

DESIGN COMMITTEE

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Jan. 14, 1986
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of January 14, 1986

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, January 14, 1986, with the following persons present:

COMMITTEE:

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

STAFF:

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

1. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 175 SCHOOLHOUSE

The Committee reviewed the plans received in the Planning Department on 1985 12 13.

The Committee recommends acceptance of the proposed building.

2. PRELIMINARY REVIEW OF PROPOSED REDEVELOPMENT OF 858 WESTWOOD STREET

The Committee reviewed the revised preliminary plans received in the Planning Department 1986 01 08.

The Committee recommends acceptance of the adjustments which respond to the Committee's earlier comments. It would now be in order for this project to proceed to the building permit application stage. If this proposal reaches that stage, the Committee will be looking for the following to be included in the detailed submission:

Design Committee Minutes
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2. cont'd

- 1) a landscape plan which provides information on plant species, sizes, spacings and quantities. Particular attention should be paid to the east (front) and south sides of the site.
- 2) a coloured material sample board.

3. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON NORTH SIDE OF SHERWOOD AVENUE EAST OF BLUE MOUNTAIN STREET AT 930 SHERWOOD AVENUE

The Committee reviewed the plans received in the Planning Department on 1986 01 14, and the coloured information received 1985 12 03.

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

- 1) the proposed colour scheme. A coloured material sample board is required to confirm the proposed colour schedule.
- 2) the landscaping. The plan should be modified as follows:
 - a) The hydrangea should be replaced with groupings of rhododendrons.
 - b) The spacings of the ground covers should be supplied. It was noted that ivy planted four feet apart is not acceptable.
 - c) A few clumps of vine maples are recommended along the frontage of the site.

4. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON SOUTHEAST CORNER OF BOOTH AVENUE AND MYRNAM STREET AT 1640 BOOTH AVENUE

The Committee reviewed the revised preliminary plans received in the Planning Department 1985 12 19.

The Committee appreciates the applicant's response to their earlier comments. Scheme "A" certainly seems to resolve many of the Committee's earlier concerns.

Design Committee Minutes
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4. cont'd

It would now be in order for this project to proceed to the building permit application stage. If this development does proceed, the Committee will be looking for normal details, plus a coloured material sample board and a landscape plan which provides information on plant species, sizes, spacings and quantities.

5. PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO THE "WESTWOOD MALL" AT 3000 LOUGHEED HIGHWAY

The Committee reviewed the plans and coloured photographs, all received in the Planning Department 1985 12 20.

The Committee recommends acceptance of the preliminary submission.

The Committee trusts that the design of the future restaurant will be consistent with the remainder of the shopping centre.

6. PRELIMINARY REVIEW OF PROPOSED SHOPPING CENTRE ON NORTH SIDE OF LOUGHEED HIGHWAY WEST OF WESTWOOD STREET, NORTH TO ANSON AVENUE

The Committee reviewed the revised preliminary plans and coloured information, all received in the Planning Department 1986 01 14.

The Committee appreciates the opportunity to review the rear elevations of the buildings along Anson Avenue and Westwood Street. In the Committee's opinion, the project architect has been successful in creating a design which is complementary to the development, given the function of these highly visible facades. The Committee trusts that the areas between the buildings and the streets will be heavily planted. To improve the screening of the loading and garbage disposal activities at the rear of Buildings A and B, the Committee suggests that consideration be given to the construction of walls in a design which is integral to the centre.

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7. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING IN "MAYFAIR INDUSTRIAL PARK" AT 71 GLACIER STREET

The Committee reviewed the plans and coloured perspective received in the Planning Department 1986 01 14.

The Committee feels the building design is quite interesting, however, notes that the colour scheme by comparison lacks interest and flair. In this regard, it is suggested that the proposed colour schedule be reconsidered with a view to devising one which would add more "life" to the development.

If this project reaches the building permit application stage, the Committee will be looking for the normal details plus a response to the above-noted concern.

8. TRI-COMMUNITY BUILDER AWARD

The Committee is pleased to report to Council the results of Coquitlam's nominations for the 1985 Tri-Community Builder Award.

GRAND OVERALL WINNER AND WINNER COMMERCIAL CATEGORY
"Zephyr Motors" at 1500 Lougheed Highway

Winner Multi-Family Category
"Fernleaf Place" at 1210 Falcon Drive

Runner-Up, Multi-Residential Category
535 Blue Mountain Street

Runner-Up Industrial Category
3061 Dewdney Trunk Road


Neil Maxwell, Secretary

NM/cr

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Jan. 30, 1986
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of January 30, 1986

A meeting of the Design Committee was held in the Planning Department at 2:00 p.m. on Thursday, January 30, 1986, with the following persons present:

COMMITTEE:

Mr. W. Haley
Mr. D. Nichols
Mr. W. Roper

STAFF:

Mr. K. McLaren
Mr. N. Maxwell

BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON WEST SIDE OF
GLACIER STREET NORTH OF GOLDEN DRIVE AT 140 GLACIER STREET

The Committee reviewed the plans received in the Planning Department on 1986 01 30 and the coloured elevation drawings received earlier on 1985 12 09.

The Committee recommends acceptance of the project, subject to an acceptable detail of the rooftop equipment screening being submitted to the satisfaction of the Planning Director.

NM/cr

Neil Maxwell
Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO:	Land Use Committee	DEPARTMENT:	DATE: Feb. 11, 1986
FROM:	Design Committee	DEPARTMENT: Planning	YOUR FILE:
SUBJECT:	Design Committee Minutes of February 11, 1986		OUR FILE:

A meeting of the Design Committee was held in the Planning Department at 6:30 p.m. on Tuesday, February 11, 1986, with the following persons present

COMMITTEE:

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

STAFF:

Mr. K. McLaren
Mr. N. Maxwell

GUESTS:

Mr. P. Lovick
Mr. E. Dodson

1. PROPOSED EXTERIOR ALTERATIONS TO SIGN BAND FOR COMMERCIAL BUILDING AT 329 NORTH ROAD

The Committee reviewed the coloured elevation and covering notes from the project architect received in the Planning Department 1986 01 31.

The Committee recommends acceptance of the project architect's proposal to integrate the "Pepper's Produce" sign into the signage program. It was expected that should this sign ever be removed, any new sign would be consistent with the original concept.

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2. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE INDUSTRIAL BUILDING
ON THE NORTHEAST CORNER OF SCHOOLHOUSE STREET AND LOUGHEED HIGHWAY AT
101 SCHOOLHOUSE STREET

The Committee reviewed the revised preliminary plans received in the Planning Department 1986 02 11.

The Committee recommends acceptance of the project in preliminary.

3. BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO SERVICE
STATION ON THE SOUTHWEST CORNER OF LOUGHEED HIGHWAY AND WESTWOOD
STREET AT 3064 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department 1986 02 05 and the colour chips submitted 1986 02 11.

The Committee commented that they had difficulty in visualizing the colour scheme and therefore requests the submission of coloured elevation drawings. The coloured drawings should include the canopy. Prior to the submission of the coloured drawings, the Committee would suggest that the applicants reconsider the colour scheme in general. In addition, the Committee suggests that a canopy design, more in keeping with the existing structure, be considered rather than the one submitted.

4. Z-4-86 - PRELIMINARY REVIEW OF A PROPOSED 16-UNIT TOWNHOUSE PROJECT
ON PROPERTY TO THE REAR OF THE "CREDIT UNION" ON BRUNETTE AVENUE

The Committee reviewed the preliminary plans received in the Planning Department on 1986 02 05 and the coloured elevations submitted on 1986 02 11.

The Committee compliments the project architect on the proposed design and the thoroughness of the preliminary submission. In addition, they are of the opinion that the development does respond favourably to the Maillardville Redevelopment Committee's objective of encouraging designs which have a "French-Canadian Design Theme".

Design Committee Minutes
of February 11, 1986

4. cont'd

The Committee recommends acceptance of the preliminary submission for referral to Public Hearing. If the project does proceed, the Committee would suggest that consideration be given to:

- 1) the possible "access" problem to the electrical room;
- 2) the utilization of the grey colour scheme.

5. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTH SIDE OF AUSTIN AVENUE EAST OF MARMONT STREET AT 1206 AND 1300 AUSTIN AVENUE

The Committee reviewed the preliminary plans received in the Planning Department on 1986 02 07 and the coloured perspective submitted on 1986 02 11.

The project architect, Mr. P. Lovick, was in attendance to explain the development. After discussing the proposal and answering the Committee's questions, Mr. Lovick left the meeting.

The Committee recommends acceptance of the preliminary submission. It was noted that they would have no objection to this project proceeding to Public Hearing. If this proposal subsequently reaches the building permit application stage, the Committee suggests that consideration be given to:

- 1) providing a screened refuse container area;
- 2) installing suitably located night lighting.
- 3) improving the transition, on the front elevation, between the existing structure to the west and the proposed building.

6. Z-10-86 - PRELIMINARY REVIEW OF PROPOSED 56-UNIT APARTMENT PROJECT ON SOUTH SIDE WALTON AVENUE EAST OF JOHNSON STREET AT 2990 WALTON AVENUE

The Committee reviewed the preliminary plans received in the Planning Department on 1986 02 03 and the coloured elevations and material samples submitted on 1986 02 11.

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of February 11, 1986

6. cont'd

Mr. E. Dodson, the project architect, was in attendance to explain the development and to answer any Committee questions. After discussing the proposal, Mr. Dodson left the meeting.

The Committee complimented the project architect on the thoroughness of the submission and the manner in which he has endeavoured to relate the development to the site constraints. The Committee commented further that they would have no objection to this development proceeding to Public Hearing. Should the project reach the building permit application stage, the Committee would suggest that consideration be given to:

- 1) improving upon the limited open space between Blocks 2 and 14;
- 2) making provision for a second refuse container, appropriately located to the lower "end" units.

7. PRELIMINARY REVIEW OF A PROPOSED 24-UNIT TOWNHOUSE PROJECT ON THE WEST SIDE OF FALCON DRIVE SOUTH OF GUILDFORD WAY AT 1180 FALCON DRIVE

The Committee reviewed the plans received in the Planning Department on 1986 02 07 and the coloured elevations and material samples submitted on 1986 02 10.

Generally speaking, the Committee was quite positive about the quality of the proposed design. There were, however, a few areas which, in their opinion, require further consideration. In this regard, the Committee requests the submission of revised preliminary plans and information relating to:

- 1) the probable requirement for the provision of electrical rooms.
- 2) the proposed grade changes throughout the site. Cross sections in both a north and a south direction and true front elevations of Units 101 to 104 and 601 to 604, which clearly demonstrate the relationship between carports and the steep access road.
- 3) the anticipated driveway grades throughout the site.

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8. PRELIMINARY REVIEW OF PROPOSED 20-UNIT APARTMENT PROJECT ON SOUTHEAST
CORNER OF BRUNETTE AVENUE AND CASEY STREET AT 1404-1408 BRUNETTE AVE.

The Committee reviewed the preliminary plans and coloured perspective received in the Planning Department 1986 01 31.

The Committee commented that the revised plans for this site are not of a form and character which respond to the Maillardville Redevelopment Committee's desire of encouraging designs which are of a "French-Canadian Heritage Design". It is suggested that the applicant consider a design more in keeping with the plans submitted earlier and which were generally endorsed.

In an effort to expedite this development, the Committee would be willing to meet with the project architect to discuss the matter and thereby, hopefully, work towards a design concept which would meet everyone's objectives.

NM/cr


Neil Maxwell
Neil Maxwell
Secretary

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of February 25, 1986

2. Z-5-86 - PRELIMINARY REVIEW OF PROPOSED 20-UNIT APARTMENT PROJECT ON
SOUTHEAST CORNER OF BRUNETTE AND CASEY AT 1404-1408 BRUNETTE AVENUE

A delegation, headed by Mr. P. Hansen, the project architect, was in attendance to discuss the proposed development. Mr. Hansen summarized the evolution of the project to its present state and then presented a revised elevation alternative. After reviewing the new plan and answering the Committee's questions, the delegation then left the meeting.

The Committee appreciates the efforts of the applicants in researching design elements historically used in the Maillardville area. It appears that the project architect has been able to integrate design elements consistent with a "French-Canadian Theme" into the latest design study.

The Committee feels that a design concept has been established and therefore suggests the applicants proceed to finalize their presentation drawings and resubmit them for the Committee's review.

3. PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO THE
"DOGWOOD PAVILION" BUILDING AT 624 POIRIER STREET

The Committee reviewed the plans and model presented at this meeting by the Chief Building Inspector, Mr. R. White. After explaining the proposal and answering the Committee's questions, Mr. White left the meeting.

The Committee recommends acceptance of the conceptual drawings, however, would question the structural framing of the entrance canopy. In this regard, the Committee is curious as to how the project architect intends to support the canopy where the two skylight surfaces meet and project from the interior rooms. The Committee also questions the number of slopes utilized in this area and their suitability for the intended material.

4. Z-11-86 - PRELIMINARY REVIEW OF PROPOSED COMMERCIAL COMPLEX ON THE
NORTHEAST CORNER OF BARNET AND LANSDOWNE AT 2773 BARNET HIGHWAY

The Committee reviewed the plans received in the Planning Department 1986 02 25.

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4. cont'd

A delegation consisting of architects, Mr. M.Coady and Mr. M. Burton-Brown, were present to explain the development. After discussing the proposal and answering the Committee's questions, the delegation left the meeting.

The Committee is agreeable to the fundamentals of design established for the project, i.e. the designer blocks, space frame canopy, and a white fabric awning. There were, however, a number of areas where concern was raised and upon which further information or design consideration is requested. These matters relate to:

- 1) the highly visible south elevations of the buildings adjacent to Barnet Highway;
- 2) the location of the "gas bar". In this regard, the Committee questions the possible traffic conflicts which are likely to occur, and therefore refers this aspect of the project to the Traffic Section of the Engineering Department for review and comment.
- 3) the proposed signage. The Committee requests the submission of an enlarged detail of a typical section of the sign band.

The Committee requests that future submissions include the completed partial coloured perspective supplemented with coloured elevation drawings.

It was noted that if this project does proceed, the Committee will be looking for details of the chain link fencing supplemented with landscaping as outlined by the project architect.

If the development reaches the building permit application stage, the Committee will be looking for the location and method of screening of the rooftop equipment.

On another matter, the Committee questions whether the applicants will be able to convince an oil company, who usually demand strong identification, to integrate their set corporate image into the design of the complex.

In summary, the Committee requests submission of plans and information requested above.

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5. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTH SIDE OF
RODERICK AVENUE WEST OF BLUE MOUNTAIN STREET AT 816 RODERICK AVENUE

The Committee reviewed the plans and coloured perspective received in the Planning Department 1986 02 24.

Mr. K. Anand, the project architect, presented the development to the Committee. After explaining the proposal and answering the Committee's questions, Mr. Anand left the meeting.

The Committee recommends acceptance of the preliminary submission. It was noted that if this project proceeds, the Committee will be looking for normal details plus:

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

In addition to item 2 above, the Committee would question how the applicant intends handling the exhaust venting over the cooking equipment.

Mr. K. Anand returned to the meeting at this point.

6. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL SHOPPING CENTRE ON THE
NORTH SIDE OF LOUGHEED WEST OF WESTWOOD AT 3025 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department 1986 02 25 and the coloured elevations supplied previously on December 23, 1985.

It was explained to the Committee by the Planning Department representatives that the actual colour schedule had not arrived in time for the meeting, however, it would be consistent with the coloured perspective. The details of the colours were left as an item for staff to conclude. Turning to the landscaping proposal, the Committee recommends its acceptance, however, would strongly suggest that the birch trees in the parking lot be replaced with a less problematic tree such as a flowering cherry, which is to be utilized elsewhere on the site.

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6. cont'd

In relation to the buildings, the Committee notes that a number of major design elements depicted on the preliminary plans, i.e. clerestory glazing, stepped facades and entry identification, have been either significantly modified or removed entirely. The Committee, as a result, cannot recommend acceptance of the development as now proposed. They would therefore suggest that the facade treatment of Buildings A and C be revised to more closely reflect the Public Hearing plans.

