

DESIGN COMMITTEE

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee	DEPARTMENT:	DATE: Feb.10, 1987
FROM: Design Committee	DEPARTMENT:	YOUR FILE:
SUBJECT: Design Committee Minutes of February 10, 1987		OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, February 10, 1987, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. L. Chow
Mr. M. Pflug

1. PRELIMINARY REVIEW OF A PROPOSED WASTE RECYCLING PLANT ON THE SOUTH SIDE OF UNITED BLVD. EAST OF KING EDWARD STREET AT 1200 UNITED BLVD.

The Committee reviewed the plans and coloured elevations received in the Planning Department 1987 02 10 and the coloured perspective submitted earlier on 1987 02 06.

A delegation consisting of Mr. L. Chow and Mr. M. Pflug was present to explain the project and to answer the Committee's questions. After considerable discussion, the delegation left the meeting.

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

- 1) a coloured material sample board, this to include an actual sample of the metal cladding;

Design Committee Minutes
of February 10, 1987

1. continued

- 2) all rooftop mechanical equipment, including vents, to be accurately depicted on the plans in terms of size and location;
- 3) a detailed landscape plan which provides information on plant species, sizes, spacing and quantities.

On the matter of the building height, the Committee commented that they would endorse the applicants' appeal to Council for a relaxation.

2. BUILDING PERMIT REVIEW OF A PROPOSED SERVICE STATION/CAR WASH FACILITY
IN MAYFAIR INDUSTRIAL PARK AT 176 GOLDEN DRIVE

The Committee reviewed the plans received in the Planning Department 1987 02 06. After reviewing the plans, the Committee commented that the plans are incomplete and the package of information did not include a detailed landscape plan. Furthermore, it appears the applicants have not responded to the Committee's previous comments and have, in fact, deviated somewhat from the preliminary submission. Consequently, the application is tabled for the submission of the following:

- 1) completed architectural drawings. The plans should also be revised to reflect the preliminary design concept in terms of the depth of the fascias and canopy and the Committee's suggestion that the metal cladding be applied horizontally, not vertically.
- 2) a coloured material sample board;
- 3) a detailed landscape plan which provides information on plant species, sizes, spacings and quantities. The plan should introduce landscaped areas of meaningful size which would "break-up" the visual effect of the large expanse of asphalt.
- 4) details of any screening for rooftop equipment;
- 5) information on parking lot lighting.

Design Committee Minutes
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3. REVIEW OF PROPOSED ADJUSTMENTS TO A 51-UNIT LOW-DENSITY APARTMENT
PROJECT UNDER CONSTRUCTION AT 2978 WALTON AVENUE

The Committee reviewed the plans of the proposed revisions received in the Building Department 1987 02 04, in comparison with the approved development variance permit drawings.

The Committee noted the removal of several design features from the plans, such as the skylights, vaulted ceilings, etc. Given the degree and extent of the suggested alterations and the fact that no explanation of the changes has been received, the Committee tables the request, and invites the project architect to attend the next meeting to explain the requested revisions.

In general, the Committee is very concerned with the revisions proposed.

NM/je


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: 1987 01 06
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of January 6, 1987

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

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. A. Chung
Ms. A. Rowland
Mr. D. Mawhinney

1. BUILDING PERMIT REVIEW OF A PROPOSED CANOPY OVER THE PUMP ISLANDS FOR THE "SHELL" SERVICE STATION AT 1990 COMO LAKE AVENUE

The Committee reviewed the plans received in the Planning Department 1986 12 29 and the coloured photographs supplied on 1987 01 05.

The Committee recommends acceptance of the proposed canopy.

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of January 6, 1987

2. BUILDING PERMIT REVIEW OF A PROPOSED 54-UNIT TOWNHOUSE PROJECT IN "RIVERVIEW" AT 2736 ATLIN PLACE

The project architects, Ms. A. Rowland and Mr. A. Chung, were in attendance to respond to the Committee's previous comments for information on the adjustments to the development. After explaining the modifications and after answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the development subject to the applicants first giving consideration to:

- 1) utilizing a "brighter" trim colour, perhaps more in keeping with the colour on the coloured perspective:
- 2) eliminating the subtle colour change in the siding colours on the side wall projections as discussed.

3. Z-47-86 - PRELIMINARY REVIEW OF TWO TOWNHOUSE PROJECTS ON EAST SIDE OF LASALLE PLACE NORTH OF DURANT DRIVE AT 1251 & 1271 LASALLE PLACE

The Committee reviewed the revised plans received in the Planning Department 1987 01 06 and the coloured material sample board submitted earlier on 1986 12 09.

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

The Committee appreciates the applicant's response to their request for revised plans and can now recommend acceptance of the project in preliminary.

If the development proceeds to the working drawing stage, the Committee will be looking for the usual details, plus:

- 1) a reduction in the amount of "latticework" on the balcony fronts, as discussed;
- 2) the introduction of screening between the tight nook-to-nook situations, particularly between Blocks L and M.

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of January 6, 1987

3. Z-47-86 cont'd

Prior to this application actually being presented at a Public Hearing, the Committee requests that the applicants reconsider the colour scheme, with a view to simplifying its application as it relates to each block of units. In this regard, the Committee requests the submission of an updated coloured material sample board supplemented with a new coloured perspective or, alternatively, coloured elevation drawings.

4. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE EXISTING CHURCH
AT 1160 LANSDOWNE DRIVE

The Committee reviewed the plans and coloured photographs, all received in the Planning Department 1986 12 12.

The Committee recommends acceptance of the proposed addition.

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

5. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON PHEASANT
AVENUE WEST OF CHRISTMAS WAY AT 2954 PHEASANT AVENUE

The Committee reviewed the preliminary plans, coloured perspective and coloured material samples, all received in the Planning Department 1987 01 06.

The Committee finds the choice of building materials generally acceptable, however, their actual application in relation to this particular design concept should be carefully and thoroughly reconsidered. The Committee recommends that the applicants seek professional design assistance when reevaluating this project. The designer should look at fundamental design elements such as colour, window treatment, weather protection for the windows, upper fascia and canopy treatment, etc.

In summary, the Committee cannot recommend acceptance of the project as presently proposed. To help expedite this project, the Committee would be willing to review revised plans with the applicant's designer once they have been prepared.

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of January 6, 1987


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

6. PROPOSED ADJUSTMENTS TO THE LANDSCAPING FOR THE CHURCH BUILDING AT
1112 KING ALBERT AVENUE

The Committee reported that their on-site inspection revealed a project which definitely needs the installation of additional planting to enhance the appearance of the building and to meet the standards of landscaping generally observed in the overall area. The Committee agrees that the original landscaping scheme may have been somewhat ambitious, however, they cannot recommend a reduction to the extent requested. As a compromise position, the Committee recommends that:

- 1) substantial clusters of "barberry" be planted on the north and southeast corners of the site to discourage pedestrian traffic;
- 2) the additional rhododendrons and azaleas suggested by the applicants be planted adjacent to the front entrance of King Albert Avenue;
- 3) the grassed area directly in front of the new building be replanted to more closely reflect the approved landscape plan. This will likely require the installation of a small retaining wall to increase the soil depth in this area so that the necessary berm can be created and so that any surface water can be directed away from the sidewalk along the building.
- 4) the approved planting be installed in the 4' - 0" planter on the upper level on the east side of the building;
- 5) chain link fencing, in a compatible colour, be installed on the pipe railing at the rear of the building, in lieu of the landscaping and planters.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

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

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

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. D. Gruneau
Mr. D. Mawhinney
Mr. B. Douglas

1. BUILDING PERMIT REVIEW OF A PROPOSED 36-UNIT TOWNHOUSE PROJECT AT 1160 INLET STREET

The Committee reviewed the plans received in the Planning Department 1987 01 13 and the coloured perspective submitted previously on 1986 10 14.

