natural growth as possible.

ACCEPTABLE FOR PUBLIC HEARING

3. B-3177 - PROPOSED SHEET METAL SHED AND WAREHOUSE AT 1696 BOOTH AVENUE, CORNER CAYER STREET - 3RD REVIEW

The Committee reviewed the colored elevation drawings and color chips submitted to the Planning Department June 9, 1976, and appreciates the applicant's efforts and co-operation with regard to the exterior finishes of the building.

The horizontal siding on the facia of the new building is acceptable.

The Committee understands the applicant's desire to use wildcat orange no. 1343A, and suggests that if he wishes to paint the overhead doors in this colour, that the trim colour around the windows, and the trim around the vertical siding on the facia should be painted the same colour.

ACCEPTABLE

4. B-3412 - PROPOSED INDUSTRIAL PAINT SHOP AT 20 LEEDER AVENUE, SOUTH OF HIGHWAY 401

The Committee reviewed the plans and coloured photographs received in the Planning Department June 3, 1976.

The Committee trusts that the applicant will endeavour to paint the building so that it matches the existing building on the site.

ACCEPTABLE

Design Committee Minutes,
June 9, 1976

5. PRELIMINARY PLAN CHECK FOR BUDGET RENT-A-CAR AT 323
NORTH ROAD, SOUTH OF LOUGHEED HIGHWAY - 1ST PRELIMINARY
REVIEW

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

The Committee is pleased to note that the applicant intends to use split face block.

Considering the location of this site, some better standard of landscaping would be desirable, and the Committee would appreciate information regarding quantity, spacing and size of planting material proposed. The Committee suggests that a greater number of trees should be planted, and consideration might be given to adding a few coniferous trees to complement the maple tree. Information should be submitted regarding the locations of the cotoneaster, and details of any fencing used for storage should be submitted as well.

The Architect might wish to consider the use of bronze glass, which would be very effective when used in conjunction with resawn cedar.

The side of the building appears to be more successful than the front face, and the Committee questions the advisability of having two separate openings. Attention might be given to redesigning this wall, by considering such items as a lintel or band, or some other design feature.

REVISED PLANS REQUESTED

S. Jackson

S. Jackson
Acting Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning
Commission

DEPARTMENT:

DATE: June 28, 1976

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
June 23, 1976

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, June 23, 1976 at 4:00 p.m., with the following persons present:

Committee:

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

Staff:

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

1) APPOINTMENT OF MR. T. THOMPSON

The Community Planner announced the appointment by Council on June 14, 1976 of Mr. T. Thompson, and welcomed him to the Design Committee.

2) B-3372 - PROPOSED ADDITIONS AND ALTERATIONS TO THE CHURCH AT THE SOUTH EAST CORNER OF MARMONT STREET AND KING ALBERT AVENUE, AT 535 MARMONT STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department May 1976, and the colored photographs received June 10, 1976.

The Committee has no objection to this proposal.

ACCEPTABLE

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June 23, 1976

- 3) B-3368 - PROPOSED 46-UNIT TOWNHOUSE DEVELOPMENT AT THE NORTH-EAST CORNER OF GATENSBURY STREET AND AUSTIN AVENUE, AT 1309 - 1387 AUSTIN AVENUE - 2ND REVIEW

The Committee reviewed the plans, colored chips and colored elevations received June 18, 1976.

Buildings

The Committee does not find acceptable the method proposed for treating some of the areas where dissimilar materials meet on the same plane, and requests that the Architect consider the following:

- 1) Unit C on the front elevation where the stucco wraps around the corner for 6". The Committee suggests that the end elevations be treated similar to Unit A, by carrying the siding finish from the corner of the dining/living room to the corner at the stair adjacent to the entrance.
- 2) Modify the end elevation of Unit B, Details 2 and 1A DT7 in the area of bedroom #3, by increasing it at least 1 foot to express an overhang which will define the stucco from the cedar siding.