It was also noted that the package of drawings did not include the interim treatment proposed for the western elevation of Building A or details and location of rooftop mechanical equipment screening.


To summarize, the Committee recommends a minor adjustment to the landscaping and reconsideration of the facades of Buildings A and C as outlined above.

7. BUILDING PERMIT REVIEW OF PROPOSED 64-UNIT APARTMENT BUILDING ON THE NORTH SIDE OF GLEN DRIVE EAST OF JOHNSON STREET AT 2925 GLEN DRIVE

The Committee reviewed the plans received in the Planning Department 1986 02 14.

The Committee recommends acceptance of the building design, however, as the package of drawings did not include a detailed landscape plan, the application was tabled pending its submission.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Mar. 5, 1986
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of March 5, 1986

A special meeting of the Design Committee was held in the Engineering Department Committee Room at 7:15 p.m. on Wednesday, March 5, 1986, with the following persons present:

COMMITTEE:

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

STAFF:

Mr. K. McLaren
Mr. N. Maxwell

GUESTS:

Mr. A. Waisman
Mr. K. Takeuchi
Mr. C. Roberts

1. BUILDING PERMIT REVIEW OF A PROPOSED SHOPPING CENTRE COMPLEX ON THE NORTH SIDE OF LOUGHEED HIGHWAY WEST OF WESTWOOD STREET AT 3025 LOUGHEED HIGHWAY

The Committee reviewed the revised plans received in the Planning Department 1986 03 04, and the additional plans and coloured elevations presented at this meeting.

A delegation consisting of architects Mr. A. Waisman and Mr. K. Takeuchi was in attendance to explain the revisions. After discussing the project and answering the Committee's questions, the delegation left the meeting.

The Committee is appreciative of the applicants' response to their previous concerns, particularly in relation to the large facades of the "Safeway" building. It appears however, that the project

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of March 5, 1986

1. continued

architects have been unsuccessful in convincing the principals of Building C to integrate the earlier proposed elevation treatment into the architecture for this building. The Committee notes that this frame concept is one of the dominant design elements in the project. Furthermore, the Committee understands the tenants' desire to maintain their corporate image. However, the Committee feels strongly that it would be in the best interests of the tenants to have their building marry with the major design themes of the project, thereby creating a more unified architectural treatment for this shopping complex. The Committee would request the owner and project architects to discuss this matter further with the Toy City tenant and would urge Toy City to reconsider, at least in relation to the entry and return the frame concept down the sides of the front elevation.

The Committee recognizes the considerable thought given the screening proposed for the rooftop mechanical equipment. In fact, consideration could be given to utilizing this element at the rear of the Safeway building in place of the pipe rail.

In summary, the Committee recommends acceptance of the project subject to the previous landscape comment and the suggested railing change being resolved to the satisfaction of the Planning Director.

2. PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO THE PINE TREE VILLAGE SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY

The Committee reviewed the revised preliminary plans received in the Planning Department 1986 03 03 and the coloured perspective submitted on 1986 03 05.

The Committee recommends acceptance of the revised preliminary submission. If this project does proceed, the Committee trusts that the skylights over the new entry will be maintained. In addition, the Committee will be looking for:

- a) a detailed landscape plan which provides information on plant species, sizes, spacings and quantities. The plan should also reflect the Committee's desire of not only retaining the two existing planting areas north and east of the "Credit Union", but also introducing others into the parking area west of the "Save-On" expansion. The pockets of planting should include some vertical planting to provide addition visual relief.

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of March 5, 1986

2. continued

- b) the plans of Building 10 being consistent with the design of the remainder of the centre.

It is the Committee's understanding that the applicant may be developing the lands directly to the north in the near future. The Committee suggests that prior to the plans being finalized, consideration be given to "opening up" the covered area between the theatre and the building to the west along with providing a larger pedestrian area west of the theatre entrance. This suggestion may alleviate the potential problem of people queuing up on the sidewalk along the south side of the theatre adjacent to the public street.


3. BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO THE SERVICE STATION ON THE SOUTHWEST CORNER OF LOUGHEED HIGHWAY AND WESTWOOD STREET AT 3064 LOUGHEED HIGHWAY

The Committee reviewed the coloured elevation drawings, coloured photographs and covering letter, all received in the Planning Department 1986 02 27.

The Committee, after reviewing the package of plans, suggests that rather than attempting to remove the orange band and infilling it with matching brick work, the applicants simply replace the band with a new aluminum band in the "twiggy" colour which would match the upper fascia.

The Committee recommends acceptance of the proposal subject to the above comment being resolved to the satisfaction of the Planning Director.

NM/je


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Mar. 11, 1986
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of March 11, 1986

A meeting of the Design Committee was held in the Planning Department at 6:30 p.m. on Tuesday, March 11, 1986, with the following persons present:

COMMITTEE:

Mr. K. Anand
Mr. W. Haley
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. P. Hansen
Mr. M. Coady

1. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTH SIDE OF BRUNETTE AVENUE WEST OF BLUE MOUNTAIN STREET AT 814-818 BRUNETTE AVE.

The Committee reviewed the sketch perspective received in the Planning Department 1986 03 10.

The Committee commented that the design concept depicted on the perspective is a marked improvement over the previous proposal. Prior to recommending that the applicant proceed to the working drawing stage, the Committee suggests that a set of presentation plans be prepared and submitted for the Committee's review.

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2. Z-5-86 - PRELIMINARY REVIEW OF PROPOSED 20-UNIT APARTMENT PROJECT ON SE CORNER OF BRUNETTE AVENUE AND CASEY STREET AT 1404-1408 BRUNETTE

The project architect, Mr. P. Hansen, was in attendance to present further preliminary plans for the Committee's review and consideration. After explaining the development and answering the Committee's questions, Mr. Hansen left the meeting.

The Committee recommends acceptance of the preliminary submission. If this project proceeds, the Committee would be looking for the normal details plus:

- 1) a landscape plan which provides information on plant species, sizes, spacings and quantities;
- 2) the integration of any required electrical rooms into the design of the project;
- 3) confirmation of the proposed colour scheme, noting the Committee has no objection to the project architect's preference;
- 4) relocation of the common amenity area, if required, as explained by the Planning Department representatives.

3. Z-11-86 - PRELIMINARY REVIEW OF PROPOSED COMMERCIAL COMPLEX ON NORTH-EAST CORNER OF BARNET HIGHWAY AND LANSDOWNE STREET AT 2773 BARNET HWY.

The Committee reviewed revised and additional plans presented at this meeting by Mr. M. Coady, the project architect. After discussing the development and answering the Committee's questions, Mr. Coady left the meeting.

Upon reflection, the Committee expressed reservations on the proposed use of the wrapped fabric, canopy. The concerns relate to potential maintenance and weathering type problems. The Committee is also curious as to how the detail problem of the seams and joints are proposed to be handled. As a result, the Committee requests the submission of technical data supplemented with a sample of the tubular "space frame", a larger section of the fabric, along with photographs of any existing examples. In addition to the above, the Committee requests that additional design consideration be given to the south elevation of the freestanding building in the extreme southeast corner of the site.

Design Committee Minutes
of March 11, 1986

3. cont'd

The Committee commented that they would have no objection to the project proceeding on the basis of the plans submitted, however, prior to any detailed plans being prepared, the Committee would request the submission of revised plans and information as outlined above.

4. PRELIMINARY REVIEW OF PROPOSED 24-UNIT TOWNHOUSE PROJECT ON THE WEST SIDE OF FALCON DRIVE SOUTH OF GUILDFORD WAY AT 1180 FALCON DRIVE

The Committee reviewed the revised preliminary plans and additional information, all received in the Planning Department 1986 03 10.


The Committee commented that the grade information confirms their suspicions that the internal driveway system will be very steep in at least two places. As a result, the Committee cannot recommend that the applicant begin preparation of the working drawings. The Committee suggests that the applicant investigate ways of lowering the grade in front of Units 101-104 and 601-604.

5. BUILDING PERMIT REVIEW OF PROPOSED 64-UNIT APARTMENT BUILDING ON THE NORTH SIDE OF GLEN DRIVE EAST OF JOHNSON STREET AT 2925 GLEN DRIVE

The Committee reviewed the landscape plan received in the Planning Department 1986 03 11.

The Committee now recommends acceptance of the proposed development.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee
FROM: Design Committee
SUBJECT: Design Committee Minutes
of March 25, 1986

DEPARTMENT:
DEPARTMENT:

DATE: Mar. 25, 1986
YOUR FILE:
OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, March 25, 1986, with the following persons present:

COMMITTEE:

Mr. K. Anand
Mr. W. Haley
Mr. W. Roper

STAFF:

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

1. REVIEW OF LOADING DOCK SCREENING DETAIL FOR PROPOSED SHOPPING CENTRE AT 3025 LOUGHEED HIGHWAY

The Committee reviewed the plan received in the Planning Department 1986 03 14.

It was the Committee's intent that the "frame concept" be repeated as part of the screening detail for the loading areas. However, upon review of the solution proposed, the Committee feels the meshing attached to the pipe rail would be acceptable subject to assurance that the meshing will be "doubled up" as proposed for the rooftop screening.

2. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO PINE TREE VILLAGE SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department 1986 03 17.

The Committee recommends acceptance of the proposed expansion.

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of March 25, 1986

3. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING FOR "GOODYEAR" ON
THE COQUITLAM CENTRE SITE AT 2929 BARNET HIGHWAY

The Committee reviewed the preliminary plans and coloured perspective, all received in the Planning Department 1986 03 24.

The Committee feels that the proposed design and use of materials for this structure is a drastic departure from the established architecture on this site. While recognizing the need for the applicants to express some corporate identity, the building location in relation to Coquitlam Centre makes reconsideration of the design imperative.

4. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING IN MAYFAIR
INDUSTRIAL PARK AT 71 GLACIER STREET

The Committee reviewed the plans received in the Planning Department 1986 03 25 and the coloured perspective submitted previously on 1986 01 14.

The Committee recommends acceptance of the building design, including the colour scheme. The acceptance of the colour schedule is based on the applicants' rationale behind the selection of the proposed colours. However, as the package of plans did not include a detailed landscape plan, the application was tabled.

5. PRELIMINARY REVIEW OF PROPOSED ADDITIONS AND ALTERATIONS TO THE
"SAFEWAY" ON THE SOUTHWEST CORNER OF CLARKE ROAD AND COMO LAKE AVENUE
AT 580 CLARKE ROAD

The Committee reviewed the plans, coloured elevations and coloured photographs, all received in the Planning Department 1986 03 21.

The Committee recommends acceptance of the preliminary proposal, however, they would suggest that the applicants give consideration to providing some weather protection over the new doors.

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6. PROPOSED ALTERATIONS TO PLANS FOR THE ADDITION TO COMO LAKE UNITED
CHURCH AT 1112 KING ALBERT AVENUE

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

The Committee recommends acceptance of the alterations to the treatment of the rear of the underground structure with the one noted suggestion as discussed with the project designer.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee

DEPARTMENT:

DATE: Apr. 8, 1986

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of April 8, 1986

OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, April 8, 1986, with the following persons present:

COMMITTEE:

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

STAFF:

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

1. BUILDING PERMIT REVIEW OF TWO INDUSTRIAL BUILDINGS AT 175 SCHOOLHOUSE

The Committee reviewed the plans received in the Planning Department 1986 03 26.

The Committee recommends acceptance of the proposed buildings.

2. BUILDING PERMIT REVIEW OF PROPOSED ADDITION AND ALTERATIONS TO THE "SAFEWAY" AT 580 CLARKE ROAD

The Committee reviewed the plans received in the Planning Department 1986 04 03 and the coloured elevations and photographs submitted earlier on 1986 03 21.

The Committee appreciates the response to their earlier suggestion in regards to providing weather protection over the new doors. However, given the height of the proposed canopy above the new doors, little, if any, weather protection will be afforded the patrons utilizing this entry. The Committee notes that the sidewalk along the front of the addition is to be widened approximately eight feet. As a result, it seems possible that the canopy could be extended another three to four feet without much difficulty.

The Committee recommends acceptance of the addition subject to the above comment first being resolved to the satisfaction of the Planning Director.

Design Committee Minutes
of April 8, 1986

3. BUILDING PERMIT REVIEW OF PROPOSED LANDSCAPE PLAN FOR AN INDUSTRIAL BUILDING IN MAYFAIR INDUSTRIAL PARK AT 71 GLACIER STREET

The Committee reviewed the landscape plan received in the Planning Department 1986 04 08.

The Committee recommends acceptance of the landscape proposal, subject to the applicant first indicating the intended landscape treatment of the open areas on the north and west sides of the building.

4. PRELIMINARY REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO THE EXISTING COMMERCIAL BUILDING ON THE NORTH SIDE OF BARNET HIGHWAY EAST OF FALCON DRIVE AT 2595 BARNET HIGHWAY

The Committee reviewed the preliminary plans and coloured photographs, all received in the Planning Department 1986 04 08.

It is the Committee's opinion that the applicant should give serious consideration to "lightening up" the image of the building in an effort to making it more inviting. In this regard, the Committee suggests that consideration be given to:

- 1) repainting the existing building with opaque stains. The Committee suggests that the concrete blocks be of a lighter colour than the upper cedar fascia.
- 2) introducing more glazing on the front elevation in a manner consistent with the middle section of glass. This would require a raising of the soffit height of the two side sections to match the central glass element.

Further to the above, the Committee questions how the new signage will be integrated into the building design.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Apr. 22, 1986
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of April 22, 1986

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, April 22, 1986, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. D. Warner
Mr. R. Bolus

1. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING IN "MAYFAIR INDUSTRIAL PARK" AT 84 NORTH BEND STREET

The Committee reviewed the plans received in the Planning Department 1985 09 23 and 24, 1985 10 03 and 04, and the coloured perspective submitted on 1985 10 01.

The Committee recommends acceptance of the second building on this site.

2. BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO THE NEIGHBOURHOOD PUB AT 2965 PHEASANT STREET

The Committee reviewed the plans and coloured information received in the Planning Department 1986 04 11.

The Committee recommends acceptance of the proposed canopy.

Design Committee Minutes
of April 22, 1986

3. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO INDUSTRIAL BUILDING ON
THE NORTHEAST CORNER OF SCHOOLHOUSE STREET AND LOUGHEED HIGHWAY AT
101 SCHOOLHOUSE STREET

The Committee reviewed the plans received in the Planning Department 1986 04 22 and the coloured information supplied previously on 1985 10 29.

The Committee recommends acceptance of the proposed addition.

4. BUILDING PERMIT REVIEW OF PROPOSED CANOPY AND KIOSK FOR THE SERVICE
STATION AT 685 LOUGHEED HIGHWAY

The Committee reviewed the plans and coloured photographs, all received in the Planning Department 1986 04 21.

The Committee has no objection to the proposed treatment of the canopy and kiosk, however, would question the lack of attention being paid to the existing structure. In this regard, the Committee suggests that consideration be given to extending the company's corporate image to the existing building in an effort to unify and improve the appearance of the entire site.

5. PRELIMINARY REVIEW OF PROPOSED 65-UNIT APARTMENT PROJECT EAST OF
PACIFIC STREET NORTH OF GLEN DRIVE

The Committee reviewed the preliminary plans received in the Planning Department 1986 04 21 and the coloured perspective submitted this evening.

Mr. D. Warner, the project architect, was in attendance to present the development. After explaining the proposal and answering the Committee's questions, Mr. Warner left the meeting.

The Committee compliments the architect on the design concept and the thoroughness of the presentation. The importance of maintaining the masonry as a design element on the fireplaces and on the base of the buildings was noted by the Committee.

The Committee recommends acceptance of the preliminary submission. If this project proceeds, the Committee will be looking for the retention of the brick elements as stated above, plus normal architectural plans which provide details of the balconies, window trims, etc.

Design Committee Minutes
of April 22, 1986

6. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTH SIDE OF RODERICK AVENUE WEST OF BLUE MOUNTAIN STREET AT 816 RODERICK AVENUE

The Committee reviewed the plans received in the Planning Department 1986 04 21 and the coloured perspective submitted previously on 1986 02 24.

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

The Committee recommends acceptance of the proposed building and looks forward to viewing the completed project.