The Committee recommends acceptance of the project.

2. Z-47-86 - PRELIMINARY REVIEW OF TWO TOWNHOUSE PROJECTS ON EAST SIDE OF LASALLE PLACE NORTH OF DURANT DRIVE AT 1251 AND 1271 LASALLE PLACE

The Committee reviewed the latest colour information presented at this meeting by Mr. D. Mawhinney and Mr. D. Gruneau, the project architects. After explaining the latest colour scheme, the delegation left the meeting.

Design Committee Minutes
of January 13, 1987

2. cont'd

The Committee recommends acceptance of the new colour scheme, however, they would suggest that the applicants reconsider the colour of the metal roofs as its colour does not appear to be consistent with the remainder of the project.

If the project does proceed, the Committee will be looking for a response to the above comments at the building permit application stage.

3. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON PHEASANT AVENUE WEST OF CHRISTMAS WAY AT 2954 PHEASANT AVENUE

The owner, Mr. B. Douglas, was in attendance to present revised plans. After explaining the latest submission and after answering the Committee's questions, Mr. Douglas left the meeting.

The Committee recommends the blue colour scheme over the brown one submitted previously. In addition to the foregoing, the Committee suggests that the applicants give consideration to:

- 1) eliminating the upper windows. If the applicant wishes to provide natural light into the rear of the units, rooftop skylights would be an acceptable alternative.
- 2) deepening the upper fascia and reducing its overhang to 8" to 12", with 12" being the maximum projection;
- 3) simplifying the colour scheme by removing the dark blue accent strip, both on the fascia and the doors;
- 4) utilizing a rounded awning, as indicated in the photograph supplied to the Committee as an example;
- 5) "holding back" the awning and the fascia at the northwest corner of the building, as discussed.

If the project does proceed, the Committee will be looking for the incorporation of the above comments into the working drawings.

Design Committee Minutes
of January 13, 1987


4. BUILDING PERMIT REVIEW OF A PROPOSED SECOND COMMERCIAL BUILDING
ON THE SOUTHWEST CORNER OF LANSDOWNE DRIVE AND GUILDFORD WAY AT
1196 LANSDOWNE DRIVE

The Committee reviewed the plans received in the Planning Department 1987 01 13 and the coloured information supplied previously on 1986 05 20.

The Committee commented that the design is consistent with the other building on the site, however, the proposed landscaping lacks imagination. It is suggested that the quantities and varieties of suggested plant material be increased, as well as introducing some vertical elements into the planting areas.

The Committee recommends acceptance of the project subject to the above-noted concerns in relation to landscaping first being resolved to the satisfaction of the Planning Director.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee	DEPARTMENT: -	DATE: Jan. 27, 1987
FROM: Design Committee	DEPARTMENT: Planning	YOUR FILE:
SUBJECT: Design Committee Minutes of January 27, 1987		OUR FILE:

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

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. G. Crockart
Mr. F. Formosa

1. PROPOSED ALTERATIONS TO 54-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 2736 ATLIN PLACE

The Committee reviewed the plans and accompanying explanatory letter, all received in the Planning Department 1987 01 22, which requests the Committee's endorsement of a modification to some of the roof pitches in the development.

The Committee recommends acceptance of the proposed adjustments in the roof pitches.

2. PRELIMINARY REVIEW OF PROPOSED 68-UNIT LOW-DENSITY APARTMENT PROJECT ON NE CORNER OF LANSDOWNE DR. & GUILDFORD WAY AT 1215 LANSDOWNE DR.

The Committee reviewed the plans received in the Planning Department 1987 01 22 and the coloured information submitted at this meeting by the project architect, Mr. G. Crockart. After explaining the development and after answering the Committee's questions, Mr. Crockart left the meeting.

Design Committee Minutes
of January 27, 1987

2. cont'd

The Committee commends the project architect on the thorough submission and the manner in which he has designed the units to respond to the site constraints. The Committee recommends acceptance of the preliminary submission and would have no objection to this development proceeding to the working drawing stage. If the project does proceed, the Committee will be looking for the usual level of architectural detail plus:

- 1) a detailed landscape plan which provides information on plant species, sizes, spacings and quantities;
- 2) a coloured material sample board. In relation to colours, the Committee noted that the project architect has yet to complete his colour scheme analysis but the preliminary indication on the plans is for one colour scheme. With the separation of units created with the grade change and the use of fourplex buildings, the Committee feels the opportunity exists for the use of more than one colour scheme. Further discussion on colour schemes prior to building permit application may be appropriate.
- 3) confirmation that the flat roofs will conform to the Roofing Contractors' Association of B.C. standards in relation to minimum slopes;
- 4) information on how the applicants intend to treat the stucco to ensure long-term weatherability of the stucco, given its extensive use throughout the project. The Committee would request consideration and comment on this important aspect of the design.

3. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON PHEASANT AVENUE
WEST OF CHRISTMAS WAY AT 2954 PHEASANT AVENUE

The Committee reviewed revised and updated preliminary plans presented at this meeting by the designer, Mr. F. Formosa. After explaining the latest proposal and after answering the Committee's questions, Mr. Formosa left the meeting.


Design Committee Minutes
of January 27, 1987

3. cont'd

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

- 1) confirmation that the overhead door height, the depth of the upper fascia and the top of the roof of this building all align with the existing building on the lot immediately to the east;
- 2) screening details for any proposed rooftop mechanical equipment;
- 3) a "trimming" of the corners of the sloped canopies, as discussed.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Mar. 10, 1987
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of March 10, 1987

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, Mar. 10, 1987, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. K. Takeuchi
Mr. T. Thompson
Mr. R. Hoffart

1. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE INTERMEDIATE CARE FACILITY ON THE NORTHWEST CORNER OF CARTIER AVENUE AND SCHOOLHOUSE STREET AT 1419 CARTIER AVENUE

The Committee reviewed the plans received in the Planning Department on 1987 03 09 and the coloured photograph submitted earlier on 1987 02 24.

The Committee recommends acceptance of the proposed addition.

Design Committee Minutes
of March 10, 1987

2. PROPOSED INTRODUCTION OF COVERED PARKING FOR TOWNHOUSE UNITS UNDER CONSTRUCTION AT 1235 JOHNSON STREET

The Committee reviewed the plans, coloured photographs and covering explanatory letter, all received in the Planning Department on 1987 03 09.

The Committee recommends acceptance of the introduction of partially covered parking for Buildings 8 to 11.

3. PRELIMINARY REVIEW OF PROPOSED BUILDING "B" IN THE SUNWOOD SQUARE SHOPPING CENTRE AT 3025 LOUGHEED HIGHWAY

The Committee reviewed the preliminary plans and colour information received in the Planning Department 1987 03 09.

