

DESIGN COMMITTEE

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee

DEPARTMENT:

DATE: July 18, 1977

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes of
Special Meeting Held July 18, 1977

OUR FILE:

A special meeting of the Design Committee was held in the Engineering Department Committee Room on Monday, July 18, 1977. The regular meeting of July 13, 1977 was cancelled due to the lack of a quorum. In attendance were:

COMMITTEE:

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

STAFF:

Mr. K. McLaren, Development Control Technician

1. B-4138 - PROPOSED ADDITION TO AN INDUSTRIAL BUILDING AT 100 WOOLRIDGE STREET - 1ST REVIEW

The Committee reviewed the plans and coloured elevation received in the Planning Department June 17, 1977.

The Committee has no objection to the proposed addition.

ACCEPTABLE

2. NOMINATIONS FOR THE PARK AND TILFORD BEAUTIFICATION AWARDS

This item was tabled for the Committee to give some thought to possible nominations within the five categories.

TABLED

3. Z-49-76 - PROPOSED 99 UNIT STEPPED MULTIPLE-FAMILY HOUSING DEVELOPMENT ON THE WEST SIDE OF WESTVIEW STREET SOUTH OF AUSTIN AVENUE AT 424-458 WESTVIEW STREET - 5th PRELIMINARY REVIEW

The Committee reviewed the plans received July 12, 1977 and the massing model received July 13, 1977.

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3. Z-49-76 con't

The Committee reiterates their concern with the inner courtyard and in particular the lowest level entries which the Committee feels will have a gloomy atmosphere.

The building form and massing is good, however, the project architect should reconsider the use of exterior materials as the Committee feels the excessive use of a fine-textured stucco would be unacceptable. The Committee would consider the use of stucco if they were assured of thorough detailing (joints and sections) and a very coarse aggregate.

Perhaps consideration could be given to using more accent materials such as is suggested in the cedar planters and railings.

Thought could be given to the use of some metal cladding as an alternate material to the cedar.

The buildings in general lend themselves to a monolithic character such as would be achieved if they were finished in sandblasted concrete.

The Committee will be looking for colour chips and samples of exterior materials.

ACCEPTABLE FOR PUBLIC HEARING

4. Z-25-76 - PROPOSED CHURCH COMPLEX ON THE SOUTH SIDE OF MASON AVENUE WEST OF COAST MERIDIAN ROAD AT 3358 MASON AVENUE - 3RD PRELIMINARY REVIEW

The Committee reviewed the plans and colour chips received in the Planning Department July 12, 1977.

The Committee appreciates the project designer's response to their comments of June 22, 1977 and feels that the changes proposed will improve the project.

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

- a) a detail of the combination of the 2X2 and the bevel siding.
- b) clarification of the roofing material.

ACCEPTABLE FOR PUBLIC HEARING

Design Committee Minutes of Special
Meeting Held July 18, 1977

5. B-3036 - REVIEW OF R.C. MACDONALD (HICKEY) ELEMENTARY SCHOOL AT GALE AVENUE

The Committee reviewed the letter received from the project architect on July 11, 1977 in reply to the Committee's comments of June 22, 1977.

The Committee looks forward to viewing this project when completed and trusts that:

- a) the finish coat of stain will substantially improve the patchiness of the cladding;
- b) the problem of the staining from the horizontal flashing will be remedied;
- c) the corner detail will be suitably stained.

ACCEPTABLE

6. B-4041 - PROPOSED EXTENSION TO WAREHOUSES AT 163 SCHOOLHOUSE STREET IN COQUITLAM - 2ND REVIEW

The Committee reviewed the revised plans received in the Planning Department July 6, 1977.

The Committee finds this project acceptable.

ACCEPTABLE

7. B-4190 - PROPOSED ADDITION TO CHIMO POOL COMPLEX AT 610 POIRIER STREET - 1ST REVIEW

The Committee reviewed the plans and coloured photograph received in the Planning Department July 13, 1977.

The Committee has no objection to this proposed addition.

ACCEPTABLE

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8. B-4176 - PROPOSED INDUSTRIAL BUILDING AT 15 KING EDWARD AVENUE -
1ST REVIEW

The Committee reviewed the plans received in the Planning Department July 6, 1977 and the coloured perspective received May 11, 1977.

The Committee has no objection to this proposed building.