Mr. Anand returned to the meeting at this point.

7. Z-1-86 - PRELIMINARY REVIEW OF PROPOSED COMMERCIAL COMPLEX ON NORTH-WEST CORNER OF BARNET HIGHWAY AND JOHNSON STREET AT 2881 BARNET HWY.

The Committee reviewed the plans, coloured perspective, coloured elevation drawings and massing model, all received in the Planning Department 1986 04 21.

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

The Committee compliments the architect on the thoroughness of the submission and the proposed design concept in general. The Committee recognizes and acknowledges the strong desire of restaurants and oil companies to maintain their corporate images. Their requirements, however, should not jeopardize the intended architecture of this complex, and therefore an effort should be made to integrate these types of uses into the centre, while maintaining their individual identity.

If this project does proceed, the Committee would be looking for the submission of normal details plus a landscape plan which would provide information on plant species, sizes, etc. It was noted by the Committee that maintenance of the painted rooftop screens and stucco surfaces and the prevention, if possible, of signs being located on or above the canopy, will play an important part in the long-term success of this development.

Design Committee Minutes
of April 22, 1986

7 cont'd

In relation to this project, the Committee would also question the following:

- 1) how the patrons utilizing the rooftop parking gain access to grade;
- 2) the potential for vehicular/pedestrian conflict at the base of the access and egress ramp to the rooftop parking area. Perhaps the location of the doors to the "food services" area could be reconsidered.

To summarize, the Committee recommends acceptance of the design in preliminary, noting that a response to the above concerns prior to the preparation of any working drawings is required.

8. PRELIMINARY REVIEW OF PROPOSED 47-UNIT TOWNHOUSE PROJECT ON THE WEST SIDE OF FALCON DRIVE SOUTH OF GUILDFORD WAY AT 1190 FALCON DRIVE

The Committee reviewed the preliminary plans presented at this meeting by the project designers, Mr. Anand and Mr. Roper. After explaining the development and answering the Committee's questions, Messrs. Anand and Roper left the meeting.

The Committee understands that the applicants are only seeking direction on the tentative "footprint" as the plans of this project are still evolving. Without the benefit of elevation drawings to help relate to the floor plans, the Committee can only offer "qualified" comments at this point.

The initial reaction by the Committee is that the units themselves appear to be of generous proportions, however, the site plan seems crowded and the unit layout regimented. Furthermore, the walkway and driveway connections between clusters appears very narrow and the long dead-end roads seem undesirable.

Some suggestions for improving the above may include but not be limited to:

- 1) "opening up" the narrow walkway and driveway connections between the clusters by utilizing a different unit mix or introducing another unit type;

Design Committee Minutes
of April 22, 1986

8. cont'd

- 2) relocating the recreation building to a more central location, thereby "freeing up" this space to relocate units;
- 3) reducing the width module of the units;
- 4) eliminating the long dead-end driveways, perhaps by regrading and providing a connecting driveway at the southerly end of the site.

In summary, the Committee is of the opinion that the site planning requires considerable review in order to reduce what appears to be an overcrowded site and to provide additional open space.

Mr. Nichols left and Messrs. Anand and Roper returned at this point in the meeting.

9. PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO TIRE STORE ON WEST SIDE OF WESTWOOD ST. SOUTH OF CHRISTMAS WAY AT 1014 WESTWOOD

The Committee reviewed the plans and coloured perspective drawings, received in the Planning Department 1986 04 21.

The Committee commented that they would encourage the applicants in their endeavour to expand and improve the image of the site. Coloured photographs of the existing buildings and a more clear description of the proposed improvements would certainly assist in the Committee's review. In addition, the Committee questions the conflicting information on the plans in relation to the colour scheme and the indication on the "street perspective" that adjustments are also proposed for the north side of the existing building.

To summarize, the Committee requests the submission of additional information and clarification of other aspects of the development in order to assist in formulating comments on this proposal.

10. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF HENDERSON AVE. WEST OF LOUGHEED HWY. AT 820 HENDERSON AVENUE

The Committee reviewed the plans received in the Planning Department 1986 04 18 and the coloured perspective submitted 1985 09 06.

Design Committee Minutes
of April 22, 1986

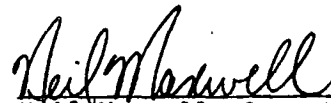
10. cont'd

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

The Committee noted the proposed change in fascia material from wood siding to metal. The suggested adjustment would, in the Committee's opinion, be detrimental to the original design concept and therefore the Committee cannot recommend in favour of the noted substitutes.

The Committee recommends acceptance of the project subject to the above-noted concern 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: May 6, 1986
FROM:	Design Committee	DEPARTMENT:	YOUR FILE:
SUBJECT:	Design Committee Minutes of May 6, 1986		OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, May 6, 1986, with the following persons present:

COMMITTEE:

Mr. K. Anand
Ms. L. Burman
Mr. W. Roper
Mr. D. Nichols (for item #5 only)

STAFF:

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

1. BUILDING PERMIT REVIEW OF PROPOSED BUILDING IN "PINE TREE VILLAGE"
SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department 1986 05 02.

The Committee recommends acceptance of Building #10.

2. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDINGS ON THE SOUTH SIDE
OF ABERDEEN AVENUE EAST OF LANSDOWNE STREET AT 2760 ABERDEEN AVENUE

The Committee reviewed the preliminary plans and coloured elevation drawings, all received in the Planning Department 1986 04 29.

The Committee recommends acceptance of the preliminary submission, noting that they would have no objection to this proposal proceeding to the working drawing stage.

Design Committee Minutes
of May 6, 1986

3. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDINGS ON THE SOUTH SIDE OF BOOTH AVENUE EAST OF SCHOOLHOUSE STREET AT 1560 BOOTH AVENUE

The Committee reviewed the plans received in the Planning Department 1986 05 05 and the coloured elevations submitted on 1986 05 06.

The Committee finds the design concept generally acceptable, however, requests a revised submission which:

- 1) thickens the painted accent band over the upper glazing to that proposed for above the overhead doors;
- 2) clarifies what appears to be a canopy projection on the front elevations;
- 3) provides information on the intended profile of the metal siding proposed on the walls and overhead doors;
- 4) extends the level of design proposed for the front elevation of Building A onto the highly visible eastern side of this structure;
- 5) indicates a proposed landscaping concept which provides more information than that indicated on the site plan.

In summary, the Committee requests the submission of plans which respond to the above matters prior to the preparation of any working drawings.

4. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF BARNET HIGHWAY WEST OF FALCON DRIVE AT 2555 BARNET HIGHWAY

The Committee reviewed the plans and coloured perspective, all received in the Planning Department 1986 05 06.

The Committee commented that the concept of the tiered display areas is interesting, however, the proposed architecture is not consistent with the level of design prevailing in the area. Consequently, the Committee cannot recommend acceptance of the project as presently proposed and respectfully suggests that the applicant seek professional design assistance.

Design Committee Minutes
of May 6, 1986

4. cont'd

If revised plans are submitted, the Committee suggests that they indicate the interrelationship of the proposed building with the existing structure on the adjoining lot, not only in plan but also in elevation.

5. PRELIMINARY REVIEW OF A PROPOSED 44-UNIT TOWNHOUSE PROJECT ON THE WEST SIDE OF FALCON DRIVE SOUTH OF GUILDFORD WAY AT 1190 FALCON DRIVE

The project designers, Mr. Anand and Mr. Roper, presented revised preliminary plans at this meeting. After explaining the revisions and answering the Committee's questions, Messrs. Anand and Roper left the meeting.

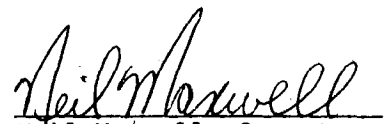
Although a quorum was not present with Messrs. Anand and Roper stepping out of the meeting, the remaining Committee members commented that there has been a significant improvement in the site planning in terms of "open space" and the elimination of the long, dead-end driveways. It was also recognized that the plans are still evolving and therefore if adjustments are to be considered, now would be the appropriate time. It was subsequently suggested that the applicants review:

- 1) the window fenestration;
- 2) the lack of an identifiable pedestrian linkage between the enclaves;
- 3) the large, relatively blank end wall conditions;
- 4) the extent of stucco;
- 5) the roofing material. The Committee recommends a cedar shake roof as discussed.

The Committee commented further that future submissions should also include:

- a) coloured elevation drawings of the units supplemented with sketch perspectives;
- b) plans and elevations of the recreation building;
- c) elevation drawings of the "D" cluster which contains six units;
- d) updated floor plans which clearly indicate the floor projections, i.e. decks, balconies, etc.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

Land Use Committee

DEPARTMENT:

DATE: May 20, 1986

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of May 20, 1986

OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, May 20, 1986, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. R. Hoffart
Mr. P. Roka
Mr. R. McCormack

1. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF BRUNETTE AVE. WEST OF BLUE MTN. ST. AT 814-818 BRUNETTE AVE.

The Committee reviewed the plans received in the Planning Department 1986 05 15 and the perspective submitted previously on 1986 03 10.

The Committee commented that given the scale of the elevation drawings and the fact that the building configuration and location on the site have changed, a new coloured perspective is required to help visualize the proposed building. In addition, the Committee requests the submission of a coloured material sample board.

Turning to the landscaping aspects, the Committee requests that the four foot wide area at the rear of the building be planted and the applicant reconsider the use of grass along Brunette Avenue. A hardy ground cover is suggested since it has been the Committee's experience that grassed areas are unlikely to be maintained where adjacent commercial uses.

To summarize, the Committee requests the submission of revised plans and additional information as described above.

Design Committee Minutes
of May 20, 1986

2. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO AN EXISTING COMMERCIAL BUILDING ON THE NORTH SIDE OF BARNET HIGHWAY EAST OF FALCON DRIVE AT 2595 BARNET HIGHWAY

The Committee reviewed the plans received in the Planning Department 1986 05 20.

Mr. R. Hoffart, the project architect, was in attendance to explain the proposed addition. After discussing the proposal and answering the Committee's questions, Mr. Hoffart left the meeting.

The Committee finds the proposed addition generally acceptable, however, requests the submission of revised preliminary plans which:

- 1) provide coloured elevation information as discussed;
- 2) utilize a scored block which matches that presently existing on the building;
- 3) modify the door sizes on the west elevation to only two types, not three.

3. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF BARNET HIGHWAY WEST OF FALCON DRIVE AT 2555 BARNET HIGHWAY

The Committee reviewed the revised preliminary plans presented at this meeting by the project designer, Mr. P. Roka. After explaining the latest submission and answering the Committee's questions, Mr. Roka left the meeting.

The Committee recommends general acceptance of the revised submission. If the development proceeds, the Committee would be looking for normal details plus:

- 1) a landscape plan which provides information on plant species, sizes and spacings. In addition, the Committee suggests that a solid board fence be constructed along the west property line to help screen the project from the residential area.
- 2) an increased roof pitch to create at least four feet of height above the sign band;
- 3) coloured elevation drawings and a coloured material sample board.

Design Committee Minutes
of May 20, 1986

4. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL SHOPPING CENTRE ON SOUTHWEST CORNER OF LANSDOWNE STREET AND GUILDFORD WAY AT 1196 LANSDOWNE STREET

The Committee reviewed the preliminary plans and coloured elevation drawings, all received in the Planning Department 1986 05 20.

Mr. J. McCormack, the project architect, was present to explain the proposed development. After discussing the proposal and answering the Committee's questions, Mr. McCormack left the meeting.

The Committee commented that they agree with the rationale behind the location of Building A and complimented the project architect on the intended design. If the development proceeds to the working drawing stage, the Committee would be looking for normal details plus:

- 1) a detailed landscape plan which provides information on the plant species, sizes, spacings and quantities for the areas to be planted;
- 2) the use of cedar shingles on the sloped roof surface. A wood roofing material would provide the needed texture and be more in keeping with the residential image of the "Eagleridge" area.

5. BUILDING PERMIT REVIEW OF PROPOSED 54-UNIT APARTMENT BUILDING ON WEST SIDE OF WESTWOOD STREET NORTH OF LINCOLN AVENUE AT 1148 WESTOOD STREET

The Committee reviewed the plans received in the Planning Department 1986 05 15 and the coloured perspective submitted previously on 1984 12 11.

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

- 1) the proposed colour scheme. A coloured material sample board is required to confirm the proposed colour schedule.
- 2) the landscaping. The plan should be adjusted as follows:
 - a) more vertical planting is recommended throughout the large ground cover areas;

Design Committee Minutes
of May 20, 1986

5. cont'd

- 2) b) a higher caliber of plant material should be utilized adjacent to the main entrance off Westwood Street:
 - c) the yuccas should be reconsidered in general as well as the proposed planting adjacent to the play areas.
- 3) the metal entrance gate. Details of the gate are required in a manner consistent with the Committee's previous comment.
- 4) the play areas. Information on the facilities to be provided in these areas is required.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee	DEPARTMENT:	DATE: June 3, 1986
FROM: Design Committee	DEPARTMENT:	YOUR FILE:
SUBJECT: Design Committee Minutes of June 3, 1986		OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, June 3, 1986, with the following persons present:

COMMITTEE:

Mr. K. Anand
Ms. L. Burman
Mr. D. Nichols

STAFF:

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

1. REVIEW OF PROPOSED MODIFICATIONS TO SIGNAGE FOR COMMERCIAL BUILDING AT 329 NORTH ROAD

The Committee reviewed the plan and covering letter, received in the Planning Department 1986 05 23.

The Committee recommends acceptance of the revised treatment proposed for the integration of the "Pepper's" sign into the building design.

2. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO AN EXISTING COMMERCIAL BUILDING ON THE NORTH SIDE OF BARNET HIGHWAY EAST OF FALCON DRIVE AT 2595 BARNET HIGHWAY

The Committee reviewed the revised coloured elevation drawing and covering letter, all received in the Planning Department 1986 06 03.

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

Design Committee Minutes
of June 3, 1986

3. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO THE EXISTING TIRE STORE AT 1014 WESTWOOD STREET

The Committee reviewed the revised plans, coloured photographs and covering letter, all received in the Planning Department 1986 05 28.

The additional information, particularly the photographs, confirms the Committee's suspicion that the applicant should be looking at the desired expansion from a different viewpoint. Rather than trying to disregard the "Tilden" portion of the existing building, an effort should be made to integrate it into the project design even though it may eventually be removed.

The Committee therefore suggests that the applicants reconsider their design approach to the task at hand. In this regard, the Committee suggests that consideration be given to:

- 1) designing a different roof form which would unify the overall development;
- 2) utilizing wood as a fascia material rather than metal;
- 3) incorporating the corporate colours into a new signage program rather than the coloured fascia indicated on the plans.

It was also noted that future submissions should include elevations of all sides of the building and confirm the colour proposed for the overhead doors.

4. PRELIMINARY REVIEW OF A PROPOSED 24-UNIT TOWNHOUSE PROJECT ON THE WEST SIDE OF FALCON DRIVE SOUTH OF GUILDFORD WAY AT 1180 FALCON DRIVE

The Committee reviewed revised preliminary plans, received in the Planning Department 1986 05 29, which respond to the Committee's earlier concerns regarding driveway grades.

The Committee appreciates the efforts of the project designer in attempting to lower the percentage of the road grade on the internal driveway system. The improvements are noted, however, in the Committee's opinion, the cross slopes are still excessive and therefore the owner would be well advised to review this aspect of the development further.

Design Committee Minutes
of June 3, 1986

4. cont'd

In summary, the Committee has no objection to this project proceeding to the building permit application stage, noting the concern with cross slopes at driveway entrances.

5. BUILDING PERMIT REVIEW OF PROPOSED ENCLOSURE FOR AN "AUTOMATIC TELLER MACHINE" IN COQUITLAM CENTRE AT 2929 BARNET HIGHWAY

The Committee reviewed the preliminary plans, received in the Planning Department 1986 05 28 and 1986 06 03, and the coloured photographs submitted on 1986 06 03.

The Committee recommends acceptance of the addition subject to the applicant confirming that the roof slope and the glazing and mullion colours of the enclosure will all be consistent with the adjacent entry skylight.