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

The Committee recommends acceptance of the preliminary submission, noting that if this development does proceed, they will be looking for the usual information plus details of rooftop mechanical equipment screening.

4. BUILDING PERMIT REVIEW OF A PROPOSED "AUTO MALL" ON THE NORTH SIDE OF BARNET HIGHWAY WEST OF FALCON DRIVE AT 2561 BARNET HIGHWAY

The Committee reviewed the plans received in the Planning Department on 1987 03 04 and the coloured perspective and landscape plan presented at this meeting by the project architect, Mr. T. Thompson. After explaining the project and after answering the Committee's questions, Mr. Thompson left the meeting.

The Committee recommends acceptance of the development, subject to the applicant first supplying details and location of rooftop equipment screening, particularly for the two front units.

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of March 10, 1987

5. PRELIMINARY REVIEW OF A PROPOSED 20-UNIT APARTMENT DEVELOPMENT
ON THE SOUTHWEST CORNER OF BRUNETTE AVENUE AND CASEY STREET AT
1326-1332 BRUNETTE AVENUE

The Committee reviewed the plans received in the Planning Department on 1987 03 06 and the colour information presented at this meeting by the project architect, Mr. R. Hoffart. After explaining the development and after answering the Committee's questions, Mr. Hoffart left the meeting.

The Committee recommends acceptance of the preliminary design concept, noting that they would endorse the applicants' requested appeals in relation to siting. If the development proceeds to the working drawing stage, the Committee would be looking for the usual detailed information, plus a response to the suggestion that the fencing along Brunette Avenue should be articulated and supplemented with planting as discussed.

On another matter, the Committee comments that the applicants may be well advised to rethink the general internal layout of some of the units in terms of hallways and access to rooms.

6. BUILDING PERMIT REVIEW OF PROPOSED SERVICE STATION/CAR WASH FACILITY
IN MAYFAIR INDUSTRIAL PARK AT 176 GOLDEN DRIVE

The Committee reviewed a letter from the applicant dated 1987 03 05, wherein the Committee was asked to reconsider their recommendation in relation to the depth of the canopy over the pump island and the car wash.

The Committee's previous recommendation in relation to the depths of the fascia and the canopy was aimed at achieving good design proportions. Given the technical arguments that the depth of the canopy remain at three feet, the depth of the fascia should then be "downsized" accordingly to maintain proper proportions between these two main design features. The Committee recommends acceptance of a narrower canopy, subject to the applicant reducing the depth of the fascia on the building to two feet to achieve the desired balance between the two features.

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee	DEPARTMENT:	DATE: Mar. 24, 1987
FROM: Design Committee	DEPARTMENT: Planning	YOUR FILE:
SUBJECT: Design Committee Minutes of March 24, 1987		OUR FILE:

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

COMMITTEE:

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

STAFF:

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

1. PROPOSED ALTERATIONS TO THE LANDSCAPING AND THE BUILDINGS FOR A 36-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 1160 INLET STREET

The Committee reviewed the revised landscape plan, received in the Planning Department 1987 03 11, and the revisions to the buildings submitted on 1987 03 24.

The Committee recommends acceptance of the modifications to the landscape plan and the adjustments in the roof to eliminate the flat surfaces approved earlier.

2. BUILDING PERMIT REVIEW OF A PROPOSED "WHITE SPOT" RESTAURANT IN THE SUNWOOD SQUARE SHOPPING CENTRE AT 3025 LOUGHEED HIGHWAY

The Committee reviewed plans received in the Planning Department 1987 03 24, and the coloured elevations submitted earlier on 1987 02 23.

The Committee recommends acceptance of the proposed building.

Design Committee Minutes
of March 24, 1987

3. Z-2-87 - PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE
SOUTHEAST CORNER OF NORTH ROAD AND LOUGHEED HIGHWAY AT 345 NORTH ROAD

The Committee reviewed the revised preliminary plans, received in the Planning Department 1987 03 20, and the coloured perspective and coloured elevations submitted on 1987 03 11.

The Committee recommends acceptance of the project in preliminary. It was noted that if this development proceeds to the working drawing stage, the Committee would be looking for:

- 1) the location of any rooftop equipment and screening details;
- 2) a detailed landscape plan which would provide information on plant species, sizes, spacings and quantities;
- 3) a more florid colour scheme.

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

4. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTH SIDE OF
BRUNETTE AVENUE WEST OF BLUE MOUNTAIN STREET AT 822 BRUNETTE AVENUE

The Committee reviewed the preliminary plans and coloured perspective all received in the Planning Department 1987 03 24.

The Committee recommends acceptance of the preliminary submission. If this project proceeds to the working drawing stage, the Committee will be looking for the usual details plus:

- 1) the location and method of screening any rooftop equipment;
- 2) a landscape plan which provides information on plant species, sizes, spacings and quantities;
- 3) plans of the fence around the garbage container.

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee	DEPARTMENT:	DATE: Apr. 7, 1987
FROM: Design Committee	DEPARTMENT: Planning	YOUR FILE:
SUBJECT: Design Committee Minutes of April 7, 1987		OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, Apr. 7, 1987, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. D. Mawhinney

1. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE INTERMEDIATE CARE FACILITY AT 1419 CARTIER AVENUE

The Committee reviewed the revised plans received in the Planning Department 1987 04 07.

The Committee recommends acceptance of the revised submission.

2. REVIEW OF PROPOSED ADJUSTMENTS TO THE TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 2978 WALTON AVENUE

The Committee reviewed a letter from the owner, received in the Planning Department 1987 03 17 wherein the Committee was requested to endorse certain changes to the development.

The Committee recalls quite clearly the history of the development and how the design evolved. There were numerous meetings with the project architect prior to the Committee recommending acceptance of the plans listed in the Development Variance Permit.

Design Committee Minutes
of April 7, 1987

2. cont'd

The Committee further notes that the approved concept plans were part of the evidence at the Public Hearing on rezoning of the land, attended by residents living in close proximity to the site. The residents presumably are anticipating the completion of the development generally in keeping with the plans presented at the hearing.

The applicant's economic constraints encountered with the soil conditions should not be utilized as the rationale to eliminate many of the important design features, i.e. skylights, steps in the building, vaulted ceilings, etc. The use of a concrete tile roofing material is a modification which could be endorsed, however, the Committee cannot recommend acceptance of the other changes being sought.

The Committee would remind the applicant of his commitment to the Municipality to construct a project as approved by Council and, furthermore, that a security is being held to ensure that it is, in fact, completed in accordance with approved plans. According to interim inspections by Planning Department staff, the applicant is proceeding with construction contrary to approved drawings.

3. BUILDING PERMIT REVIEW OF A PROPOSED 42-UNIT TOWNHOUSE PROJECT ON EAST SIDE OF LASALLE PLACE NORTH OF DURANT DRIVE AT 1251-1271 LASALLE

The Committee reviewed the plans received in the Planning Department 1987 03 30, the coloured elevations submitted on 1987 01 13, and the coloured material sample board supplied on 1986 12 09.

Mr. D. Mawhinney, the project architect, was in attendance to present the development. After discussing the project with the Committee, Mr. Mawhinney left the meeting.