Other general comments in relation to the buildings are:

- a) On Units A and C, detail 2 DT7 is acceptable.
- b) 1A and 1B on D-17 are not acceptable.
- c) Siding material should finish on an inside corner.

Landscaping

Fencing

Consideration should be given to placing the 1" x 6" boards shown on the detail, diagonally as shown on the colored perspective, and submitted to Public Hearing. This would also make the fencing more compatible with the buildings. More extensive modulation of the fencing along Gatensbury Street is suggested.

Planting

- 1) The quantities of planting shown along Austin Avenue are insufficient to cover the area noted.

Design Committee Minutes
June 23, 1976

3) B-3368, cont'd

Planting, cont'd

- 2) Consideration should be given to providing some planting in the rear yards of the buildings (fence and patio landscape).
- 3) The planting in the parking islands is insufficient.
- 4) No planting is indicated along Gatensbury Street. The Committee suggests shrubs possibly integrated with the modulated fence, as suggested under comments on fencing.
- 5) The planting sizes of the major trees should be increased.
- 6) The planting in the front of the Units could periodically be extended out to the sidewalks to create more variety and interest in the ground plan. Ground cover and shrubs should be considered.
- 7) Clarification is requested in areas where planting is indicated but no materials detailed.
- 8) Details of screening around the transformer keosks are requested.
- 9) The Committee requests a detail showing a roof over, and screening of the garbage containers, such as in the applicant's Brookside Project.

REVISED PLANS REQUESTED

- 4) Z-30-76 - PROPOSED APARTMENT ON THE SOUTH-WEST CORNER OF
a) KING ALBERT AVENUE AND GATENSBURY STREET - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans and colored perspective in the Planning Department June 7, 1976, and the elevation drawing received June 22, 1976.

AND

- 4) Z-31-76 - PROPOSED APARTMENT DEVELOPMENT ON THE SOUTH SIDE OF
B) HOWIE AVENUE BETWEEN MARMONT AND GATENSBURY STREETS - 1ST REVIEW

The Committee reviewed the plans and colored perspective received in the Planning Department June 7, 1976, and the elevation drawing received June 22, 1976.

Design Committee Minutes
June 23, 1976

4) Z-31-76, cont'd
b)

The Committee is concerned with the standard of design in the apartment area where there is a large number of the same scale of buildings. More critical review of site planning and building design is needed to maintain the livability of this area.

Buildings

The four buildings of identical design are not acceptable. Similar materials and floor plans may be acceptable if variety in design is created in the individual buildings. Variation in the facade could be achieved as there appears to be some flexibility in the setbacks. Another method of achieving this would be by varying the individual Units.

The Committee questions the proportions of the windows, and suggests this matter be given further study.

In plan, the entranceways appear interesting, however, similar thoughtfulness should be given the design of the elevations, perhaps by reconsidering the floor plan.

Landscaping

The end elevation treatment and the site planning of the centre courtyard between the two buildings is visually pleasing. At the time working drawings are reviewed, the Committee will be looking for more details of recreation areas, including size, equipment and suitability for use by children. As well, appropriate screening of the adjoining suites will be expected.

If this project reaches the building permit application stage, the Committee will also be seeking confirmation in writing -

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

The sizes indicated for some planting materials are unrealistic. The Committee suggests the applicant seek the advice of a Professional Landscape Architect, regarding the preparation of the detailed landscape plan required at the time of building permit application.

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5) B-3445 - PROPOSED RENOVATIONS TO THE EXISTING CHURCH AT THE NORTH-EAST CORNER OF HILLCREST STREET AND AUSTIN AVENUE, AT 2137 AUSTIN AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department June 15, 1976, the colored perspective received March 23, 1976, and the landscape plan received June 23, 1976.

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

- 1) The pedestrian access being defined with dissimilar paving materials, as suggested on the colored perspective, and the driveway access being relocated accordingly to avoid pedestrian/vehicular conflict.
- 2) Some sort of landscape element being introduced on the corner of Hillcrest Street and Austin Avenue, such as a couple of the red oaks specified for the rear of the site.
- 3) The size of the following planting material being increased:
 - a) Austrian Pine.
 - b) Dwarf Broom
 - c) Dwarf Japanese Holly.
 - d) Mugo Pine.