6. BUILDING PERMIT REVIEW OF A PROPOSED 20-UNIT APARTMENT PROJECT ON THE SOUTHEAST CORNER OF BRUNETTE AVENUE AND CASEY STREET AT 1404-1408 BRUNETTE AVENUE

The Committee reviewed the plans received in the Planning Department 1986 05 27, 1986 05 29, 1986 06 03 and the material samples submitted on 1986 06 03.

The Committee recommends acceptance of the building design but feels obligated to comment on the lack of any landscaping in the parking areas. In the Committee's opinion, it is vitally important, not only to the long-term success of the project, but also to assist in the marketing of the development, that considerable planting be provided for in this critical area. The Committee therefore requests that the landscaping plan be reworked to eliminate such things as the six benches, the ground covers inside the fence along Brunette Avenue, etc., and apply those funds to the central parking area.

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

Design Committee Minutes
of June 3, 1986

6. cont'd

Committee endorses the applicants' appeal relating to the provision of a large common amenity area, given the fact that each unit will have a substantial private outdoor area, there is a playground directly east on adjoining property (Millside School), and the applicants will be planting the internal area as noted above.

NM/cr

Neil Maxwell
Neil Maxwell, Secretary

DISTRICT OF COQUITLA

Inter-Office Communication

TO: Land Use Committee	DEPARTMENT:	DATE: June 17, 1986
FROM: Design Committee	DEPARTMENT:	YOUR FILE:
SUBJECT: Design Committee Minutes of June 17, 1986		OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, June 17, 1986, with the following persons present:

COMMITTEE:

Mr. K. Anand
Mr. W. Haley
Mr. W. Roper
Mr. D. Nichols (for item 9 only)

STAFF:

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

GUESTS:

Mr. P. Lovick
Mr. P. Roka

1. PRELIMINARY REVIEW OF A PROPOSED "LEGION" FACILITY ON THE NORTHWEST CORNER OF RIDGEWAY AVENUE AND NELSON STREET AT 1025 RIDGEWAY AVENUE

The Committee reviewed the plans received in the Planning Department 1986 06 17 and the coloured perspective and material sample submitted at this meeting.

Mr. P. Lovick, the project architect, was in attendance to present and explain the development. After discussing the proposal and answering the Committee's questions, Mr. Lovick left the meeting.

The Committee recommends acceptance of the project in preliminary, noting that they would have no objection to this project proceeding to the working drawing stage. If the development does proceed, the Committee would be looking for the normal details plus the resubmission of the coloured perspective and material samples, rooftop mechanical equipment, screening information and a landscape plan which integrates the concept indicated in the perspective.

Design Committee Minutes
of June 17, 1986

2. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF BARNET HIGHWAY WEST OF FALCON DRIVE AT 2555 BARNET HIGHWAY

The Committee reviewed the plans received in the Planning Department 1986 06 12, 1986 06 17, and the material sample presented at this meeting.

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

The Committee recommends general acceptance of the project, however, revised plans and information are requested which:

- 1) provide details of the fencing and the railing;
- 2) introduce a few deciduous ornamental trees into the landscape along the front property line and provide information on the plants to be installed in the "traffic island" along the west property line;
- 3) increase the roof pitch to create at least four feet of height above the sign band;
- 4) clarify the proposed blockwork. The Committee would recommend the use of a "scored" block over "split face", as discussed with the designer.
- 5) confirms the door colours;
- 6) indicate articulation in the railing as discussed, with perhaps the introduction of planting into the resulting "pockets" beyond the railing.

To summarize, the Committee recommends acceptance of the project, subject to the applicant first resolving the above matters to the satisfaction of the Planning Director.

Design Committee Minutes
of June 17, 1986

3. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO "ARBY'S" RESTAURANT
AT 329 NORTH ROAD

The Committee reviewed the plans and coloured photograph, all received in the Planning Department 1986 06 13.

The Committee, after reviewing the plans, expressed strong reservations in regard to the proposed addition. Prior to commenting further, the Committee requests the submission of a coloured perspective drawing which would display the proposal in three dimensions.

Perhaps, in the meantime, the proponents should give consideration to a solution more in keeping with a similar "Arby's" building addition recently completed in Richmond.

4. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO THE
TIRE STORE AT 1014 WESTWOOD STREET

The Committee reviewed the letter from the applicant's consultant, received in the Planning Department 1986 06 17.

After reviewing the contents of the letter, the Committee commented that their mandate from Council is to comment on matters of building design. Obviously, the financial ability of an applicant plays a role in their decision to proceed, however, it is not the Design Committee's primary criterion in formulating comments.

In all instances, the Committee endeavours to achieve the best design possible for the benefit of the owner, as well as the District of Coquitlam. The Committee understands the applicant's problems and therefore is more than willing to work with the consultant in an effort to reach a solution which would be acceptable to both parties. The solution may not necessarily result in more expense.

To summarize, the Committee cannot recommend acceptance of the additions from a design viewpoint as presently proposed, and therefore suggests that the project be given further consideration as requested.

Design Committee Minutes
of June 17, 1986

5. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON SOUTH SIDE OF ABERDEEN AVENUE EAST OF LANSDOWNE STREET AT 2760 ABERDEEN AVENUE

The Committee reviewed the plans received in the Planning Department 1986 06 11 and the coloured elevations submitted previously on 1986 04 29.

The Committee recommends acceptance of the proposed buildings.

6. REVIEW OF MODIFICATION TO PLANS FOR A COMMERCIAL BUILDING UNDER CONSTRUCTION AT 555 CLARKE ROAD

The Committee reviewed the coloured photographs and the accompanying letter, all received in the Planning Department 1986 06 16.

The Committee recommends acceptance of the change in flashing colour from "metro brown" to "arctic white".

7. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO AN EXISTING COMMERCIAL BUILDING ON THE NORTH SIDE OF BARNET HIGHWAY EAST OF FALCON DRIVE AT 2595 BARNET HIGHWAY

The Committee reviewed the plans received in the Planning Department 1986 06 16, the landscape plan received 1986 06 17, and the coloured elevations submitted earlier on 1986 06 03.

The Committee recommends acceptance of the project subject to the applicant first submitting revised plans to the satisfaction of the Planning Director which update the colour information on the plans. The plans should reflect the colour scheme accepted earlier, which proposed that the cedar fascia (old and new) would be stained "Olympic chamois" and the blockwork would be painted "Olympic fawn".

Furthermore, the Committee requests confirmation of the colours proposed for the new doors.

Design Committee Minutes
of June 17, 1986

8. BUILDING PERMIT REVIEW OF A PROPOSED 24-UNIT TOWNHOUSE PROJECT ON THE WEST SIDE OF FALCON DRIVE SOUTH OF GUILDFORD WAY AT 1180 FALCON DRIVE

The Committee reviewed the plans received in the Planning Department 1986 06 13 and the coloured elevation drawings submitted previously on 1986 02 10.

The Committee recommends acceptance of the building aspects of the project, however, as the package of drawings did not include a landscape plan, the application was tabled. A detailed plan providing information on plant species, sizes, spacings and quantities is required to be submitted for the Committee's review and comments.

9. PRELIMINARY REVIEW OF A PROPOSED 44-UNIT TOWNHOUSE PROJECT ON THE WEST SIDE OF FALCON DRIVE SOUTH OF GUILDFORD WAY AT 1190 FALCON DRIVE

The Committee reviewed the revised preliminary plans presented at this meeting by the project designers, Mr. W. Roper and Mr. K. Anand. After explaining the proposal, Messrs. Roper and Anand left the meeting.

Although a quorum was not present with Messrs. Anand and Roper leaving the meeting, the remaining Committee members commented that they would have no objection to this project proceeding to the working drawing stage. However, should this development proceed, the Committee would be looking for normal details plus:

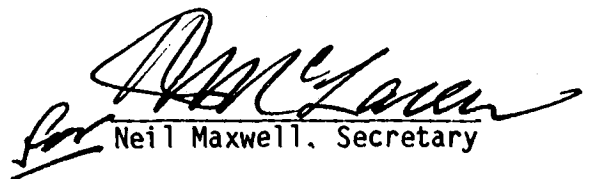
- 1) an improvement to the aesthetics of the highly visible eastern elevations of Clusters "X" and "Y". The interface between the balconies and the roof planes appears awkward and therefore warrants additional review. Furthermore, these elevations should be embellished in a manner consistent with the "fronts";
- 2) a coloured perspective supplemented with a coloured material sample board;
- 3) the introduction of a pedestrian link into the landscape plan between the upper and lower areas;

Design Committee Minutes
of June 17, 1986

8. cont'd

- 4) a detailed landscape plan which provides information on plant species, sizes, spacings and quantities;
- 5) the retention of a textured roof material such as cedar shakes or shingles is strongly recommended. The Committee acknowledges the applicant's desire to change the roof material to an asphalt or duroid shingle, however, given the nature of the area and the fact that a cedar roof would definitely enhance the project, the Committee cannot recommend in favour of the proposed adjustment.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

Land Use Committee

DEPARTMENT:

DATE: July 2, 1986

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of July 2, 1986

OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 4:30 p.m. on Wednesday, July 2, 1986, with the following persons present:

COMMITTEE:

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

STAFF:

Mr. N. Maxwell, Planning Assistant

GUESTS:

Mr. S. Sewall
Mr. R. Sharp

1. PRELIMINARY REVIEW OF A PROPOSED 125-UNIT SENIORS HOUSING PROJECT AT 1142 DUFFERIN STREET

The Committee reviewed the preliminary plans received in the Planning Department 1986 06 25 and the coloured elevation drawing submitted on 1986 06 27.

Mr. S. Sewall and Mr. R. Sharp were in attendance to present the project to the Committee. After explaining the development and answering the Committee's questions, Mr. Sewall and Mr. Sharp left the meeting.

Generally speaking, the Committee is quite enthusiastic about the intended design. The complex is a rather large structure but it has been well "broken up". The steep roof pitches, while adding to the flavour of this design, dramatically increase the height of the project. Consequently, with the roof surfaces being so prominent, they should be given a more sensitive treatment than that proposed. A roofing material with more texture, i.e. cedar shingles or shakes, would be more consistent with the design theme.

Design Committee Minutes
of July 2, 1986

1 cont'd

The Committee also noted the large surfaces proposed to be treated with stucco. Stucco could be utilized in a satisfactory manner, however, great care would be required to achieve a proper application. Hereto the building design suggests consideration be given to the use of a different building material. In this case, the Committee would recommend the use of brick over stucco, as discussed with the project architects.

On another matter, the Committee expressed reservations in relation to the proposed central layout on the lower floor. In this regard, the Committee questions:

- 1) the elevator locations in relation to the residential "wings" of the building;
- 2) the kitchen location in relation to the dining room.

To summarize, the Committee recommends acceptance of the preliminary submission, however, prior to the preparation of working drawings, they would appreciate a response to the above-noted comments.

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

2. BUILDING PERMIT REVIEW OF PROPOSED 24-UNIT TOWNHOUSE PROJECT ON THE WEST SIDE OF FALCON DRIVE SOUTH OF GUILDFORD WAY AT 1180 FALCON DRIVE

The Committee reviewed the landscape plans received in the Planning Department 1986 07 02.

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

- 1) the planting areas in the retaining walls. Additional ground covers should be planted in the "open spaces".
- 2) The quantities in general appear low and therefore should be increased accordingly.
- 3) the retaining wall. The Committee would refer the question of stability to the Building Department but would first suggest that the retaining wall be redesigned to introduce "openings" into the wall. The "openings" should then, of course, be planted with a plant species which has a strong root system.

Design Committee Minutes
of July 2, 1986

3. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO "ARBY'S RESTAURANT" AT
329 NORTH ROAD

The Committee reviewed the letter and accompanying photographs, all received in the Planning Department 1986 06 23.

The Committee noted that some of the proposed building materials are to match, i.e. the brickwork and stucco colour, otherwise, however, the addition does not respond in form or character to the shopping centre as a whole and the "Arby's" building in particular. Consequently, the Committee feels obligated to comment more strongly than before in that the applicants should reconsider the proposed design in its entirety rather than attempting to simply modify the present proposal as suggested earlier.

4. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTH SIDE
OF AUSTIN AVENUE EAST OF MARMONT STREET AT 1300 AUSTIN AVENUE

The Committee reviewed the plans and coloured perspective, all received in the Planning Department 1986 07 02.

The Committee commented that they recommend acceptance of the proposed building design, however, as the package of information did not include a detailed landscape plan or a response to all of their previous comments, the application was tabled. The Committee therefore awaits submission of the landscape plan, plus details of the refuse container screening and information on any "night lighting".

5. BUILDING PERMIT REVIEW OF TWO INDUSTRIAL BUILDINGS ON SOUTH SIDE OF
BOOTH AVENUE EAST OF SCHOOLHOUSE STREET AT 1560 BOOTH AVENUE

The Committee reviewed the plans received in the Planning Department 1986 06 20 and the coloured elevations and material samples supplied earlier on 1986 05 06.

The Committee recommends acceptance of the proposed two industrial buildings.

NM/cr


Neil Maxwell Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: July 17, 1986
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of July 17, 1986

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Thursday, July 17, 1986, with the following persons present:

COMMITTEE:

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

STAFF:

Mr. N. Maxwell, Planning Assistant

GUESTS:

Mr. D. Jack
Mr. J. Lo
Mr. R. Howard
Mr. M. Burton-Brown

1. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTH SIDE OF AUSTIN AVENUE OPPOSITE GATENSBURY STREET AT 1300 AUSTIN AVENUE

The Committee reviewed the landscape plan received in the Planning Department July 8, 1986.

The Committee recommends general acceptance of the plan, however, due to maintenance implications associated with lawns, the Committee suggests that the use of lawn be reconsidered. In this regard, the Committee suggests clusters of ground covers such as cotoneaster, kinnikinnick and/or prostrate broom.

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

Design Committee Minutes
of July 17, 1986

2. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO EXISTING "BIG O" TIRE STORE AT 1014 WESTWOOD STREET

The Committee reviewed the revised plans and accompanying letter, all received in the Planning Department 1986 07 15.

The Committee commented that it is unfortunate the applicant is unable to reconsider the project. However, given the fact that the design has not changed from the earlier submissions, the Committee cannot recommend acceptance of the proposed alterations and addition.

3. PRELIMINARY REVIEW OF PROPOSED CHURCH ON NORTHWEST CORNER OF JOHNSON STREET AND WALTON AVENUE AT 1280 JOHNSON STREET

The Committee reviewed the preliminary plans received in the Planning Department July 16, 1986.

The Committee commented that, in principle, they are in general agreement with the design concept. If the project proceeds to the formal rezoning application stage, the Committee would be looking for the usual level of presentation drawings plus:

- 1) a coloured material sample board,
- 2) a simple treatment of the dominant design feature, the roof.

In addition to the above, the Committee commented that if building expansion is being considered for the future, the concept should be indicated on the site plan and elevation drawings.

4. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO "ARBY'S" RESTAURANT AT 329 NORTH ROAD

The Committee reviewed the revised plans and coloured perspective received in the Planning Department July 14, 1986.

A delegation headed by Mr. J. Lo, representing the owners, was in attendance to explain the proposed addition in greater detail. After discussing the project and after answering the Committee's questions, the delegation left the meeting.

Design Committee Minutes
of July 17, 1986

4. cont'd

The Committee commented that a properly drawn sketch perspective would certainly assist them in their review. Furthermore, the Committee suggests that the applicants give consideration to:

- 1) introducing a landscape buffer along the front of the addition;
- 2) adjusting the side windows further to the "rear";
- 3) indicating the relationship between the side windows and the arches as discussed;
- 4) increasing the width of the rooftop skylights to align with the glazing on the front elevation;
- 5) indicating on the plans how they proposed to handle the water runoff from the roof.

5. PRELIMINARY REVIEW OF PROPOSED 65-UNIT TOWNHOUSE PROJECT ON WEST SIDE OF FALCON DRIVE SOUTH OF GUILDFORD WAY AT 1170 FALCON DRIVE

The Committee reviewed the preliminary plans, coloured elevations and coloured perspective drawing, all received in the Planning Department July 14, 1986.