ACCEPTABLE

9. B-4166 - PROPOSED INDUSTRIAL BUILDING ON THE EAST SIDE OF SCHOOLHOUSE
STREET SOUTH OF BOOTH AVENUE - 1ST REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department June 24 and July 8, 1977.

The Committee suggests the applicant attempt to treat the mass in a more aesthetic manner. Even turning the cladding to horizontal could improve the project.

Perhaps some attempt could be made to accentuate different heights of the building in some architectural fashion. Consideration could be given to architectural linking of the office and the warehouse.

Matching in colour of the flashing above the metal cladding and the cladding is suggested.

The Committee feels that too much green is being used. Perhaps the green could be used as a graphic accent colour by tying the overhead doors together. The blockwork could be monochromatic to the siding colour. As an alternative to the window sash colour, rideau brown could be considered.

REVISED PLANS REQUESTED

10. B-4069 - PROPOSED CANOPY ADDITION TO THE EXISTING COMMERCIAL BUILDING ON
THE NORTH SIDE OF COMO LAKE AVENUE AT 1665 COMO LAKE AVENUE - 1ST REVIEW

The Committee reviewed the plans and colour chips received July 6, 1977.

The Committee finds this project acceptable, with the suggestion that the overall appearance of the existing store and the canopy addition could be improved with the use of rough cedar fascia and trim.

ACCEPTABLE

KM/ci


K. McLaren, Secretary

Received by Council July 22, 1977.

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: July 27, 1977
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes of July 27, 1977 OUR FILE:

A regular meeting of the Design Committee was held in the Committee Room on Wednesday, July 27, 1977, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUEST:

Mr. V. Kwan

1. Z-30-77 - PROPOSED SENIOR SECONDARY SCHOOL ON LANSLOWNE STREET NORTH OF GLEN DRIVE - 1ST REVIEW

The Committee reviewed the plans received June 30, 1977 and the coloured perspective received July 21, 1977.

The Committee is quite impressed with the design of this project and is very pleased to see this caliber of architecture on school buildings. The design concept and use of materials are well thought out.

ACCEPTABLE FOR PUBLIC HEARING

2. Z-49-76 - PROPOSED 99 UNIT STEPPED MULTI-FAMILY HOUSING DEVELOPMENT ON THE WEST SIDE OF WESTVIEW STREET SOUTH OF AUSTIN AVENUE - 6TH PRELIMINARY REVIEW

The Committee reviewed the model received July 13, 1977 and the plans and exterior materials received at the meeting.

Mr. Vincent Kwan, the project architect, was present to discuss the Committee's comments of July 18, 1977. Mr. Kwan then left the meeting.

Design Committee Minutes
of July 27, 1977

2. Z-49-76 con't

The Committee looks forward to reviewing project details at the time of building permit application. Also, samples of the proposed stucco dash will be required.

ACCEPTABLE FOR PUBLIC HEARING

3. B-4207 - PROPOSED CHURCH ON THE NORTH SIDE OF FLEMING AVENUE AT
2931 FLEMING AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department July 22, 1977 and the coloured perspective received March 10, 1977.

The Committee tabled this application to await submission of the detailed landscape plan and colour chips of proposed exterior materials.

The Committee feels that some of the details proposed on the building are suspect and in particular where the channel siding is used horizontally on a sloped wall. Perhaps the project architect could consider the use of beveled siding.

TABLED

4. B-4203 - PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF AUSTIN AVENUE
EAST OF MARMONT STREET AT 1116-1120 AUSTIN AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department July 20, 1977 and the coloured perspective received May 20, 1977.

The Committee reiterates their comments of May 25, 1977 pertaining to windows and requests the project designer's response to these comments.

The Committee notes that the coloured perspective indicates an open courtyard atmosphere whereas the plans show this as being closed by a second storey balcony. The Committee feels this cover may be of value but not to the extent shown. Perhaps the metal cladding could be used in this area in the form of a walkway canopy. The Committee prefers the impression in the perspective to that on the plan.

The Committee notes a significant improvement at the rear of the building, however, is concerned that different materials are meeting on basically the same wall surface. The revised submission should include a solution to this concern, as well as a sample of the brick material.

The ends of the buildings should be painted and a colour chip is requested. More complete sections and details are also requested.

Design Committee Minutes
of July 27, 1977

4. B-4203 con't

The size of the periwinkle should be increased to at least two year old plants, four inch pots.