The Committee recommends acceptance of the development, including the requested appeals, subject to the applicant first submitting plans and information covering the following:

- 1) a sample of the metal roofing material in the brown tone as discussed;
- 2) a detailed landscape plan which provides information on plant species, sizes, spacings and quantities.

Design Committee Minutes
of April 7, 1987

4. Z-10-87 - PRELIMINARY REVIEW OF A PROPOSED "CARDLOCK" FACILITY IN THE
MAYFAIR INDUSTRIAL PARK AT 2595 SHUSWAP AVENUE

The Committee reviewed the plans and coloured perspective, all received in the Planning Department on 1987 04 01.

The site is a highly visible one on a major entrance to Coquitlam, and as such, warrants special design consideration. The structure is quite small in scale and functional in terms of layout and use of building materials. The overall design, however, is not yet to a standard which can be recommended by the Committee. Consequently, the Committee suggests that the applicants rethink the project, with a view to creating a new design with more imagination and flair.

A resubmission should include a coloured perspective which would more accurately depict the actual building. The drawing should be supplemented with a colour board and material samples where applicable.

5. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE PINE TREE VILLAGE
SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY

The Committee reviewed the plans and coloured perspective, all received in the Planning Department 1987 04 03.

The Committee commented that the preliminary submission lacked sufficient plans to accurately assess the proposal. A cross section through the front facade would be particularly helpful in reviewing the design of the intended canopy/skylight.

Initially, the Committee feels the tenant improvements, especially the skylight, would be a departure from the design theme established for the shopping centre. In addition, the Committee recommends that further design consideration be given to the highly visible rear and side elevations of this section of the building.

The Committee requests the submission of additional plans and information and would invite the project architect to the next meeting to assist in the description of this proposal.

Design Committee Minutes
of April 7, 1987

6. REVIEW OF A PROPOSED NEW UNIT TYPE FOR THE HOUSING DEVELOPMENT UNDER CONSTRUCTION AT 2865 GLEN DRIVE

The Committee reviewed the plans and elevations, all received in the Planning Department 1987 03 31.

The Committee recommends acceptance of the placement of a "B" Unit on Lot 49, as proposed by the applicants.

7. PRELIMINARY REVIEW OF A PROPOSED "BEER AND WINE STORE" BEHIND THE FRENCH QUARTER PUB AT 925 BRUNETTE AVENUE

The Committee reviewed the plans received in the Planning Department 1987 04 07.

The Committee recognizes and appreciates the applicant's efforts in attempting to relate this structure to the existing pub through the use of similar materials. The project, however, lacks the embellishments and features which would more closely resemble a structure with a "French Heritage" flavour.

Consultants have been hired by the Municipality to establish development guidelines. The guidelines would assist prospective developers in the formulation of their project's design. The Committee therefore suggests that the applicants discuss their scheme with the consultant prior to the preparation of any revised plans.

When revised plans are submitted, the Committee would request the inclusion of information on the following:

- 1) parking lot lighting;
- 2) any proposed security measures to lessen the likelihood of window breakage (i.e. metal screens over the windows).


Design Committee Minutes
of April 7, 1987

8. BUILDING PERMIT REVIEW OF PROPOSED BUILDING "B" IN THE SUNWOOD SQUARE
SHOPPING CENTRE AT 3025 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department
1987 04 07.

The Committee recommends acceptance of the proposed building.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Apr. 21, 1987
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of April 21, 1987

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, Apr. 21, 1987, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. C. Goldsack
Mr. M. Degelder

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

The Committee reviewed the plan received in the Planning Department 1987 04 21.

The Committee recommends acceptance of the removal of the tennis court and its replacement with playground equipment.

Design Committee Minutes
of April 21, 1987

2. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE PINE TREE VILLAGE
SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY

The Committee reviewed revised plans and information submitted at this meeting by Mr. C. Goldsack. After explaining the plans and after answering the Committee's questions, Mr. Goldsack left the meeting.

The Committee recommends acceptance in preliminary of the space frame entry identification and the treatment proposed for the rear of the addition. If the project does proceed, the Committee would be looking for the usual level of detailed drawings plus:

- 1) coloured samples of the tubular framework and the skylight material;
- 2) confirmation of the sign colour;
- 3) a "wrapping around" of the wood fascia material onto the north-west and southeast corners of the addition.

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

3. REVIEW OF PROPOSED ADJUSTMENTS TO A TOWNHOUSE PROJECT UNDER
CONSTRUCTION AT 2987 WALTON AVENUE

Mr. M. Degelder, the project manager, representing the owner, was present to explain the adjustments and to answer any questions from the Committee. After considerable discussion, Mr. Degelder left the meeting.

It is unfortunate that the owner did not come before the Committee when the changes were first being contemplated. If the Committee had the knowledge that it was impractical to construct the project, as originally designed with the vaulted ceilings and skylights, they would not have recommended acceptance of the development. They would have requested the introduction of other design features to compensate for the loss of the vaulted ceilings, etc.

Design Committee Minutes
of April 21, 1987

3. cont'd

The Committee was also advised by Planning Department staff that the vertical "steps" in Buildings One and Three have been eliminated. This has added to the resulting "barracks"-like appearance for these buildings when combined with elimination of the skylights and vaulted ceilings.

Conceptually, the Committee has no objection to the change in balcony detail or the change to the ends of the other "D" units suggested, however, a proper plan submission is requested.

Given the fact that construction has progressed to the point indicated on the photographs, it appears the Committee is forced to entertain certain changes. However, prior to recommending acceptance of the changes, the Committee wishes to see suggestions for design features which can still be instituted and which would mitigate the Committee's concerns with the flat facades which have resulted from the changes made.

In conclusion, the Committee requires the submission of:

- 1) elevation drawings to clearly indicate the extent of the balcony adjustments, this to be supplemented with a detail and an actual material sample of the wire mesh;
- 2) plans and elevations of the increases to the other "D" units being considered;
- 3) proposed design solutions to resolve the Committee's concerns with the flat facades.

4. BUILDING PERMIT REVIEW OF A PROPOSED 31-UNIT APARTMENT PROJECT IN "RIVERVIEW" AT 2733 ATLIN PLACE

The Committee reviewed the plans received in the Planning Department 1987 04 15 and the model submitted on 1987 04 21.

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

- 1) supplying a coloured material sample board to confirm the intended colour scheme;

Design Committee Minutes
of April 21, 1987

4. cont'd

- 2) reconsidering the location of the visitor parking. Perhaps the security gate could be relocated to the second set of columns in the underground parking structure, thereby permitting the visitors' spaces to be relocated into the area occupied by the first five parking spaces.

5. BUILDING PERMIT REVIEW OF A PROPOSED WASTE RECYCLING PLANT AT 1200 UNITED BOULEVARD

The Committee reviewed the plans received in the Planning Department 1987 04 21 and the coloured information submitted on 1987 04 16.

The Committee finds the project generally acceptable, however, they would suggest that consideration be given to:

- 1) utilizing a more lively colour of blue for the metal cladding such as "Heron Blue" in place of "Slate Blue";
- 2) treating the exposed concrete surfaces with an architectural finish such as sandblasting;
- 3) introducing a hardy ground cover into the large bark-mulched areas along the north property line to reduce the eventual long-term maintenance requirements.

The Committee recommends acceptance of the project subject to the applicant first resolving the above concerns to the satisfaction of the Planning Director.