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

The Committee recommends acceptance of the preliminary submission. If this project reaches the building permit application stage, the Committee would be looking for the usual detailed information plus:

- 1) a colour material sample board;
- 2) a detailed landscape plan which provides information on plant species, sizes, spacings and quantities. The plan should also indicate the trees to be retained and reduce the extent of asphalt paving in the upper area, as discussed;

Design Committee Minutes
of July 17, 1986

5. cont'd

- 3) plans of the recreation centre;
- 4) the location of any electrical rooms and their integration into the building design;
- 5) the location of any garbage containers, along with screening details.

The Committee was advised of the bylaw problem relating to the minimum number of units within a "building". Consequently the Committee suggests that one or perhaps two units be relocated from the unit row numbered 29-35 to the problem "building", thereby resolving the one technical problem. This would have an added benefit of providing more open space in the upper area of the development.

It was also brought to the Committee's attention that the applicants would be requesting a variance from Council in relation to building height for some of the units on the lower, flat portion of the site. In this regard, the Committee commented that they would endorse the applicant's appeal.

6. REVIEW OF PROPOSED CHANGES TO A 73-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION ON THE WEST SIDE OF FALCON DRIVE NORTH OF THE BARNET HIGHWAY AT 1140 FALCON DRIVE

The Committee reviewed the plans, coloured elevations, coloured photographs and covering letter, all received in the Planning Department July 17, 1986.

The Committee recommends acceptance of the proposed adjustments.

7. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON EAST SIDE OF GLACIER STREET NORTH OF GOLDEN DRIVE AT 125 GLACIER STREET

The Committee reviewed the plans and coloured perspective, all received in the Planning Department July 16, 1986.

Design Committee Minutes
of July 17, 1986

7. cont'd

The Committee recommends acceptance of the project subject to the applicant first indicating the landscape treatment proposed for the open areas on the north and east sides of the building. The Committee recommends the use of lawn to be generally consistent with other buildings in the area.

8. REVIEW OF PROPOSED CHANGES TO A BUILDING UNDER CONSTRUCTION ON THE SOUTH SIDE OF KING ALBERT AVENUE EAST OF MARMONT STREET AT 1112 KING ALBERT AVENUE

The Committee reviewed the plans presented at the meeting by the project designer, Mr. W. Roper, and compared them to the original design and coloured perspective. After discussing the suggested alteration, Mr. Roper left the meeting.

The Committee reserved comment on the suggested change in building material, pending the results of their on-site visit.

Mr. Roper returned to the meeting at this point.

9. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF BARNET HIGHWAY EAST OF LANSDOWNE STREET AT 2764 BARNET HIGHWAY

The Committee reviewed the preliminary plans presented at this meeting by the project architect, Mr. M. Burton-Brown. After explaining the development and answering the Committee's questions, Mr. Burton-Brown left the meeting.

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

- 1) a coloured material sample board. In relation to materials, the Committee commented that they would definitely recommend the use of brick over stucco.

Design Committee Minutes
of July 17, 1986

9. cont'd

- 2) a detailed landscape plan which provides information on plant species, sizes, spacings and quantities;
- 3) the integration of the upper accent strip, indicated on the coloured perspective, into the building details.

In addition to the above, the Committee suggests that the applicants consider a blue fabric canopy rather than the green indicated. The blue would assist in unifying the complex in terms of the oil company corporate colours.

10. BUILDING PERMIT REVIEW OF PROPOSED 42-UNIT TOWNHOUSE PROJECT ON WEST SIDE OF FALCON DRIVE SOUTH OF GUILDFORD WAY AT 1190 FALCON DRIVE

The project designers, Mr. W. Roper and Mr. K. Anand, presented plans of the project to the Committee for review and comment. After explaining the development and answering the Committee's questions, Messrs. Roper and Anand left the meeting.

Although a quorum was not present with Messrs. Anand and Roper leaving the meeting, the remaining Committee members tabled the application for the submission of a coloured perspective, a coloured material sample board, and a detailed landscape plan, all of which were previously requested. In addition to the foregoing, it appears that the applicant has yet to respond to the matter of reviewing the relationship between the balconies and the roof planes on the eastern elevation of Clusters "X" and "Y". This matter should therefore also be included in the tabling motion.

Turning to the question of a roofing material, the Committee would reiterate their previous comment that they could not recommend a change to asphalt shingles from cedar shakes.

To summarize, the Committee tabled this application, pending submission of certain plans and information as outlined above.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

Land Use Committee

DEPARTMENT:

DATE: July 29, 1986

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of July 29, 1986

OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, July 29, 1986, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. P. Harrison
Mrs. H. Scholte
Mr. F. Sly
Mr. J. Lo
Mr. K. Takeuchi

1. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO
COMMERCIAL BUILDING AT 2595 BARNET HIGHWAY

The Committee heard a verbal report from the Planning Department representatives in relation to the owner's desires with regard to the proposed colour scheme.

The Committee feels the light colour is much preferable to the existing darker colour scheme. If the applicant does paint a portion of the building in the light colour scheme and strongly feels he would like to retain the darker colours, the Committee would have no objection to Planning Department staff approving this if they are convinced the applicant has given an honest effort to considering the light colour scheme.

Design Committee Minutes
of July 29, 1986

2. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO EXISTING SERVICE STATION AT 858 WESTWOOD STREET

The Committee reviewed the plans and coloured material samples, all received in the Planning Department 1986 07 24.

The Committee recommends acceptance of the proposed building. In relation to landscaping, however, the Committee notes that the detailed landscape plan requested earlier of the applicants has not been submitted. This application is therefore tabled pending receipt of the detailed landscape plan.

3. Z-29-86 PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL COMPLEX ON THE NORTHEAST CORNER OF BARNET HIGHWAY AND LANSDOWNE STREET AT 2773 BARNET HIGHWAY

The Committee reviewed the plans received in the Planning Department 1986 07 24 and the coloured elevations submitted previously on 1986 03 11.

The design concept for this application appears to be basically the same as an earlier proposal. The Committee had expressed reservations on the proposed use of the wrapped fabric canopy. Concerns related to potential maintenance and weather-type problems. Further information along with sample materials, etc. were requested of the applicant out of the Design Committee meeting of March 11, 1986. This information, however, has never been received.

The Committee reiterates this earlier concern and requests submission of the plans, information and material samples requested in the Planning Department letter of 1986 03 14. This information should be submitted at an early stage in order that design changes are still possible if the applicant cannot mitigate the Committee's concerns in this regard.

4. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE WEST SIDE OF LANSDOWNE STREET SOUTH OF GUILDFORD WAY AT 1196 LANSDOWNE ST.

The Committee reviewed the plans received in the Planning Department 1986 07 17 and the coloured elevations submitted previously on 1986 05 20.

The Committee recommends acceptance of the building as proposed subject to the submission of a colour sample board to confirm the colour scheme.

Design Committee Minutes
of July 29, 1986

5. BUILDING PERMIT REVIEW OF A PROPOSED CHURCH ON THE NORTH SIDE OF GLEN DRIVE EAST OF LANSDOWNE STREET AT 2813 GLEN DRIVE

The Committee reviewed the plans received in the Planning Department 1986 07 28.

Mr. Philip Harrison, the project architect, was in attendance to explain the development and to answer the Committee's questions. A model was also available for the Committee's review. After discussing the proposal, Mr. Harrison left the meeting.

The Committee feels that this building lends itself to a textured roof, particularly due to the large roof structure and the simple design statement of the building. The Committee cannot recommend acceptance of an asphalt shingle roof and therefore recommends a change to a shake roof.

The landscaping proposal appears to be of a good quality and the Committee would look forward to seeing the landscaping implemented as indicated on the plan.

In conclusion, the Committee recommends acceptance of this project subject to the change to a shake roof.

6. BUILDING PERMIT REVIEW OF A PROPOSED "WENDY'S" RESTAURANT IN THE SUNWOOD SQUARE SHOPPING CENTRE AT 3025 LOUGHEED HIGHWAY

The Committee reviewed the plans and coloured elevation drawings all received in the Planning Department 1986 07 24.

A delegation consisting of Mr. F. Sly, the project architect and Mrs. H. Scholte, the project co-ordinator were in attendance to answer any Committee questions. After discussing the development, the delegation left the meeting.

The Committee recommends acceptance of the building as proposed. Although the Committee will leave the ultimate decision to the project architect, the Committee would request that the medium brown colour be reconsidered as discussed.

Design Committee Minutes
of July 29, 1986

7. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE "ARBY'S"
RESTAURANT AT 329 NORTH ROAD

Mr. Joseph Lo, the owner's representative, was in attendance to discuss the proposed addition. Mr. Lo also presented a new coloured perspective which more clearly and accurately depicts the intended design. After answering the Committee's questions, Mr. Lo left the meeting.

The Committee feels the revised coloured perspective accurately illustrates how this addition will appear from North Road. The Committee also notes that this is a highly visible location on a major route into Coquitlam.

As illustrated by the coloured perspective, this proposed addition is not in harmony with the design features of the existing buildings. Problems are created with the angles, the projection and the tying in with the existing structure.

The Committee cannot recommend acceptance of this proposal and feels that other solutions are possible and should be explored. The Committee recommends the applicant go back to the original project architect on this development for his suggestions and advice. Alternatively, the applicant should seek other professional design assistance.

8. PRELIMINARY REVIEW OF A PROPOSED "ARBY'S" RESTAURANT IN THE SUNWOOD
SQUARE SHOPPING CENTRE AT 3025 LOUGHEED HIGHWAY

The Committee reviewed the preliminary plans and coloured elevation drawings all received in the Planning Department 1986 07 29.

Mr. K. Takeuchi, the project architect, was present to discuss the proposed building. After explaining the design and answering the Committee's questions, Mr. Takeuchi left the meeting.

The Committee notes that the original design concept for this shopping centre included a fairly basic frame concept. The Committee feels this frame concept is being lost with the introduction of some of the horizontal and vertical elements. The project architect should look at simplification of this building and re-emphasizing of the frame concept. This will include elimination of some horizontal and vertical elements and perhaps the alteration of the garbage container in terms of size or location. Internal adjustments could also be reviewed as a method of returning to the more basic frame concept.

Design Committee Minutes
of July 29, 1986

8. continued

The Committee recommends revised plans relating to the above concern at the time of Building Permit application.

9. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF BRUNETTE AVENUE WEST OF BLUE MOUNTAIN STREET AT 814-818 BRUNETTE AVENUE

The Committee reviewed the revised plans and coloured perspective all received in the Planning Department 1986 07 29.

The Committee recommends acceptance of the proposed building, however have some concerns with regard to landscaping. These concerns include:

- 1) the number of laurels are unacceptable for the area being planted. The applicant should consider doubling the number shown.
- 2) no landscaping is shown at the rear of the building, whereas the Committee would recommend a cedar hedge;
- 3) ivy is suggested within the bark mulch area, particularly below the Japanese maples.

The Committee would also request submission of a colour sample board in order to confirm the colour scheme proposed.

In conclusion, the Committee finds this project acceptable subject to the above concerns being rectified to the satisfaction of the Planning Director.

10. REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO A BUILDING UNDER CONSTRUCTION ON THE SOUTH SIDE OF KING ALBERT AVENUE EAST OF MARMONT STREET AT 1112 KING ALBERT AVENUE

The project designer, Mr. W. Roper, explained again the rationale for the requested change of building material from rock to a scored block. After discussing this matter at some length with the Committee, Mr. Roper left the meeting.

Design Committee Minutes
of July 29, 1986

10. continued

The Committee regrets the circumstances surrounding this request for a change in exterior material. Much discussion took place on this change and input from one other Committee member not in attendance was related by Planning Department staff.

The Committee reluctantly acquiesced to the change from stone facing to the concrete block.

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

11. BUILDING PERMIT REVIEW OF A PROPOSED 42-UNIT TOWNHOUSE PROJECT ON THE WEST SIDE OF FALCON DRIVE SOUTH OF GUILDFORD WAY AT 1190 FALCON DRIVE

The Committee reviewed the revised plans, the coloured perspective and the coloured material sample board, all submitted at this meeting by the project designer, Mr. W. Roper. After explaining the plans and answering the Committee's questions, Mr. Roper left the meeting. At this point in the meeting, Mr. K. Anand also left due to his earlier involvement with the development.

Although there was no longer a quorum with Messrs. Roper and Anand leaving the meeting, the remaining Committee member generally recommended acceptance of the proposed buildings subject to the introduction of the fin wall detail as it relates to the roof and balcony planes as discussed with Committee members.

In relation to landscaping, the Committee notes that the detailed landscape plan was unavailable for this meeting. The landscaping concept plan, however, appears to be well planted. The Committee notes the spacing on the groundcovers and trusts that these will be mature specimens and not cuttings. The Committee feels they can accept the landscaping proposal subject to the Planning Department staff being satisfied as to the detailed sizes, spacing, etc.

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


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee	DEPARTMENT:	DATE: Aug. 19, 1986
FROM: Design Committee	DEPARTMENT:	YOUR FILE:
SUBJECT: Design Committee Minutes of August 19, 1986		OUR FILE:

A meeting of the Design Committee was held at 6:30 p.m. on Tuesday, August 19, 1986, in the Engineering Department Committee Room, with the following persons present:

COMMITTEE:

Mr. K. Anand
Ms. L. Burman
Mr. W. Roper
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. K. Takeuchi

1. BUILDING PERMIT REVIEW OF A PROPOSED NEW "LEGION" ON THE NORTHWEST CORNER OF RIDGEWAY AVENUE AND NELSON STREET AT 1025 RIDGEWAY AVENUE

The Committee reviewed the plans and coloured perspective, all received in the Planning Department 1986 08 13 and the landscape plan submitted on 1986 08 18.

The Committee recommends acceptance of the project subject to the applicant first providing information on the rooftop mechanical equipment screening and the bracing details for the granite accent wall over the main entry.

Design Committee Minutes
of August 19, 1986

2. BUILDING PERMIT REVIEW OF PROPOSED "ARBY'S" RESTAURANT IN THE SUNWOOD SQUARE SHOPPING CENTRE AT 3025 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department 1986 08 14 and 1986 08 18.

Mr. Takeuchi, the project architect, attended to present information on the project.

The Committee recommends acceptance of the project, noting that they appreciate the applicant's response to their earlier comments.

3. BUILDING PERMIT REVIEW OF PROPOSED 65-UNIT APARTMENT PROJECT ON NORTH SIDE OF AN UNNAMED ROAD EAST OF PACIFIC STREET NORTH OF GLEN DRIVE

The Committee reviewed the plans received in the Planning Department 1986 08 14 and the coloured perspective submitted previously on 1986 04 22.

The Committee recommends acceptance of the project.

4. BUILDING PERMIT REVIEW OF PROPOSED 51-UNIT TOWNHOUSE COMPLEX ON SOUTH SIDE OF WALTON AVENUE EAST OF JOHNSON STREET AT 2990 WALTON AVENUE

The Committee reviewed the plans received in the Planning Department 1986 08 08 and the coloured material sample board submitted earlier on 1986 02 11.

The Committee appreciates the applicant's problem in relation to providing the mandatory fire access route, however, the resulting major siting adjustments have been to the detriment of the overall project. It is unfortunate that working drawings were prepared based on the new building configuration without first seeking the Committee's input. The siting is now very regimented, with limited breaks in the building massing. Consequently, the Committee feels that a major review of this aspect of the project is warranted.

Design Committee Minutes
of August 19, 1986

4. cont'd

In addition to the above, the Committee also expressed concerns in relation to the modifications which have also been made to the "courtyard elevations". The Committee therefore suggests that the applicants review the internal elevations with a view to returning to, as closely as possible, the original concept.

To summarize, the Committee cannot recommend acceptance of the project as now proposed. The Committee suggests that the architect review the development and make arrangements to discuss the plans with them at their next regularly scheduled meeting.

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

5. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON EAST SIDE OF SCHOOLHOUSE STREET NORTH OF LOUGHEED HIGHWAY AT 115 SCHOOLHOUSE STREET

The Committee reviewed the plans received in the Planning Department 1986 08 06 and the coloured perspective supplied on 1986 08 14.