REVISED PLANS REQUESTED

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

5. B-4211 - PROPOSED 59 UNIT RENTAL APARTMENT PROJECT AT THE NE CORNER OF RIDGEWAY AVENUE AND GATENSBURY STREET AT 1131-1207 RIDGEWAY AVENUE - 1ST REVIEW

The Committee reviewed the plans and coloured perspectives received in the Planning Department July 25, 1977.

To reduce impact noise, the Committee recommends resilient channels in the floor/ceiling system.

The quantity of cotoneaster shown is insufficient for the area indicated as crosshatched. Furthermore, there would appear to be a discrepancy between the number shown on the schedule and the number on the plan.

The Committee questions the planting size of the birch and sumac.

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

ACCEPTABLE WITH CONDITIONS

At this point, Mr. Nichols returned to the meeting and Mr. Roper left.

6. PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF BOOTH AVENUE WEST OF MYRNAM STREET - 1ST PRELIMINARY REVIEW

The Committee reviewed the preliminary plans, coloured perspective, and model received in the Planning Department July 22, 1977.

The Committee finds this proposed building acceptable.

ACCEPTABLE

Design Committee Minutes
of July 27, 1977

7. NOMINATIONS FOR THE PARK AND TILFORD BEAUTIFICATION AWARDS

The Committee puts forward the following suggestions for nominations under the five categories:

A. Large Scale Industrial Projects

- B.C. Hydro District Line Quarters and Offices
2590 Barnet Highway

B. Small Business Enterprises

- Ridgeway Plaza
1059-1063 Ridgeway Avenue

C. Large Scale Commercial Projects

- 1) Coquitlam Chrysler
2960 Christmas Way
- 2) Commercial Building
504 Cottonwood Avenue

D. Institutional and Recreational

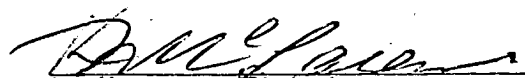
Chimo Pool
600 Block Poirier Street

E. Government

- 1) School Board Offices
550 Poirier Street
- 2) Blue Mountain Park
Blue Mountain Street

The Committee would not recommend the Dogwood Pavilion.

KM/ci


K. McLaren, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee

DEPARTMENT:

DATE: Aug. 10, 1977

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of August 10, 1977

OUR FILE:

A regular meeting of the Design Committee was held in the Committee Room on Wednesday, August 10, 1977, at 6:00 p.m., with the following persons present:

COMMITTEE:

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

STAFF:

Mr. N. Maxwell, Planning Assistant III
Mr. E. Tiessen, Deputy Planning Director (present for Item 4 only)

GUEST:

Mr. Keith White

1. B-4016 - PROPOSED ADDITIONS TO GRIFF LUMBER AT 101 SCHOOLHOUSE STREET - 1ST REVIEW

The Committee reviewed the plans received August 5, 1977.

The Committee trusts that the addition will match the existing building in colour and materials. Also a detail of the fascia is requested. The Committee suggests utilizing a medium-density overlaid plywood.

The Committee will be looking for a coloured perspective and coloured material samples at the time of second review.

ADDITIONAL PLANS REQUESTED

2. B-3479 - PROPOSED BRICK WALLS FOR COMO LAKE VILLAGE SHOPPING CENTRE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department on August 4, 1977.

The Committee feels these brick walls will create an unsupervised and concealed alcove.

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of August 10, 1977

2. B-3479 con't

The Committee would like more information on why this screen is proposed.

The Committee feels that perhaps the purpose of the brick screen may be achieved by being more transparent.

ADDITIONAL INFORMATION REQUESTED

3. B-4203 - PROPOSED COMMERCIAL BUILDING ON SOUTH SIDE OF AUSTIN EAST OF MARMONT AT 1116-1120 AUSTIN AVENUE - 2ND REVIEW

The Committee reviewed the revised plans received August 8, 1977 and the coloured perspective received May 20, 1977.

Mr. Keith White, the project designer, was present to discuss the Committee's comments of July 27, 1977. Mr. White then left the meeting.

The Committee suggests that the second storey planter at the front of the building have the angular roof element carried through to itself.

The Committee looks forward to a further review of the rear of the building once the suggested revisions have been made.

The Committee still feels that the building would be enhanced with fewer window types. The Committee, however, suggests that the tips of the triangular windows be removed as explained.

The Committee feels that the sign band is an integral element of this design and expects it to be carried out as shown.