6. BUILDING PERMIT REVIEW OF A PROPOSED 68-UNIT TOWNHOUSE PROJECT ON THE NE CORNER OF LANSLOWNE DRIVE & GUILDFORD WAY AT 1215 LANSLOWNE DRIVE

The Committee reviewed the plans received in the Planning Department 1987 04 10 and then commented that the package of working drawings did not include a detailed landscape plan. Furthermore, it appears the applicants have not yet responded to the Committee's previous comments in relation to colours, roof slopes and possible treatment of the stucco. Consequently, the application was tabled pending receipt of the landscape plan and a response to the Committee's other queries for additional information.

Design Committee Minutes
of April 21, 1987

7. Z-13-87 - PRELIMINARY REVIEW OF PROPOSED COMMERCIAL DEVELOPMENT ON
NW CORNER OF BARNET HIGHWAY & JOHNSON STREET AT 2881 BARNET HIGHWAY

The Committee reviewed the plans and coloured information received in the Planning Department 1987 04 16.


After reviewing the plans, the Committee commented that the design concept is not yet to a level which can be endorsed by the Committee. Consequently, the Committee recommends that the applicants "firm up" their design theme and then resubmit sufficiently detailed drawings which would more accurately explain the project. Upon receipt of the plans, the Committee would then be able to offer specific comments on the development.

8. BUILDING PERMIT REVIEW OF A LANDSCAPING PLAN FOR A 48-UNIT APARTMENT
BUILDING AT 1148 WESTWOOD STREET

The Committee reviewed the revised landscape plan received in the Planning Department 1987 04 21.

The Committee noted the introduction of the lawned areas and the adjustments in the hedging material, which are both definite improvements to the plan. The balance of the landscape plan still appears to lack design interest, however, given the project architect's desire to maintain the theme depicted by the plan, the Committee reluctantly endorses the landscape plan as now proposed.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: May 5, 1987
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of May 5, 1987

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, May 5, 1987, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Ms. R. Matthew
Mr. G. Crockart
Mr. I. Mirko
Mr. M. Pflug
Mr. R. Hoffart

1. REVIEW OF PROPOSED ALTERATIONS TO A TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 209 LEBLEU STREET

The Committee reviewed a plan of the new balcony detail which proposes a change to a spindle design from the approved lattice detail.

The Committee recommends acceptance of the spindle design for the balconies.

Design Committee Minutes
of May 5, 1987

2. REVIEW OF PROPOSED CHANGES TO THE SERVICE STATION AT 858 WESTWOOD ST.

The Committee heard a report from Planning Department representatives that due to maintenance and weatherability problems associated with a California stucco finish, the applicant does not want to apply this finish to the remainder of the building.

The Committee recommends acceptance of the deletion of the stucco material, subject to the applicant painting the remainder of the building white to match the existing colour scheme.

3. REVIEW OF PROPOSED CHANGES TO HOUSING DEVELOPMENT UNDER CONSTRUCTION AT 2865 GLEN DRIVE

The Committee reviewed the two sets of proposed unit modifications, received in the Planning Department 1987 04 22 and 1987 05 04 respectively.

Ms. R. Matthew, project coordinator, was in attendance to present the proposed changes. After explaining the adjustments and answering the Committee's concerns, Ms. Matthew left the meeting.

The Committee recommends acceptance of:

- 1) the placement of the "A"-type unit on Lots 29, 43 and 46;
- 2) the elimination of the 20 townhouse units and their substitution with the 13 single-family units as proposed.

In relation to item 2) above, the Committee would endorse the applicant's appeal in relation to setbacks. The endorsement was predicated on the applicant's assurances that a fence would be constructed along the Hoy Creek property line to prevent intrusions into the park.

Design Committee Minutes
of May 5, 1987

4. BUILDING PERMIT REVIEW OF A PROPOSED 68-UNIT TOWNHOUSE PROJECT
ON THE NORTHEAST CORNER OF LANSDOWNE DRIVE AND GUILDFORD WAY AT
1215 LANSDOWNE DRIVE

Mr. G. Crockart, the project architect, was in attendance to present plans and information in response to the Committee's tabling motion. After explaining the plans and after answering the Committee's questions, Mr. Crockart left the meeting.

The Committee recommends acceptance of the project, subject to the applicant first submitting a landscaping and grading plan for the entire site. Furthermore, the Committee would endorse the applicant's appeals in relation to siting.

5. Z-10-87 - PRELIMINARY REVIEW OF A PROPOSED "CARDLOCK" FACILITY IN THE
MAYFAIR INDUSTRIAL PARK AT 2595 SHUSWAP AVENUE

The Committee reviewed the revised plans, coloured elevation drawings and coloured material sample board, all presented at this meeting by the project architect, Mr. I. Mirko. After explaining the new concept and after answering the Committee's questions, Mr. Mirko left the meeting.

The Committee appreciates the applicant's response to their earlier concerns. The new design is a significant improvement over the first submission and is now to a level which can be endorsed by the Committee.

If this project does proceed to the working drawing stage, the Committee will be looking for the usual details, plus a landscape plan which provides information on proposed plant species, sizes, spacings and quantities. In the meantime, the Committee suggests that a coloured perspective be prepared to assist the general public's review of this development at the required Public Hearing.

Design Committee Minutes
of May 5, 1987

6. BUILDING PERMIT REVIEW OF A PROPOSED WASTE RECYCLING PLANT AT
1200 UNITED BOULEVARD

The Development Manager, Mr. M. Pflug, was present to discuss with the Committee their previous comments. After discussing the outstanding issues, Mr. Pflug left the meeting.

The Committee recommends acceptance of the applicant's choice of metal colour, Slate Blue, and the use of bark mulch as originally proposed. The acceptance of the bark mulch is based on the applicant's assurances that the mulched areas will be well maintained.

On the matter of giving the concrete surfaces an architectural finish, the Committee finds the applicant's alternative of a "class one sack rubbed finish" acceptable.

7. BUILDING PERMIT REVIEW OF A PROPOSED 20-UNIT APARTMENT PROJECT ON THE
SOUTHWEST CORNER OF BRUNETTE AVENUE AND CASEY STREET AT 1330 BRUNETTE

The Committee reviewed the plans received in the Planning Department 1987 05 05, and the coloured perspective submitted earlier on 1987 03 10.

Mr. R. Hoffart, the project architect, was in attendance to explain the development, including the proposed colour scheme. After discussing the project with the Committee, Mr. Hoffart left the meeting.

The Committee finds the development generally acceptable, however, they do request the submission of:

- 1) a coloured material sample board to confirm the intended colour scheme;
- 2) a revised fence detail which lowers the height of the fence to a point where the entire second floor would be exposed to an average 5' 6" eye height on the Brunette Avenue sidewalk. This would maintain privacy and noise deflection, while providing a greater project presence on Brunette Avenue. If the applicants are still concerned with traffic noise on Brunette Avenue, consideration could be given to utilizing the funds saved on the fence in higher noise reduction in wall construction and window selection.

Design Committee Minutes
of May 5, 1987

8. REVIEW OF PROPOSED ALTERATIONS TO A 65-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 1170 FALCON DRIVE

The Committee reviewed the letter from the project architect dated 1987 04 23, wherein the Committee was requested to consider an amendment to the exterior trim detail.