The Committee notes that the plans do not coincide with the image depicted on the perspective. It is their opinion that the design indicated by the perspective is far superior to that shown on the plans and therefore they would suggest that it be followed.

To summarize, the Committee would recommend acceptance of the building subject to the applicant first revising the plans to more closely reflect the design shown on the perspective.

6. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING IN MAYFAIR INDUSTRIAL PARK AT 98 NORTH BEND STREET


The Committee reviewed the plans received in the Planning Department 1986 08 13 and the coloured perspective and landscape plan submitted on 1986 08 19.

Design Committee Minutes
of August 19, 1986

6. cont'd

The Committee recommends acceptance of the project subject to the applicant first providing information on the details and location of rooftop mechanical equipment screening over the office. The Committee suggests that the applicant utilize blue metal cladding to maintain a consistency of materials and colours.

NM/cr


Neil Maxwell Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Aug. 26, 1986
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of August 26, 1986

A meeting of the Design Committee was held at 6:00 p.m. on Tuesday, August 26, 1986, in the Engineering Department Committee Room, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. E. Dodson
Mr. W. Penner

BUILDING PERMIT REVIEW OF A PROPOSED 51-UNIT TOWNHOUSE PROJECT ON SOUTH SIDE OF WALTON AVENUE EAST OF JOHNSON STREET AT 2990 WALTON AVENUE

A delegation consisting of Mr. C. Dodson, the Project Architect, and Mr. W. Penner, was in attendance to respond to the Committee's previous concerns. After considerable discussion, the delegation left the meeting.

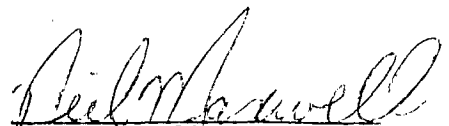
The Committee commented that improvements in the site planning and the courtyard elevations appear to be feasible. Given the assurances of the project architect that the plans will be modified, the Committee recommends acceptance of the development, subject to the following being resolved to the satisfaction of the Planning Director:

- 1) the building layout being adjusted in terms of the location and size of buildings one and three, as discussed;

Design Committee Minutes
of August 26, 1986

- 2) the window treatment on the lower level being reconsidered in terms of window types, sizes and locations proposed for the laundry room, bathroom and en suites;
- 3) the elevated walkway and its railing detail being modified by the introduction of the additional pipe-rail detailing, as discussed.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Sept. 2, 1986
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of September 2, 1986

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, September 2, 1986, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. L. Laidlaw
Mr. S. Sewall
Mr. D. Epp

1. Z-32-86 PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL CENTRE IN MAYFAIR INDUSTRIAL PARK ON THE SOUTHWEST CORNER OF UNITED BLVD. AND GOLDEN DRIVE AT 2550 UNITED BLVD.
-

The Committee reviewed the plans received in the Planning Department 1986 08 26 and the coloured perspective presented at this meeting by the project architect, Mr. L. Laidlaw. After explaining the development and after answering the Committee's questions, Mr. Laidlaw left the meeting.

Conceptually, the Committee recommends acceptance of the project with the suggestion that the metal cladding be applied horizontally rather than vertically as indicated on the plans. If the development proceeds the Committee would be looking for the above comment to be included in the working drawings plus:

Design Committee Minutes
of September 2, 1986

1. continued
 - 1) details of rooftop mechanical equipment screening,
 - 2) information on parking lot lighting,
 - 3) a detailed landscape plan which provides the usual information, plus incorporates the Committee's comment that the large expanse of asphalt should be "broken up" with landscaped areas of meaningful size.

2. PRELIMINARY REVIEW OF A PROPOSED BONANZA RESTAURANT WITHIN THE SUNWOOD SQUARE SHOPPING CENTRE AT 3025 LOUGHEED HIGHWAY

The Committee reviewed the preliminary plans and coloured elevations received in the Planning Department 1986 09 02.

Mr. K. Sewall, the project architect, was present to explain the development. After answering the Committee's questions, Mr. Sewall left the meeting.

The Committee recommends acceptance of the preliminary submission with the suggestion that the applicants pursue the matter of increasing the entry identification as discussed with the project architect.

3. BUILDING PERMIT REVIEW OF A PROPOSED 125-UNIT "SENIORS" HOUSING PROJECT AT 1142 DUFFERIN STREET

The Committee reviewed the plans received in the Planning Department 1986 08 19 and the coloured perspective submitted on 1986 09 02.

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

The Committee commented that it is unfortunate that the large roof surfaces have not been given a heavy textured treatment as suggested previously. However, given the attention to quality on the remainder of the project the Committee recommends acceptance of the building portion of this application. It was noted that the package of working drawings did not include a detailed landscape plan. Consequently this application was tabled pending receipt of the landscape drawing.

Design Committee Minutes
of September 2, 1986

4. Z-33-86 PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL COMPLEX ON THE
NORTH SIDE OF LOUGHEED HIGHWAY BETWEEN KING EDWARD STREET AND
SCHOOLHOUSE STREET AT 1301 LOUGHEED HIGHWAY

The Committee reviewed the preliminary plans and coloured perspective drawing received in the Planning Department 1986 08 29.

Mr. D. Epp, one of the project architects, was in attendance to present the development. After explaining the proposal and answering the Committee's questions, Mr. Epp left the meeting.

The Committee understands that the "Superstore" component of this project is intended to be the first to be constructed if this development proceeds. The design for this building will therefore set the standard of quality and design for the remainder of the project. Comments, therefore, will be mainly directed at this main structure.

To preface their comments, the Committee would note the following:

- 1) the infancy of the design stage is conveyed by the preliminary nature of the plans and the limited time available to the project architects to prepare preliminary drawings;
- 2) the highly visible nature of the site on a main entrance way into Coquitlam and its exposure to regional traffic from the freeway (which are no doubt critical factors in the choice of the site);
- 3) The image of Coquitlam this building will portray, given the high visibility mentioned above;
- 4) the building mass of one use within a floor space of this size which is unprecedented in Coquitlam.

Firstly, the Committee would go on record as supporting the concept portrayed on the site plan for extensive green space to break up the large expanse of blacktop. It is hoped this objective will be carried forth in more detailed drawings.

The Committee feels, however, that the building has not received the design attention which they feel this site demands. Areas of concern are basic, including massing, entrance identity and the colour (particularly the dark brown on a building of this magnitude).

The Committee cannot recommend acceptance of this project and feels that a major review of the building design is mandatory.

Design Committee Minutes
of September 2, 1986

5. REVIEW OF PROPOSED MODIFICATIONS TO A TOWNHOUSE DEVELOPMENT PRESENTLY UNDER CONSTRUCTION AT 2865 GLEN DRIVE

The Committee reviewed the plans and accompanying letters received in the Planning Department 1986 08 20 and 1986 08 25 in regard to the introduction of two new unit types.

The Committee recommends acceptance of the new unit types 'A' and 'C' and the corresponding adjustments in their placement on lots 7 through 12.

6. BUILDING PERMIT REVIEW OF A PROPOSED 65-UNIT TOWNHOUSE PROJECT ON THE WEST SIDE OF FALCON DRIVE NORTH OF BARNET HIGHWAY AT 1170 FALCON DRIVE

The Committee reviewed the plans received in the Planning Department 1986 08 25.

The Committee recommends acceptance of the building design, however as the package of information was incomplete, the application was tabled. The Committee awaits the submission of:

- 1) a coloured material sample board,
- 2) plans of the recreation centre,
- 3) details of screening around the garbage containers,
- 4) a detailed landscape plan. The plan should indicate the existing vegetation to be retained and reduce the extent of asphalt paving in the "upper area" as discussed previously. This may necessitate adjustments in the architectural site plan.

7. Z-34-86 PRELIMINARY REVIEW OF A PROPOSED RECYCLING DEPOT ADJACENT TO THE NORTHERN END OF THE PORT MANN BRIDGE AT 2300 TAPPEN AVENUE

The Committee reviewed the plans and coloured perspective, all received in the Planning Department 1986 09 02.

This site is one of the most highly visible locations at a main entry point into Coquitlam. As a result, the building design should be of a standard which would reflect a level of design generally being achieved within the municipality. Unfortunately, the design indicated on the plans does not meet this objective. Consequently, the Committee cannot recommend acceptance of this project as presently

Design Committee Minutes
of September 2, 1986

7. continued

proposed. The Committee would recommend that the applicants review the project, focusing mainly on the following major areas of concern:

- 1) the massing of the large industrial portion of the project. Perhaps the graphics indicated on the perspective could be restudied and expanded to assist in creating the needed "breaks" in the building mass.
- 2) the location and proportions of the office. An adjustment over one panel width is suggested.
- 3) the window treatment proposed for the office. A more commercial storefront is recommended.

In relation to the landscaping concept, the Committee suggests that consideration be given to:

- a) varifying the height and types of the perimeter landscaping, and
- b) modifying the plan to more closely reflect the planting ideas indicated on Sheet 05.


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO:	Land Use Committee	DEPARTMENT:	DATE: Sept. 16, 1986
FROM:	Design Committee	DEPARTMENT:	YOUR FILE:
SUBJECT:	Design Committee Minutes of September 16, 1986		OUR FILE:

A meeting of the Design Committee was held at 6:00 p.m. on Tuesday, September 16, 1986, in the Engineering Department Committee Room with the following persons present:

COMMITTEE:

Mr. K. Anand
Ms. L. Burman
Mr. W. Roper
Mr. A. Smodi

STAFF:

Mr. K. McLaren, Development Control Technician

GUESTS:

Mr. Darrel Epp
Ms. André Rowland

1. PRELIMINARY REVIEW OF A PROPOSED 54-UNIT TOWNHOUSE DEVELOPMENT AT 2736 ATLIN PLACE WITHIN "RIVERVIEW"

The Committee reviewed the plans and coloured perspective, received in the Planning Department September 15, 1986. Ms. André Rowland, the Project Architect, was in attendance to present the development. After explaining the proposal and answering the Committee's questions, Ms. Rowland left the meeting.

The floor plans for this project appear fresh and interesting and the design concept has a nice feeling. The Committee would, however, request the Project Architect give consideration to the following areas of concern:

- 1) The Committee feels that stucco may not be the appropriate exterior material for the entire project, given the small overhangs and the location of the site in proximity to the forest area. Consideration should be given to the wood treatment, however, the Committee would like to see the revised plans in preliminary to see how the wood marries with the design concept.

Sept. 16, 1986

Design Committee Minutes
of September 16, 1986

1. cont'd

- 2) The opportunity exists to create a unique design treatment for the end units in some cases. This may involve a new unit type or alterations to an existing unit. This would assist in breaking up the large, flat appearance of the end elevations.
- 3) Concern was expressed with the front elevations, particularly Building 3, where all units are sited in the same way.
- 4) The Committee would question the location of the accessory off-street parking in relation to some units and the lack of covered parking adjacent units.

Revised preliminary plans are requested in order that the Committee can review design changes prior to the Project Architect proceeding to working drawings.

2. Z-33-86 - PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL COMPLEX ON THE NORTH SIDE OF LOUGHEED HIGHWAY BETWEEN KING EDWARD STREET AND SCHOOLHOUSE STREET AT 1301 LOUGHEED HIGHWAY

The Committee reviewed the revised preliminary elevations and coloured perspective drawing, received in the Planning Department September 16, 1986.

Mr. D. Epp, one of the Project Architects, was in attendance to present the development. After explaining the proposal and answering the Committee's questions, Mr. Epp left the meeting.

The Committee appreciates the Architect's response to their earlier concerns. The revised design depicted on the coloured perspective and the coloured elevation, and as explained by Mr. Epp, is certainly a significant improvement over the earlier proposal. The Committee can now recommend acceptance of this project in preliminary, noting that further submissions would be appreciated, if this development proceeds, in the way of more detailed preliminary plans.

Sept. 16, 1986

Design Committee Minutes
of September 16, 1986

2. cont'd

In particular, the Committee looks for more detail on the scored out-sulation as this detail evolves as to the grid. Furthermore, the canopy suggests tubular construction and the Committee feels that all exposed structural steel in the canopy and the tower should be of tubular construction.

In conclusion, the Committee recommends acceptance of the project in preliminary, while requesting the opportunity to review further preliminary plans when project details are firmed up.

3. BUILDING PERMIT REVIEW OF A PROPOSED 65-UNIT TOWNHOUSE PROJECT ON THE WEST SIDE OF FALCON DRIVE NORTH OF BARNET HIGHWAY AT 1170 FALCON DRIVE

The Committee reviewed the landscaping plans, the community building plans, and the sample board of exterior materials, all received in the Planning Department September 10, 1986.

The Committee notes minor concerns with the colour scheme as follows:

- 1) The roof proposed for Scheme A should be switched with the roof proposed for Scheme B. The brown would seem to be better suited to the tan siding, whereas the gray roof would seem to be better suited to the gray siding.
- 2) The brightness of the yellow siding - The Committee feels that consideration could be given to a softer yellow.

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

Sept. 16, 1986

Design Committee Minutes
of September 16, 1986

4. BUILDING PERMIT REVIEW OF PROPOSED 125-UNIT "SENIORS" HOUSING PROJECT
AT 1142 DUFFERIN STREET

The Committee reviewed the plans received in the Planning Department September 9, 1986.

The Committee reviewed the detailed landscape plans, which was the only outstanding matter with regard to this project. The Committee now recommends acceptance of this project.

5. PROPOSED EXTERIOR CHANGE TO A COMMERCIAL PROJECT UNDER CONSTRUCTION
AT 2991 LOUGHEED HIGHWAY - "PINE TREE VILLAGE"

The Committee reviewed a sketch indicating a revised elevation treatment at Building 7 within this project. The revised elevation treatment appears to allow retention of the existing skylight and expose more of the sign band for the existing tenants in this location.

The Committee recommends acceptance of the revised elevation treatment and notes that a proper revised elevation drawing should be submitted for inclusion in the working drawings.

6. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO A COMMERCIAL COMPLEX AT
445 NORTH ROAD - CARIBOO SHOPPING CENTRE

The Committee reviewed the preliminary plans received in the Planning Department September 5, 1986.

The Committee recommends acceptance of the proposed addition in preliminary on the understanding that all materials and colours will match the existing development.

Sept. 16, 1986

Design Committee Minutes
of September 16, 1986


7. Z-34-86 - PRELIMINARY REVIEW OF PROPOSED RESOURCE RECOVERY PLANT
ON THE WEST END OF TAPPEN AVENUE ON THE CAPE HORN INTERCHANGE AT
2300 TAPPEN AVENUE

The Committee reviewed the revised coloured perspective received September 15, 1986 and the revised elevation drawings received September 16, 1986.

The Committee appreciates the applicant's response to their earlier comments and now recommends acceptance of this project in preliminary.

The Committee would note, however, that the canopies appear artificial. Rather than implement canopies into the office portion of the building, the Committee would suggest the applicant consider lowering and widening the fascia to the window height and extend the fascia to provide weather protection.

KM/cr



Ken McLaren
Acting Secretary

DISTRICT OF COQUITLA

Inter-Office Communication

Land Use Committee

DEPARTMENT:

DATE: Sept. 30, 1986

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of September 30, 1986

OUR FILE:

A meeting of the Design Committee was held at 6:30 p.m. on Tuesday, September 30, 1986, in the Engineering Department Committee Room with the following persons present:

COMMITTEE:

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

STAFF:

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

1. BUILDING PERMIT REVIEW OF PROPOSED BONANZA RESTAURANT IN THE "SUNWOOD SQUARE" SHOPPING CENTRE AT 3025 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department 1986 09 29 and the colour scheme submitted previously on 1986 09 02.

The Committee recommends acceptance of the proposed building.

2. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING IN "MAYFAIR INDUSTRIAL PARK" AT 71 GLACIER STREET

The Committee reviewed the preliminary plans received in the Planning Department 1986 09 17 and the coloured perspective submitted on 1986 09 30.

The Committee commented that the graphics are rather playful, particularly the curved form. The entry identification, however, if simplified, could improve the building's image. In this regard, the Committee suggests that the two horizontal burgundy sections of metal cladding be removed and the entry feature be left as one volume, on the same plane, expressed in painted tilt-up. This may necessitate recessing of the upper windows to achieve weather protection.