ACCEPTABLE WITH CONDITIONS

6) B-3455 - PROPOSED 36-UNIT TOWNHOUSE DEVELOPMENT ON THE WEST SIDE OF MARINER WAY NORTH OF COMO LAKE AVENUE AT 2900 MARINER WAY - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department June 17, 1976, the landscape plans received June 18, 1976, and the colored perspective received April 14, 1976.

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

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6) B-3455, cont'd

- 1) Revise the boliden treated cedar siding, since it does not come in the color earlier submitted and found acceptable.
- 2) The hyperidum should be increased in planting size, or substituted with a faster growing ground cover.

The following are also requested:

- a) Details of location and treatment of garbage receptacles.
- b) Details of electrical kiosk screening.
- c) A plan showing site lighting.

The screening and landscaping requested above should be in keeping with the design of the project.

ACCEPTABLE WITH CONDITIONS

7) B-3462 - PROPOSED COMMERCIAL AND APARTMENT BUILDING ON THE NORTH SIDE OF BRUNETTE AVENUE, JUST WEST OF SCHOOLHOUSE STREET, AT 1429 BRUNETTE AVENUE - 1ST REVIEW.

The Committee reviewed the plans received in the Planning Department June 21, 1976, and the colored perspective received May 4, 1976.

The Committee finds this project acceptable.

ACCEPTABLE

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

8) Z-21-75 - PROPOSED COMMERCIAL BUILDING ON THE SOUTH-EAST CORNER OF NORTH ROAD AND COTTONWOOD AVENUE - 1ST PRE-LIMINARY REVIEW

The Committee reviewed the preliminary plans received, at this meeting.

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Design Committee Minutes
June 23, 1976

8) Z-21-75, cont'd

The Committee finds the building design acceptable. In particular, the Committee appreciates the building form, the open nature of parking, the wider than minimum underground parking spaces, and the exterior materials of the building.

The sloped roof effect could be carried through to the penthouse screen.

The landscaping concept appears acceptable. The Committee suggests the Project Architect create the same landscaping element at the entrance to the east building, as is shown on the west building. This could be done by installing landscaping along the north side of the portion of the underground parking structure which is open through to grade in this area.

ACCEPTABLE WITH CONDITIONS

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

9) B-2598 - PROPOSED ALTERATIONS TO THE APARTMENT UNDER CONSTRUCTION AT THE NORTH-EAST CORNER OF PERTH AVENUE AND NORTH ROAD - 1ST REVIEW

The Committee reviewed the revised plans and colored perspective received in the Planning Department June 18, 1976.

The Committee does not find the revised design acceptable.

The Committee does not object to the change in materials in general, however, in **this case**, the design has suffered from the changes proposed, and notes that the elevation treatment and fenestration of the previous design is preferred.

The Committee would entertain suggestions for material changes, taking into consideration the above comments.

REVISED PLANS REQUESTED

10) PROPOSED ADDITION TO THE MUNICIPAL HALL AT 1111 BRUNETTE AVENUE, COQUITLAM - 1ST PRELIMINARY REVIEW

The Committee reviewed the preliminary plans received in the Planning Department June 15, 1976.

Design Committee Minutes
June 23, 1976

10) PROPOSED ADDITION TO THE MUNICIPAL HALL, cont'd

The Committee assumes the existing walkway along the West side of the building will be adjusted to provide for the new stairwell.

At the time of building permit application, the Committee will be looking for details of the new location, and screening of the garbage disposal receptacle.

ACCEPTABLE WITH CONDITIONS

11) B-3332 - PROPOSED ADDITION TO AN INDUSTRIAL BUILDING AT 2966 PHEASANT AVENUE, WEST OF CHRISTMAS WAY - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department May 6, 1976, and the colored photographs received June 22, 1976.