The Committee recommends acceptance of the change from wood to a pre-manufactured vinyl trim.

9. REVIEW OF PROPOSED ADJUSTMENTS TO COMMERCIAL BUILDINGS UNDER CONSTRUCTION ON THE NORTH SIDE OF BARNET HIGHWAY WEST OF FALCON DRIVE AT 2561 BARNET HIGHWAY

The Committee heard a verbal report from the Planning Department representatives on the applicants' requested change to the rooftop volumes to assist in creating additional signage exposure for the tenants.

The Committee recalls the project architect, Mr. T. Thompson, explaining to them that the different metal colours would be utilized to help identify the various tenants. Initially, the Committee is skeptical that the raised volumes will create the desired effect.

If the applicants wish to pursue this matter further, and in order for the Committee to properly analyze the proposal, the Committee would request the submission of:

- 1) revised elevation drawings, supplemented with photographs of the existing construction to demonstrate the problem;
- 2) information on the permitted size of freestanding signs under the Sign Control Bylaw for Barnet Highway and Runnel Drive and their proposed locations;
- 3) confirmation that the proposed signage on the volumes would comply with the Sign Control Bylaw in terms of size and location;
- 4) the original coloured perspective and a photograph of the perspective which will be retained for file purposes.

Design Committee Minutes
of May 5, 1987

10. PRELIMINARY REVIEW OF PROPOSED IMPROVEMENTS TO CREATE A "HERITAGE SQUARE" AT 1120 BRUNETTE AVENUE

The Committee reviewed the drawings prepared by the consultant dated March '87.

The Committee strongly endorses the proposed initiatives indicated by the conceptual plans. It is suggested, however, that the central plaza be covered to increase its potential usage. If a cover is to be provided, it should be a skylighted facility so as to "lighten" the appearance of the structure.

In addition to the above, the Committee suggests that consideration should also be given to the creation of a pedestrian link to Mackin Park.

NM/cr


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee	DEPARTMENT:	DATE: May 19, 1987
FROM: Design Committee	DEPARTMENT:	YOUR FILE:
SUBJECT: Design Committee Minutes of May 19, 1987		OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, May 19, 1987, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Ms. J. McCutcheon
Mr. M. Querns
Mr. R. Gruzelier

1. REVIEW OF A PROPOSED ADDITION AND ALTERATIONS TO THE CLUBHOUSE FOR THE HUNTING AND FISHING CLUB ON HARPER ROAD

The Committee reviewed the plans received in the Planning Department 1987 04 28 and the coloured photographs submitted on 1987 05 19.

The Committee recommends acceptance of the proposed addition and the alterations.

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

Design Committee Minutes
of May 19, 1987

2. REVIEW OF PROPOSED ALTERATIONS TO A 51-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 2978 WALTON AVENUE

Ms. J. McCutcheon, design consultant, was present to discuss with the Committee additional adjustments to the project. After presenting a new coloured material sample board and after discussing the proposed adjustments, Ms. McCutcheon left the meeting.

Initially, the Committee is pleased to see Ms. McCutcheon's involvement in the project design. A revised colour scheme could certainly contribute to resolution of the Committee's concerns.

More specifically, the Committee concurs that the sample siding and trim colours most recently proposed by the applicants are unsuitable. The proposed new colours of Olympic stains, "Beachwood" and "Heritage Blue" are recommended for acceptance to allow the early placement of material orders.

Turning to the second request for endorsement of the adjustment in the stucco finish, the Committee stated that they are strongly opposed to a sandfloat finish in place of the heavy stone dash. The stucco surfaces are in need of a textured finish. While being opposed to the smooth finish, the Committee believes the colours presented by the consultant could be an improvement. The Committee believes that it is possible to obtain coloured dash rock in the colours depicted on the sample board. Alternatively, the Committee recommends that the applicants give serious consideration to a quality finish such as "outsalation".

To summarize, the Committee endorses only the changes in siding and trim colours as noted above. On the other matters, the Committee is still awaiting a comprehensive submission on the outstanding issues. Any submission must include input from the project's architect and manager and must respond to the Committee's request for information on:

- 1) the colour scheme referred to above, including an actual sample board with applied stone dash;
- 2) the balcony detail including full elevation drawings and a wire mesh sample;
- 3) the increases to the "D" unit discussed previously;
- 4) possible design solutions in conjunction with the revised colour scheme to resolve the Committee's concerns over the flat facades.

Design Committee Minutes
of May 19, 1987

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

The Committee reviewed the preliminary plans received in the Planning Department 1987 05 15 and the coloured elevation drawing presented at this meeting by the applicant's representative, Mr. M. Querns. After discussing the project and after answering the Committee's questions, Mr. Querns left the meeting.

The site is highly visible given its exposure to the Lougheed Highway and as such, warrants special design consideration. The plans indicate only one design feature which has been repeated many times. The element has a certain interest and does provide a cover over a defined entry, however it appears to be applied to the facades. Perhaps a less rigid design feature can be formulated which would have the flexibility to be expanded to cover more than one bay. In addition, the Committee suggests that consideration be given to:

- 1) increasing the separation between the buildings to improve the crowded appearance and to provide for greater maneuverability for service vehicles;
- 2) introducing additional design features such as skylights, canopies and breaks in the roof lines as discussed;
- 3) providing some meaningful landscape areas, particularly adjacent the fronts of the buildings;
- 4) updating the elevation drawings to reflect any grade changes over the site.

The Committee notes that this application for rezoning covers the balance of the site and the lands directly to the west, yet plans of only one building were submitted. Consequently, the Committee expands their request for plans to include the remainder of the buildings on this site and any alterations and renovations proposed for the building on the adjacent lands to the west. The resubmission should include coloured perspective drawings to assist the Committee in their review of the development.

Design Committee Minutes
of May 19, 1987

4. Z-13-87 PRELIMINARY REVIEW OF A COMMERCIAL PROJECT ON THE NORTHWEST CORNER OF BARNET HIGHWAY AND JOHNSON STREET AT 2881 BARNET HIGHWAY

The Committee reviewed the revised plans and coloured elevation drawings, all received in the Planning Department 1987 05 19.

Mr. R. Gruzelier, design consultant, was in attendance to present new plans. After explaining the latest submission and after answering the Committee's questions, Mr. Gruzelier left the meeting.

The Committee appreciates the response to their earlier concerns. The new concept is now consistent in relation to the use of:

- 1) the roofing material and the roof slopes;
- 2) the various building materials;
- 3) the fenestration and window mullions.

Furthermore, the Committee is pleased with the landscaping concept, in terms of the successful manner in which the large asphalt areas have been "broken up", as well as the tree-lined street concept.

In light of the foregoing, the Committee no longer has any hesitation in endorsing this latest proposal.

If the development does proceed, the Committee will be looking for the oil company, which usually demands strong identification, to integrate their corporate image into the design of the complex. The Committee trusts the applicants will convey this to potential users of this portion of the site.

5. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO AN INDUSTRIAL BUILDING AT 51 LEEDER AVENUE

The Committee reviewed the plans received in the Planning Department 1987 05 15 and the coloured photographs submitted on 1987 05 14.

The Committee recommends acceptance of the proposed addition with the notation that the applicants should give consideration to repainting the building.