If this project reaches the building permit application stage, the Committee will be looking for the usual details, plus a response to the above-noted suggestion.

Design Committee Minutes
of September 30, 1986

3. PRELIMINARY REVIEW OF A PROPOSED 54-UNIT TOWNHOUSE PROJECT AT
2736 ATLIN PLACE

The Committee reviewed the revised plans and covering letter, all received in the Planning Department 1986 09 29.

The Committee commented that they appreciate the response to their previous concerns and would now have no objection to this project proceeding to the working drawing stage. If this development does proceed, the Committee will be looking for the usual level of drawings, plus a detailed landscape plan, information on garbage enclosure screening, and a coloured material sample board.

4. Z-39-86 - PRELIMINARY REVIEW OF PROPOSED CHURCH ON NORTHWEST CORNER
OF JOHNSON STREET AND WALTON AVENUE AT 1280 JOHNSON STREET

The Committee reviewed the preliminary plans received in the Planning Department 1986 09 17 and the coloured perspective submitted on 1986 09 26.

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

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

5. PROPOSED ALTERATION TO COMMERCIAL BUILDING UNDER CONSTRUCTION ON THE
NORTH SIDE BARNET HIGHWAY WEST OF FALCON DRIVE AT 2555 BARNET HIGHWAY

The Committee reviewed the revised colour scheme received in the Planning Department.

The Committee recommends acceptance of the proposed change in the colour scheme from "brown" to "blue". In the meantime, the Committee

Design Committee Minutes
of September 30, 1986

5. cont'd

would solicit, from the applicants, what type of architectural finish will be utilized on the rather unsightly concrete wall facing the Barnet Highway.

NM/cr


Neil Maxwell Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Oct. 14, 1986
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of October 14, 1986

A meeting of the Design Committee was held at 6:30 p.m. on Tuesday, October 14, 1986, in the Engineering Department Committee Room with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. A. Terrett

1. BUILDING PERMIT REVIEW OF A PROPOSED "RADOME" AT 2441 UNITED BLVD.

The Committee reviewed the plans received in the Planning Department 1986 10 07.

The Committee recommends acceptance of the proposed structure.

2. PRELIMINARY REVIEW OF A PROPOSED "BEER AND WINE STORE" ON THE PUB SITE AT 1125 FALCON DRIVE

The Committee reviewed the plans received in the Planning Department 1986 10 08.

The Committee commented that the new building is not consistent with the architecture of the existing structure. The proposed building

Design Committee Minutes
of October 14, 1986

2. cont'd

lacks the embellishments and detail which makes the existing building so successful. Consequently, the Committee cannot recommend acceptance of this building as presently proposed. The Committee suggests that the applicant reconsider the project, paying particular attention to detail.

In addition to the above, the Committee commented that:

- 1) the roofing material should be cedar shakes to be consistent with the existing building;
- 2) future submissions should clearly call up the exterior finishes and provide information on the proposed signage such as materials and colours.

To summarize, the Committee requests that revised plans be submitted responding to the above concerns.

3. BUILDING PERMIT REVIEW OF A PROPOSED 16-UNIT TOWNHOUSE PROJECT ON THE EAST SIDE OF LEBLEU STREET NORTH OF BRUNETTE AVENUE AT 209 LEBLEU ST.

The Committee reviewed the plans received in the Planning Department 1986 10 14 and the coloured perspective submitted earlier on 1986 06 13.

The Committee recommends acceptance of the proposed buildings, however, as the package of drawings did not include a detailed landscape plan, the application was tabled. In addition, the Committee requests confirmation of the proposed colour scheme through the submission of a coloured material sample board and a coloured elevation drawing.

Design Committee Minutes
of October 14, 1986

4. Z-44-86 - PRELIMINARY REVIEW OF PROPOSED 36-UNIT TOWNHOUSE PROJECT ON WEST SIDE OF INLET ST., NORTH OF TAH SIS AVE., AT 1160 INLET STREET

The Committee reviewed the preliminary plans received in the Planning Department 1986 10 10 and the coloured perspective presented at this meeting.

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

The Committee commented that the project is generally acceptable, however, the Committee expressed strong reservations in relation to the carports, the covered stairways and the regimented building siting along Inlet Street. The Committee suggests that the applicants review these areas of concerns, as discussed with the project architect. If the design solutions necessitate an appeal to Council of certain Zoning Bylaw regulations, the Committee, depending on the nature of the appeal or appeals, would generally be willing to endorse this approach.

In relation to the landscaping, the Committee commends the applicants on their attempt at tree preservation and suggests that the concept be expanded to encompass other areas throughout the site, particularly along Inlet Street if possible.

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

5. "TRI-COMMUNITY BUILDERS' AWARD"

The Committee was advised that the Chamber of Commerce is again seeking nominations for the subject award. The award is to be presented annually to the owner of a building judged to contribute aesthetically to the community in its building class. The building may be either new or renovated. The Committee then recommended the following buildings:

Design Committee Minutes
of October 14, 1986

5. cont'd

MULTI-RESIDENTIAL

- 1) 1195 Falcon Drive - an 80-unit three-storey apartment project on the southeast corner of Guildford Way and Falcon Drive
- 2) 2721 Atlin Place - a 45-unit townhouse project in the "River Heights" subdivision

COMMERCIAL

- 1) 445 North Road - exterior renovations to the Cariboo Trails Shopping Centre
- 2) 515 North Road - exterior renovations to the McDonald's Restaurant
- 3) 555 Clarke Road - a commercial building on the west side of Clarke Road across from the Burquitlam Plaza
- 4) 581 Clarke Road - a commercial building on the southwest corner of Como Lake Avenue and Clarke Road
- 5) 2188 Austin Avenue - a commercial building on the southwest corner of Mundy Street and Austin Avenue
- 6) 3064 Lougheed Highway - exterior renovations to convert the "Gulf" service station on the southwest corner of Lougheed Highway and Westwood Street to a "Petro Canada" station
- 7) 1090 Lougheed Highway - the new "Pacific GMC" dealership on the southwest corner of Lougheed Highway and King Edward Street

Design Committee Minutes
of October 14, 1986

5. cont'd

INDUSTRIAL

- 1) 75 Golden Drive - an industrial building on the northeast corner of Golden Drive and Canoe Avenue for "Team Tube"
- 2) 71 Glacier Street - an industrial building on the east side of Glacier Street at Shuswap Avenue
- 3) 91 Glacier Street - a large addition to the northern end of the existing building
- 4) 140 Glacier Street - an industrial building at the very northern end of Glacier Street for "Aluminex"
- 5) 84 North Bend Street - an industrial building on the west side of North Bend Street, south of Golden Drive

CATEGORY ?

- 1510 Brunette Avenue - a building by B.C. Telephone on the south side of Brunette Avenue east of Schoolhouse Street. The Design Committee feels this project is worthy of nomination even though there is no specific category for this building type.

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Oct. 22, 1986
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Special Design Committee Meeting OUR FILE:
 on October 21 & 22, 1986

A special meeting of the Design Committee was held in the Planning Department on 1986 10 21 and 1986 10 22, with the following persons present:

COMMITTEE:

Mr. W. Haley
Mr. D. Nichols
Mr. W. Roper

STAFF:

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

1. Z-44-86 - PRELIMINARY REVIEW OF PROPOSED 36-UNIT TOWNHOUSE PROJECT ON WEST SIDE OF INLET STREET NORTH OF TAHSIS AVENUE AT 1160 INLET STREET

The Committee reviewed the revised plans, coloured perspective, and accompanying letter from the project architect, all received in the Planning Department 1986 10 20.

The Committee is disappointed with the applicant's response to the concerns raised at their previous meeting. The Committee was hopeful that more major adjustments would be forthcoming. The carport changes would improve the appearance of the structures to an acceptable level, noting that the trelliswork is considered an important part of the design solution.

After the time constraints were explained to the Committee, they reluctantly agreed to recommend acceptance of this development in preliminary. This is based on the understanding that prior to the Public Hearing, or at least before working drawings are prepared, the applicants would resubmit revised preliminary plans which respond to the Committee's remaining concerns relating to stairwells and siting.

Special Design Committee Meeting
on October 21 & 22, 1986

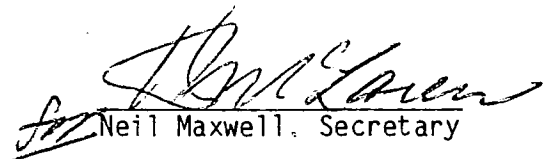
1. cont'd

In the absence of any alternative proposals by the applicants on the matters of concern, the Committee would put forward the following suggestions for consideration:

- 1) increasing the width of roof over the exterior stairs and instituting a beam on the fascia similar to the carport beams. This would not only increase the entry identification but also provide additional weather protection to the lower units and make a more substantial design statement.
- 2) adjusting all of the unit blocks a minimum of 10' 0" to the rear of the site and then bring forward two of the blocks along Inlet Street. This would likely result in the loss of additional tree growth at the rear of the site, however, the Committee feels the siting along Inlet Street requires attention. Alternatively, the applicants could relocate the access point to Inlet Street. It appears that the access as presently proposed may not be acceptable to staff in the Engineering Department. If it must be relocated, then this could provide the needed break in the siting.

In summary, the Committee recommends that the application proceed to Public Hearing, with the proviso that they reconsider the two remaining areas of concern: the unit siting and the covered stairways.

NM/KM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee

DEPARTMENT:

DATE: Oct. 28, 1986

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of October 28, 1986

OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, October 28, 1986, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. Canvin
Mr. Foster

1. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO CHURCH ON THE SOUTH SIDE OF REGAN AVENUE WEST OF POIRIER STREET AT 1666 REGAN AVENUE

The Committee reviewed the plans and coloured photographs, all received in the Planning Department 1986 10 27.

The Committee recommends acceptance of the proposed addition.

Design Committee Minutes
of October 28, 1986

2. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE NEIGHBOURHOOD PUB ON
THE WEST SIDE OF CLARKE ROAD NORTH OF SMITH AVENUE AT 541 CLARKE ROAD

The Committee reviewed the preliminary plans received in the Planning Department 1986 10 24.

The Committee recommends acceptance of the concept, noting that if this project does proceed, the working drawings should include the exterior elevations rather than the interior perspective.

3. REVIEW OF ALTERATIONS TO A 45-UNIT TOWNHOUSE PROJECT IN "RIVERVIEW"
AT 2721 ATLIN PLACE

The Committee heard a verbal report from staff that the pockets of landscaping have not been installed adjacent to the central driveway and that some of the carport beams have been given a natural oil finish rather than stained to match the project colours.

Comment on this matter was tabled, pending an on-site inspection by Committee members.

4. REVIEW OF PROPOSED ALTERATIONS TO CAR DEALERSHIP UNDER CONSTRUCTION
AT 2595 BARNET HIGHWAY

The Committee reviewed a letter from the applicant, received in the Planning Department 1986 10 28, which requests a change in building material for the fascia from wood to metal.

The Committee has no objection to the proposed adjustment in building material, however, prior to any work being carried out on site, the Committee requests confirmation of the colours as it appears the applicant has deviated from the previously approved colour scheme.

Design Committee Minutes
of October 28, 1986

5. PRELIMINARY REVIEW OF A PROPOSED "BEER AND WINE STORE" ON THE PUB SITE AT 1125 FALCON DRIVE

The Committee reviewed the revised plans received in the Planning Department 1986 10 21 and the paint chips received 1986 10 27.

The owners, Mr. Canvin and Mr. Foster, were in attendance to present the new plans and discuss the Committee's previous comments. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee appreciates the applicants' response to their previous comments. It appears that with a few additional adjustments, the building could be very complementary to the existing structure. In this regard, the Committee suggests that consideration be given to:

- 1) modifying the upper facade and the sloped cedar roof, as discussed;
- 2) repeating additional design features from the pub, as discussed.

6. BUILDING PERMIT REVIEW OF PROPOSED 16-UNIT TOWNHOUSE PROJECT ON EAST SIDE OF LEBLEU STREET NORTH OF BRUNETTE AVENUE AT 209 LEBLEU STREET

The Committee reviewed the landscape plan received in the Planning Department 1986 10 28 and a photograph of the coloured perspective submitted on 1986 06 13.

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

- 1) increasing the number of photinia frazeri proposed for around the front parking lot, as well as introducing plant material into the open areas in this same area;
- 2) planting the areas beyond the wheel stops with hardy, low-growing ground covers.

The Committee recommends acceptance of the development subject to the applicant first resolving the above-noted concerns to the satisfaction of the Planning Director. It was noted that the coloured material sample board confirming the colour scheme has yet to be supplied.

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7. REVIEW OF PROPOSED ADJUSTMENTS TO AN 83-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION ON THE NORTH SIDE OF GLEN DRIVE WEST OF JOHNSON STREET AT 2865 GLEN DRIVE

The Committee reviewed the revised site plan received in the Planning Department 1986 10 27, which relates to proposed unit changes in the Phase III area.

It has become apparent, through review of this request and the previous one, that the applicants no longer wish to develop a project with seven unit types with three variations thereof. Instead, only three house designs are now being pursued. For a project of this type and density, a good unit mix is critical to the overall success of the development. These concerns were expressed to the proponents on a number of occasions when the design concept was being formulated. The Committee had commented further that they fully expected requests to be forthcoming in relation to minor modifications and adjustments as construction took place, however, a regression to the number of unit types now suggested cannot be endorsed by the Committee.

From the Committee's viewpoint, it also seems that the project lacks an overall architectural approach to unit selection and placement. This concern relates to the privacy factors between units, open space, vehicle parking, etc. Furthermore, the Committee clearly recalls that in many of their early meetings with the owner, Mr. Molnar, they were assured that he would personally be involved in "watching over" the entire construction. For that reason, the Committee retracted their recommendation for architectural supervision and subsequently recommended acceptance of the project, as listed in the development permit document.

It now seems that the Committee is being repeatedly asked to consider piecemeal submissions on unit replacements, colour schemes, etc. The Committee is certainly willing to review and comment on the various proposals, however, it should be done in a comprehensive manner. In this regard, the Committee suggests that future submissions include:

- 1) the applicants' proposal as to what unit types are now proposed for which locations;
- 2) sketch perspectives of the new unit types;

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7. cont'd

- 3) a few typical streetscapes;
- 4) an updated colour schedule if the approved version is no longer applicable.

The Committee would also suggest that the applicants reconsider the "dead ends". This request stems from the difficulties some Committee members actually encountered when making on-site visits. Perhaps a larger turning area could be provided or the street layout could be reworked.

8. BUILDING PERMIT REVIEW OF TWO ADDITIONAL UNITS PROPOSED FOR THE TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 1190 FALCON DRIVE

The Committee reviewed the plans received in the Planning Department 1986 10 27.

Mr. Roper, the project designer, was in attendance to explain the application. After discussing the proposal and answering the Committee's questions, Mr. Roper left the meeting.

The Committee recommends acceptance of the proposed two additional units and would endorse the applicant's appeal in relation to building length.

9. BUILDING PERMIT REVIEW OF A PROPOSED 21-UNIT APARTMENT PROJECT AT 1150 DUFFERIN STREET

The Committee reviewed the plans and coloured perspective, all received in the Planning Department 1986 10 20.

The Committee recommends acceptance of the project.

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Nov. 25, 1986
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of November 25, 1986

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, November 25, 1986, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. J. Crowhurst
Mr. A. Molnar
Ms. R. Mathews
Mr. T. Hale
Mr. V. Delgatty
Mr. M. Burton-Brown

1. BUILDING PERMIT REVIEW OF CANOPY AND KIOSK FOR THE SERVICE STATION AT 685 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department 1986 10 31 and the supplementary letter and photograph submitted on 1986 11 14.

The Committee recommends acceptance of the proposed structures and the suggested improvements to the existing building.

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of November 25, 1986

2. PRELIMINARY REVIEW OF A PROPOSED BEER AND WINE SALES BUILDING AT
1125 FALCON DRIVE

The Committee reviewed a letter from the applicants' engineer dated 1986 11 20, which requests a reconsideration of the Committee's recommendation that the "side walls" be raised.