The Committee finds no objection to this proposed addition.

ACCEPTABLE

S. J. Adam
for K. D. McLaren, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission

DEPARTMENT:

DATE: June 30, 1976

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
June 30, 1976

OUR FILE:

A special meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, June 30, 1976 at 6:00 p.m., with the following persons present:

COMMITTEE:

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

STAFF:

Mr. S. Jackson, Community Planner

1. B-3437 - PROPOSED CEDARBROOK ELEMENTARY SCHOOL ON BUOY DRIVE SOUTH OF DEWDNEY TRUNK ROAD - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department June 18, 1976 and the coloured perspective received November 7, 1975.

The Committee reiterates its commendation of the interesting building design, and finds the landscaping acceptable and trusts that it will be installed as planned.

The applicant may wish to consider installing an acoustical roof deck rather than a spray-on insulation since it would be a more durable and cleanable finish. Also, if the insulation is not being applied for its thermal qualities, the roof deck may be more economical.

ACCEPTABLE.

2. B-3436 - PROPOSED SCHOOL ON THE SOUTH SIDE OF ROCHESTER AVENUE EAST OF LAVAL STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department June 18, 1976 and the coloured perspective received November 24, 1975.

The Committee appreciates the use of cedar to soften the appearance of the concrete, and is concerned that this is an integral part of the design of the building which must be carried through the stage of

Design Committee Minutes
June 30, 1976

2. B-3436 con't

implementation. The Committee also commends the Project Architect's choice of colours for graphics and door accents, as shown on the colour perspective.

Since the building is predominantly concrete, the Committee would like assurance that the installation is done well, and believes that the pour lines should be expressed in the concrete pattern, and therefore would like to review the pattern showing form lines and snap-tie patterns.

ACCEPTABLE WITH CONDITIONS.

3. Z-26-76 - PROPOSED 100 UNIT HOUSING DEVELOPMENT AT THE SOUTHEAST CORNER OF AUSTIN AVENUE AND HICKEY STREET - 2ND PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department May 27, 1976, the coloured perspective received May 28, 1976, and the tree survey plan received June 23, 1976.

The Committee appreciates the submission of the tree survey which appears to be a comprehensive report of the existing tree cover, and requests the Project Architect to use this information in the preparation of revised plans.

The Committee will be looking for a site design which retains the maximum feasible number of mature trees and trusts that the plans will indicate where these trees are located.

REVISED PLANS REQUESTED.

4. B-3473 - PROPOSED COMMERCIAL BUILDING AT 1059-1063 RIDGEWAY AVENUE WEST OF MARMONT STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department June 25, 1976, and the coloured perspective received April 23, 1976.

The Committee is very pleased with the quality of this building and the standard it will set for Ridgeway Avenue, and commends the Project Architect on his imaginative design which implements the concepts of Ridgeway Mall and also provides public access through from the lane to Ridgeway Avenue.

The Committee strongly recommends that the Municipality accept the applicant's offer to plant four tulip trees on municipal land.

ACCEPTABLE.

Design Committee Minutes
June 30, 1976

5. MAYFAIR INDUSTRIAL PARK - COMMUNITY NOISE STUDY PREPARED FOR MARATHON REALTY CO. LTD. BY BARRON & STRACHAN, CONSULTING ACOUSTICAL ENGINEERS DATED JUNE 14, 1976 (Z-24-76)

The Committee expressed its concern that the Barron & Strachan report titled "Community Noise Study Mayfair Industrial Park" dated June 14, 1976 considered only on-site noise while truck traffic from the industrial site would be using the interim and long term proposals for access to the Lougheed Highway, which is approximately one-quarter the distance to the measurement site relative to the focus used for the noise contours in Chart 1. Thus, noise levels from trucks would be greater than those predicted. Also, acceleration and deceleration of trucks on the ramps of the interchange will likely result in higher source levels than those predicted.

SJ/ci

S. Jackson

S. Jackson
Acting Secretary