Design Committee Minutes
of May 19, 1987

6. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE WEST SIDE OF SCHOOLHOUSE STREET SOUTH OF BRUNETTE AVENUE AT 260 SCHOOLHOUSE ST.

The Committee reviewed the preliminary plans and coloured elevation drawings, all received in the Planning Department 1987 05 14.

Conceptually, the front elevation is quite acceptable, however the same level of design consideration has not been extended around to the north and south elevations. The Committee, therefore, suggests that the applicant reconsider the treatment proposed for the two sides of the building. During the review of the above, the Committee also suggested that the applicant:

- 1) utilize a deep profiled metal cladding applied horizontally in place of the cedar siding;
- 2) clarify the proposed colours. The coloured elevations indicate an orange accent stripe whereas "Dofasco Red" was circled on the information pamphlet.

7. REVIEW OF A PROPOSED ADJUSTMENT TO A 54-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 2736 ATLIN PLACE

The Committee reviewed the sketch plan and accompanying letter from the project architect, received in the Planning Department 1987 05 19.

The Committee recommends acceptance of the proposed exterior alterations to Unit 41.

8. BUILDING PERMIT REVIEW OF A PROPOSED 125-UNIT HIGH-RISE APARTMENT PROJECT ON THE EAST SIDE OF FARROW STREET BETWEEN COMO LAKE AVENUE AND SMITH AVENUE AT 728-736 FARROW STREET

The Committee reviewed the plans received in the Planning Department 1987 05 14 and the coloured perspective resubmitted on that date.

The Committee recommends acceptance of the project subject to the applicant first submitting:

- 1) details of the trellises and benches;
- 2) a completed landscape plan which indicates the plant material proposed for the mass planting areas around the perimeter of the site and adjacent to the building.

NM/je


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee	DEPARTMENT:	DATE: June 2, 1987
FROM: Design Committee	DEPARTMENT: Planning	YOUR FILE:
SUBJECT: Design Committee Minutes of June 2, 1987		OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, June 2, 1987, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. M. Degelder
Mr. E. Dodson
Mr. B. Bydwell

1. PRELIMINARY REVIEW OF NEW CANOPY OVER EXISTING PUMP ISLANDS FOR SERVICE STATION AT 1029 AUSTIN AVENUE

The Committee reviewed the plans and coloured information, all received in the Planning Department 1987 05 22.

The Committee recommends acceptance of the preliminary submission, noting that the introduction of some meaningful landscaped areas would certainly complement the upgrading being considered.

If the project proceeds, the Committee would be looking for the submission of a landscaped plan which responds to the above comments, along with the usual construction details, at the building permit application stage.

Design Committee Minutes
of June 2, 1987

2. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON THE SOUTHWEST CORNER OF GLACIER STREET AND GOLDEN AVENUE AT 98 GLACIER STREET

The Committee reviewed the preliminary plans, coloured perspective and coloured information, all received in the Planning Department 1987 06 02.

The Committee commented that the design concept has a number of interesting features, however, given the level of the presentation drawings, it was difficult for the Committee to formulate an accurate assessment of the project. The Committee, during the ensuing review, commented that portions of the fenestration seem inconsistent and that the transition around the northwest corner of the building appears awkward. It is therefore suggested that the above comments be taken into consideration when the drawings are being updated.

The Committee commented further that the perspective supplied does not accurately depict the intended development and therefore it is suggested that a proper coloured perspective be prepared.

3. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON WEST SIDE OF SCHOOLHOUSE STREET SOUTH OF BRUNETTE AVENUE AT 260 SCHOOLHOUSE STREET

The Committee reviewed the revised plans and colour information, received in the Planning Department 1987 06 02.

The Committee recommends acceptance of the revised preliminary submission. If the project reaches the building permit application stage, the Committee would be looking for the usual details, plus a landscape plan which provides information on plant species, sizes, etc.

4. REVIEW OF PROPOSED ALTERATIONS TO A 51-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 2978 WALTON AVENUE

The Committee reviewed the package of information presented at this meeting by the project architect, Mr. E. Dodson, and the project manager, Mr. M. Degelder. After discussing the proposed solutions, the delegation left the meeting.

Design Committee Minutes
of June 2, 1987

4. cont'd

The Committee appreciates the submission of the design sketches of the new treatment proposed for the balconies and the colour and texture samples of the stucco. The Committee recommends acceptance of the colouration and the texture of the stucco in order to allow construction to recommence on this aspect of the development. The foregoing is predicated on the consultant's assurances that proper revisions of the foregoing items will be supplied shortly for the Committee's detailed review. In addition, the Committee awaits the submission of plans of the proposed increases to the "D" unit and the actual samples of the wire mesh.

5. Z-26-87 - PRELIMINARY REVIEW OF PROPOSED 37-UNIT TOWNHOUSE PROJECT ON EAST SIDE OF CLARKE ROAD SOUTH OF ROBINSON STREET AT 736 CLARKE ROAD

The Committee reviewed the plans received in the Planning Department 1987 05 26 and the coloured perspective and coloured elevation drawings received 1987 06 02.

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

The Committee recommends acceptance of the project in preliminary, noting that given the prominence of the roof forms, consideration should be given to introducing some texture into the duroid roofing. Perhaps this could be achieved through the use of colour and the actual type of duroid shingle itself, as discussed with the project architect.

If the development proceeds to the working drawing stage, the Committee would be looking for the usual details, plus a response to the above concern. In the meantime, the Committee commented that they would endorse the applicant's appeal to Council in relation to the setback from Clarke Road.

Design Committee Minutes
of June 2, 1987

6. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE CHURCH AT
828 LAVAL SQUARE

The Committee reviewed the plans and coloured photographs, all received in the Planning Department 1987 06 02.

The Committee commented that the carport is not in keeping with the design of the principal building, particularly in terms of the roof design. Consequently the Committee cannot recommend acceptance of the structure as now proposed. The Committee therefore suggests that the applicants reconsider this proposal in terms of:

- 1) the roof forms. A sloped roof like that utilized on the church is recommended.
- 2) the treatment of the sides of the structure. Perhaps a trellis could be introduced to screen the parked vehicle.

In summary, the Committee recommends that the addition be redesigned, taking into consideration the above comments.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: June 16, 1987
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of June 16, 1987

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, June 16, 1987, with the following persons present:

COMMITTEE:

Ms. L. Burman
Mr. W. Haley
Mr. D. Nichols
Mr. G. Shinkewski

STAFF:

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

GUESTS:

Mr. E. Dodson
Mr. C. Goldsack
Mr. C. Maplethorp

1. REVIEW OF PROPOSED MODIFICATIONS TO THE LANDSCAPING FOR AN INDUSTRIAL BUILDING AT 96 NORTH BEND STREET

The Committee reviewed the photographs and accompanying explanatory letter, all received in the Planning Department 1987 06 15.

The Committee commented that given the extent and density of the boulevard planting, the existing landscaping is generally acceptable. The exception, however, is the area along the base of the office building. In this area, the Committee suggests that a meaningful planting bed be created and planted with material consistent with the area adjacent to the main entrance, i.e. azaleas, rhododendrons, etc.