It appears that the structure would have to be designed for heavy snow loads in any case, given the large front facade. Consequently, the Committee would question the magnitude of additional loading as a result of the increased sidewalls. Perhaps a slightly larger footing could carry the increased loading, thereby permitting the introduction of the higher walls as recommended previously.

In summary, the Committee requests that the applicants reconsider their suggestion that it is impractical to increase the height of the sidewalls.

3. BUILDING PERMIT REVIEW OF A PROPOSED SECOND INDUSTRIAL BUILDING AT
71 GLACIER

The Committee reviewed the plans received in the Planning Department 1986 11 14, 1986 11 25, and the coloured perspective submitted previously on 1986 09 30.

The Committee recommends acceptance of the proposed building.

4. Z-33-86 - PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL COMPLEX ON THE
NORTH SIDE OF LOUGHEED HIGHWAY BETWEEN KING EDWARD STREET AND SCHOOL-
HOUSE STREET AT 1301 LOUGHEED HIGHWAY

Mr. J. Crowhurst, one of the project architects, was in attendance to update the Committee on how the plans for the complex were evolving.

The Committee appreciates being kept abreast of any progress or adjustments in the design of this project. Future "updates" should include information on the other three sides of the building, as well as data on the scored outsulation building material.

Design Committee Minutes
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4. cont'd

In addition to the above, the Committee recommends that the applicants pursue the berm concept along the north and west property lines adjacent to the mobile home park.

5. BUILDING PERMIT REVIEW OF PROPOSED SERVICE COMMERCIAL BUILDINGS ON THE SOUTH SIDE OF BARNET HIGHWAY EAST OF LANSDOWNE STREET AT 2764 BARNET HIGHWAY

The Committee reviewed the plans received in the Planning Department 1986 11 21 and the coloured elevations and coloured perspective resubmitted at this meeting by the project architect, Mr. M. Burton-Brown. After discussing the changes and answering the Committee's questions, Mr. Burton-Brown left the meeting.

The Committee noticed the adjustment in the fundamental exterior building material from brick to split face concrete blocks. With the change, the project has lost many of the prominent embellishments indicated on the preliminary submission, such as the fan-shaped windows, the curved forms, etc.

Perhaps the applicants can reintroduce the design features through the use of stucco volumes. The Committee suggests that this recommendation be studied and the applicants resubmit plans which closely relate to the original design. Future submissions should also include a coloured material sample board, as well as revised coloured elevation drawings. If the Committee's concerns can be resolved, they would have no objection to the applicants' appeal in relation to height of the building.

6. REVIEW OF PROPOSED ADJUSTMENTS TO AN 83-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION ON THE NORTH SIDE OF GLEN DRIVE WEST OF JOHNSON STREET AT 2865 GLEN DRIVE

The Committee reviewed the revised site plans and plans of the proposed new unit types, all received in the Planning Department on 1986 11 25.

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6. cont'd

A delegation, headed by Mr. A. Molnar, was in attendance to present the latest plans. After explaining the new concept and answering the Committee's questions, the delegation left the meeting.

The Committee appreciates the response to their previous comments and the information on the marketing difficulties which have precipitated the requested modifications. Hopefully, these new unit types will be the catalyst which will help in the promotion and rapid completion of the project.

Streetscapes numbered 2 and 3 have a good interrelationship between units, particularly in terms of the roof flows. Streetscape #1, however, is not as successful in terms of the placement of one and two-storey units. The Committee would request the applicants to review this streetscape and the rest of the project, with a view to elimination of this concern.

The Committee went on to state that they would be opposed to any situation where a number of the same unit types would be constructed side by side. They trust that, through careful marketing, any requests of this sort will not be forthcoming.

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

7. Z-43-86 - PRELIMINARY 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, coloured material samples and the coloured perspective, all presented at this meeting by the project architect, Mr. V. Delgatty. After explaining the development and answering the Committee's questions, Mr. Delgatty left the meeting.

The Committee recommends acceptance of the preliminary plans and would compliment the applicants on the thoroughness of the submission.


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8. REVIEW OF PROPOSED ALTERATIONS TO EXTERIOR FINISHES TO A PROPOSED 21-UNIT APARTMENT BUILDING AT 1150 DUFFERIN STREET

The Committee reviewed the plans and accompanying letter, all received in the Planning Department 1986 11 25, which requested consideration of changes to the exterior materials of the building and a "thinning" of the landscaping.

The Committee recalls quite clearly the evolution of the project from a 15-unit apartment up to the present 21 suites, all the while maintaining the quality exterior materials. The use of those materials (wood siding, bricks and a metal or cedar roof) was one of the main reasons why the Committee recommended acceptance of the project. The new materials of vinyl siding, stucco and duroid shingles change the character of the original design to such an extent that the Committee cannot now recommend the project proceed. The Committee therefore suggests that the applicants reconsider the exterior materials, with a view to returning as closely as possible to the approved concept.

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Nov. 12, 1986
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of November 12, 1986

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Wednesday, November 12, 1986, with the following persons present:

COMMITTEE:

Ms. L. Burman
Mr. D. Nichols
Mr. W. Roper
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. T. Thompson
Mr. A. Terrett
Mr. M. Coady

1. REVIEW OF PROPOSED CHANGES TO CAR DEALERSHIP UNDER CONSTRUCTION AT 2595 BARNET HIGHWAY

The Committee reported that the grey and maroon colour combination is acceptable, with the comment that they still feel a "lighter" colour scheme would be more successful.

2. REVIEW OF ALTERATIONS TO A TOWNHOUSE PROJECT IN "RIVERVIEW" AT 2721 ATLIN PLACE

The Committee reported their on-site visit revealed that:

- 1) it is unfortunate the beams have not been painted to match the colour scheme of the project;
- 2) the side slopes adjacent to the central driveway virtually eliminate all possibilities for planted landscaping.

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of November 12, 1986

2. cont'd

The Committee went on to comment that, given the overall quality of the project, the beams are acceptable "as is", however, the applicant should definitely continue to install the landscape tubs adjacent the entries to lessen the impact of the long, central asphalt driveway.

3. PRELIMINARY REVIEW OF A PROPOSED BEER AND WINE STORE ADJACENT TO THE NEIGHBOURHOOD PUB AT 1125 FALCON DRIVE

The Committee reviewed the revised preliminary plans received in the Planning Department 1986 11 12.

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) a raising of the two side walls similar to one of the earlier submissions;
- 2) the elimination of the asphalt beyond the curb lines along the south property line and the central area and then planting these areas with low-growing, hardy plant material, with ornamental trees selectively located;
- 3) clarification of the proposed planter boxes in terms of number and proposed plant material.

It was noted that the roof adjacent the south property line may have to be adjusted, given the construction requirements of the National Building Code.

4. Z-44-86 - PRELIMINARY REVIEW OF A PROPOSED 36-UNIT TOWNHOUSE PROJECT AT 1160 INLET STREET

The Committee reviewed the revised preliminary plans received in the Planning Department 1986 11 07 and the coloured perspective submitted previously on 1986 10 14.

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of November 12, 1986

4. cont'd

The project architects, Mr. T. Thompson and Mr. A. Terrett, were present to answer any Committee concerns. After explaining the modifications, the delegation left the meeting.

The Committee recommends acceptance of the project in preliminary. If the development does proceed, the Committee would be looking for the usual detailed information plus a response to their query to the project architects with regard to the moving of the support post adjacent the stairs.

5. Z-29-86 - PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL SHOPPING CENTRE
ON THE NORTHEAST CORNER OF BARNET HIGHWAY AND LANSDOWNE DRIVE AT
2773 BARNET HIGHWAY

The Committee reviewed the preliminary plans, coloured elevation drawings and coloured perspective, all received in the Planning Department 1986 11 10.

Mr. M. Coady, the project architect, was present to explain the development and to answer any Committee questions. After considerable discussion, Mr. Coady left the meeting.

The Committee, as stated previously, is in agreement with the design concept, however, in order to achieve and maintain the image of the centre, considerable care in the specification of the building products will be necessary. This relates to things such as the selection of the custom colours, the type and actual application of the paint and the material of the awning.

On the matter of signage, the Committee notes that both the coloured perspective and the coloured elevations depict the letters of the upper signage to be a contrasting yet complementary red. The Committee would recommend that the red lettering be maintained and would question the applicant on how they would see this being controlled.

The Committee notes further that if this project does proceed, they will insist that the design of the "gas bar" and the two restaurants be consistent with the architectural theme now established for this complex.

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of November 12, 1986

6. PRELIMINARY REVIEW OF A PROPOSED CHANGE ROOM BUILDING WITHIN THE TOWN CENTRE PARK AT 1300 PIPELINE ROAD

The Committee reviewed the preliminary plans and model, all received in the Planning Department 1986 11 12.

The Committee recommends acceptance of the concept in preliminary. If the project does proceed, the Committee trusts that the working drawings will provide the usual level of detail, including information on the rooflines.

7. REVIEW OF PROPOSED ALTERATIONS TO A 125-UNIT CARE CENTRE UNDER CONSTRUCTION AT 1142 DUFFERIN STREET

The Committee reviewed the revised plans and covering letter, all received in the Planning Department 1986 11 07.

The Committee recommends acceptance of the reduction in the use of brick and the increase in the amount of stucco. During their review, the Committee noted the introduction of trim boards around some of the windows. Due to possible weathering problems, the Committee recommends that they be removed, thereby lessening the potential problem around the windows and also making the window design consistent with the other windows.

NM/cr

Neil Maxwell
Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Dec. 9, 1986
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of December 9, 1986

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, December 9, 1986, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. J. Nagel
Mr. M. Burton-Brown
Mr. T. Ravenhill
Mr. A. Resanovic
Ms. C. Chernoff
Mr. K. King
Mr. Mawhinney
Mr. D. Morrow

1. BUILDING PERMIT REVIEW OF PROPOSED BEER & WINE STORE ON EAST SIDE OF FALCON DRIVE NORTH OF BARNET HIGHWAY AT 1125 FALCON DRIVE

The Committee reviewed the plans received in the Planning Department 1986 12 03 and the coloured elevation submitted previously on 1986 10 21.

The Committee recommends acceptance of the project subject to the applicant first supplying additional detailed information on the proposed landscaping, to the satisfaction of the Planning Director.

Design Committee Minutes
of December 9, 1986

Mr. W. Roper left the meeting.

2. BUILDING PERMIT REVIEW OF PROPOSED 21-UNIT APARTMENT BUILDING AT THE
NORTHERN END OF DUFFERIN STREET AT 1150 DUFFERIN STREET

The project architect, Mr. A. Resanovic and the applicant's quantity surveyor, Mr. K. King, were present to further explain the requested adjustments in exterior building materials. After discussing the proposed changes, the delegation left the meeting.

Although there was no longer a quorum with Mr. Roper leaving the meeting, the remaining Committee members recommended acceptance of the project, and in particular the following:

- 1) a cement brick in one of the five colour tones displaying grey being used where previously proposed;
- 2) a grey vinyl siding rather than blue being utilized;
- 3) asphalt shingles being used in a complementary colour;
- 4) stucco being incorporated on the balcony fronts in a complementary yet contrasting colour;
- 5) the revised landscaping proposal being followed.

Prior to finalizing the colour schedule, the Committee requests submission of the colour scheme, including actual coloured material samples.

Mr. Roper returned to the meeting at this point.

3. BUILDING PERMIT REVIEW OF PROPOSED ADDITIONS AND ALTERATIONS TO THE
CHURCH ON SOUTHEAST CORNER OF BLUE MOUNTAIN STREET AND SMITH AVENUE
AT 699 BLUE MOUNTAIN STREET

The Committee reviewed the plans, coloured perspective and photographs, all received in the Planning Department 1986 12 08.

The Committee recommends acceptance of the proposed addition and the improvements to the remainder of the building. In addition, the Committee would endorse the applicant's appeal in relation to the setback requirement from Blue Mountain Street.

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4. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON SOUTH SIDE OF BARNET HIGHWAY EAST OF LANSLOWNE STREET AT 2764 BARNET HIGHWAY

The Committee reviewed the revised plans received in the Planning Department 1986 12 08 and the coloured information presented at this meeting.

A delegation headed by Mr. M. Burton-Brown, the project architect, was present to explain the revisions. After explaining the adjustments and after answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the project and would endorse the applicant's appeal in relation to the height requirements of the Zoning Bylaw.

5. 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 plans received in the Planning Department 1986 12 03 and the coloured perspective and coloured material sample board submitted on 1986 12 09.

A delegation consisting of Mr. Mawhinney, Mr. Morrow and Ms. Chernoff was in attendance to present the plans of the project. After discussing the development and answering the Committee's questions, the delegation left the meeting.

The Committee agrees with the applicant's choice of building materials indicated on the sample board and trusts that these materials will be retained at the working drawing stage. It was noted that the presentation drawings were not completed and the perspective was of a rather small scale. Even after being updated by the architects in relation to grades, building materials, etc., the Committee commented that the design is not yet to a level at which they can recommend acceptance. The Committee therefore suggests that the applicant restudy the project in general, while paying particular attention to the following areas:

- 1) the unit siting and the limited outdoor areas adjacent to a number of the units;

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5. cont'd

- 2) the inconsistencies in the roof pitches;
- 3) the window treatment;
- 4) the upper and lower facades;
- 5) the length of the building on the upper lot, which has limited breaks horizontally and vertically;
- 6) the large blank end elevations. Perhaps a new unit type or the integration of the usually mandatory electrical rooms will help to create a unique end condition.

In summary, the Committee requests the submission of revised and updated preliminary plans which address the concerns raised above.

6. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO NEIGHBOURHOOD PUB AT
541 CLARKE ROAD

The Committee reviewed the plans received 1986 10 21 and the coloured elevation drawing supplied on 1986 11 27.

The Committee recommends acceptance of the proposed addition.

7. BUILDING PERMIT REVIEW OF PROPOSED SECOND ADDITION TO THE "BIG O"
TIRE STORE AT 1014 WESTWOOD STREET

The Committee reviewed the plans received in the Planning Department 1986 11 27.

The Committee recalls that this addition was once part of the overall expansion ideas of the applicant which the Committee reviewed but did not recommend acceptance of earlier in the year. Given the fact that the design has not improved as suggested previously, the Committee still cannot recommend acceptance of the addition. It was noted that the applicant previously requested issuance of the building permit without first obtaining the Committee's endorsement of the proposed design.

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8. BUILDING PERMIT REVIEW OF PROPOSED "BEER AND WINE STORE" ADDITION TO
THE CARIBOO TRAILS HOTEL AT 405 NORTH ROAD

The Committee reviewed the plans received in the Planning Department
1986 12 05.

The Committee recommends issuance of the building permit for the
alterations and additions.

9. BUILDING PERMIT REVIEW OF A PROPOSED 54-UNIT TOWNHOUSE PROJECT AT
2736 ATLIN PLACE

The Committee reviewed the plans received in the Planning Department
1986 12 04 and the coloured perspective and colour board submitted
on 1986 12 08.

The Committee notes the many adjustments, of a minor and more
significant nature, which have occurred since the preliminary
submission. Of particular concern were the changes to the
elevations through the elimination of the clerestory lighting
and the introduction of the trellis detail. Another concern
relates to the proposed colour scheme and its application.

Prior to finalizing a recommendation on this project, the Committee
requests that the project architect attend the next meeting and
provide the theory behind the changes.

10. PROPOSED ALTERATIONS TO 44-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION
AT 1190 FALCON DRIVE

The project designer, Mr. W. Roper, presented a new detail for the
window trims and vinyl siding colours. After explaining the trim
details and the change in colours, Mr. Roper left the meeting.

Although there was no longer a quorum with Mr. Roper leaving the
meeting, the remaining Committee members recommended acceptance
of the new trim detail and vinyl siding colours.

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

The project designer, Mr. W. Roper, presented an "as built" landscape plan and asked the Committee to recommend its acceptance as being complete. After answering the Committee's questions, Mr. Roper left the meeting.

Although there was no longer a quorum with Mr. Roper leaving the meeting, the remaining Committee members tabled their recommendation on the requested changes, pending the results of their on-site inspection.

NM/cr


N. Maxwell, Secretary