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

Design Committee Minutes
of June 16, 1987

2. REVIEW OF PROPOSED ALTERATIONS TO A 51-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 2978 WALTON AVENUE

The Committee reviewed the plans and coloured material samples presented at this meeting by the project architect, Mr. E. Dodson. After explaining the drawings and after answering the Committee's questions, Mr. Dodson left the meeting.

The Committee recommends acceptance of the revisions as depicted on the latest submission and would thank the applicants' consultants for their efforts in resolving the problems encountered with this project.

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

3. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO "PINE TREE VILLAGE" SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY (FUTURE SHOP)

The Committee reviewed the plans received in the Planning Department 1987 06 08.

Mr. C. Goldsack, the project designer, was in attendance to present and explain the plans of the proposed addition. After discussing the proposal and after answering the Committee's questions, Mr. Goldsack left the meeting.

The Committee finds the plans of the addition generally acceptable, however, they would request the submission of coloured elevation drawings to confirm the proposed colour scheme and materials (i.e. the mirror glazing).

4. PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO THEATRE BUILDING IN "PINE TREE VILLAGE" SHOPPING CENTRE AT 2991 LOUGHEED HWY.

The Committee reviewed the plans received in the Planning Department 1987 06 16 and the coloured photographs submitted at this meeting.

Mr. C. Goldsack, the project designer, was in attendance to present the plans of the proposed expansion. After explaining the development and after answering the Committee's questions, Mr. Goldsack left the meeting.

Design Committee Minutes
of June 16, 1987

4. cont'd

The Committee commented that they agree with the concept of the mirrored glass walls. The glazing is the key design element in lessening the visual bulkiness of the building. If the glazing were to be removed and replaced with cedar siding or metal cladding, the replacement materials would not solve the massing problems associated with this type of building.

The Committee commented further that the applicants should reconsider the tan metal roofing which is to be retained on the existing building. It appears to be a foreign building material when reviewed in relation to the materials to be utilized on the remainder of the building. Perhaps the metal can be replaced with a continuation of the glazing.

If the project proceeds to the working drawing stage, the Committee would be looking for a response to the above comment plus:

- a) details of how the skylight ties into the reflective glass;
- b) a coloured perspective or massing model supplemented with a coloured material sample board.

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

5. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTH SIDE OF BRUNETTE AVENUE WEST OF BLUE MOUNTAIN STREET AT 822 BRUNETTE AVE.

The Committee reviewed the plans received in the Planning Department 1987 06 03 and the coloured perspective submitted on 1987 03 24.

The Committee commented that while they have no particular objections to the colour scheme for this project, they feel quite strongly that it will clash with the colours of the adjoining building. Consequently the Committee would suggest that the applicants reconsider their colour scheme.

The Committee recommends acceptance of this project subject to the applicants first resolving the above concern to the satisfaction of the Planning Director.

Design Committee Minutes
of June 16, 1987

Mr. W. Roper returned to the meeting.

6. Z-18-87 - PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDINGS ON
the NORTH SIDE OF LOUGHEED HIGHWAY EAST OF WOOLRIDGE STREET AT
1035 LOUGHEED HIGHWAY

The Committee reviewed the revised plans received in the Planning Department 1987 06 15 and 1987 06 16, and the coloured elevations presented at this meeting by the project designer, Mr. C. Maplethorp. After explaining the latest design and after answering the Committee's questions, Mr. Maplethorp left the meeting.

The Committee reiterated their previous comment that the site is very visible and therefore acquires a higher level of design. The drawings still indicate only one design feature which provides little or no flexibility. Consequently the Committee cannot recommend acceptance of the latest proposal. The Committee suggests that the applicants initiate further design studies, taking into consideration the Committee's earlier comments in relation to landscaping, design features, i.e. skylights, canopies, etc., and grade changes over the site. It is suggested that particular attention should be paid to the southern ends of the buildings facing the Lougheed Highway. In addition, the Committee commented that the rear elevations of the buildings adjacent to the existing residential areas also require further review.

7. PRELIMINARY REVIEW OF A PROPOSED BEER AND WINE STORE ON THE COQUITLAM
MOTOR INN SITE AT 319 NORTH ROAD

The Committee reviewed the plans and coloured elevations, all received in the Planning Department 1987 04 28.

Mr. W. Roper, the project designer, was present to explain the proposed building design. After discussing the development and after answering the Committee's questions, Mr. Roper left the meeting.

The Committee recommends acceptance of the design concept. If the development proceeds to the working drawing stage, the Committee would be looking for the usual details plus:

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7. cont'd

- 1) an expanded site plan to indicate the juxtaposition of the buildings on the adjoining sites;
- 2) an upgrading of the treatment proposed for any exposed wall surfaces in conjunction with item 1) above.

Mr. Roper returned to the meeting.

8. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON EAST SIDE OF GLACIER STREET NORTH OF GOLDEN DRIVE AT 135 GLACIER STREET

The Committee reviewed the plans and coloured perspective, all received in the Planning Department 1987 06 15.

The Committee recommends acceptance of the project subject to the applicants first resolving the following concerns relating to landscaping:

- 1) the treatment proposed for the open space areas around the building should be clarified;
- 2) the rigidity of the lawned areas should be reconsidered. In this regard, the Committee suggests that the trees proposed in these areas be grouped together, increased in numbers, and be located in new "pockets" in the lawn areas with supplemental base planting.

9. PRELIMINARY REVIEW OF PROPOSED ADDITION TO INDUSTRIAL BUILDINGS ON EAST SIDE OF GLACIER STREET SOUTH OF SHUSWAP AVENUE AT 71 GLACIER ST.

The Committee reviewed the preliminary plans received in the Planning Department 1987 06 05.

The Committee recommends acceptance of the design concept.

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10. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE SOUTH-
WEST CORNER OF GLACIER STREET AND GOLDEN DRIVE AT 98 GLACIER STREET

The Committee reviewed the revised preliminary plans and coloured perspective, all received in the Planning Department 1987 06 12.

The Committee feels the design concept is generally acceptable. If this project reaches the building permit application stage, the Committee will be looking for the usual level of drawings plus:

- 1) a landscape plan which provides information on plant species, sizes, spacings and quantities;
- 2) details of how the sloped metal surfaces will join with the precast sidewalls;
- 3) a professionally rendered coloured perspective.

11. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE MUNICIPAL HALL
AT 1111 BRUNETTE AVENUE

The Committee reviewed the plans received in the Planning Department 1987 06 08.

The Committee recommends acceptance of the addition, noting that consideration should be given to improving the end condition adjacent to the entry doors. In this regard, the Committee suggests that the wall be thickened to match the width of the concrete base and a wider flashing be applied.

12. BUILDING PERMIT REVIEW OF NEW CANOPY OVER THE EXISTING PUMP ISLANDS
AND IMPROVEMENTS TO THE FASCIA TREATMENT FOR THE SERVICE STATION AT
1029 AUSTIN AVENUE

The Committee reviewed the plans received in the Planning Department 1987 06 11 and the coloured perspective submitted earlier on 1987 05 22.

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12. cont'd

The Committee recommends acceptance of the proposed canopy and the building improvements. It was noted, however, that the applicants have not yet addressed the Committee's concerns in relation to landscaping. Consequently the overall application was tabled, pending the receipt of a landscaping plan showing existing and proposed landscaping.

NM/cr


Neil Maxwell, Secretary