The Committee requests the applicant to submit documentation on the use characteristics of spruce as an exterior finish.

REVISED PLANS REQUESTED.

4. Z-24-76 - PRELIMINARY SITE AND LANDSCAPING PLANS OF M-2 AREA OF MAYFAIR INDUSTRIAL PARK - 1ST REVIEW

The Committee has no major disagreements as to the site plan but makes the following comments in regard to the two landscaping plans:

- 1) While the Committee finds the overall landscaping design approach acceptable, given the nature of intended uses on the Intermodal, Western Assembly and CP Transport sites, the following modifications are suggested:

Design Committee Minutes
of August 10, 1977

4. Z-24-76 con't

- 1) a) Some landscaping should be provided on site adjacent to buildings, in areas not subject to truck movement, to provide a minor visual relief to the extensive paved areas.
 - b) More coniferous tree species should be used throughout the areas intended for tree planting, in order that the landscaping be at least partially effective at all seasons.
 - c) The proposed berming along public roads should be increased in height, except at intersections where sight lines must be maintained.
 - d) The proposed grass ground cover should be replaced with suitable low maintenance ground cover planting materials, as the subject areas are partially on road allowance and partially on private lands, and it is therefore unlikely that grass would be well maintained.
 - e) Landscaping along the east-west portion of the park access road should be staggered to create a less linear effect; some coniferous tree species might be interspersed to good effect.
- 2) In order to complete its evaluation of the landscaping, the Committee requests specifications as to the intended sizes at time of planting of the various planting materials proposed to be used.

REVISED PLANS REQUESTED

5. PRELIMINARY PLANS FOR LEDINGHAM CONSTRUCTION AT 2560 BARNET HIGHWAY - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department on August 5, 1977.

The Committee suggests an undulating berm along the Barnet Highway with substantial tree sizes in the planting areas.

The Committee requests that the landscaping along the Barnet Highway and Cornwall Street be installed at the time of the initial development. They also request a detailed plan of the proposed landscaping.

In order to give a proper review of the mini-warehouses, the Committee needs elevation drawings, coloured perspective and colour chips of proposed exterior materials. The Committee will be looking for graphic suggestions from the project architect.

If it is the owner's intention to just develop the mini-warehouses as Phase I, the Committee would question what treatment is proposed for the large blank wall of the rear of the mini-warehouses.

Design Committee Minutes
of August 10, 1977

5. con't

The Committee would like a clear representation of what is proposed in Stage I and also the Committee will be looking for further details of the sign band.

ADDITIONAL INFORMATION REQUESTED

6. PRELIMINARY PLANS FOR PROPOSED 18 TOWNHOUSE UNITS AT 1406-1408 BRUNETTE AVENUE - 2ND PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department on August 5, 1977.

The Committee questions the excessive use of stucco and lack of individuality of the units. Perhaps more variety of exterior design might be achieved by:

- i) use of different materials,
- ii) adjustment of height of the units in the clusters,
- iii) possible varying of skylight orientation.

The Committee also questions the following:

- a) the discrepancy of the sliding door and exterior railing not being shown on the detail,
- b) the need of having a railing on the main floor of unit type B, and
- c) the absence of weather protection on the access doors to the B units.

The Committee feels that the south elevations require additional design consideration and request details of the proposed screening around the patio areas.

The Committee will be looking for a coloured perspective and colour chips of exterior materials along with the rezoning application.

REVISED PLANS REQUESTED

Design Committee Minutes
of August 10, 1977

7. B-4166 - PROPOSED INDUSTRIAL BUILDING AT 251 SCHOOLHOUSE STREET FOR
JJEM HOLDINGS LTD. - 2ND REVIEW

The Committee reviewed the plans received August 5, 1977.

The Committee finds the landscape plan acceptable.

The Committee invites the project designer to attend the next Design Committee meeting because there seems to be a misinterpretation of the suggestions the Committee had for this project.

TABLED

8. B-4226 - PROPOSED INDUSTRIAL BUILDING AT 1580 BOOTH AVENUE FOR
N. WILSHIRE

The Committee reviewed the plans received August 5, 1977.

The Committee finds this building acceptable but suggests that the cotoneaster ground cover be planted at a maximum of 3' centers. Also, the Committee suggests that the 3' area between the curb stop and the end of the parking space be planted with cotoneaster as well.

ACCEPTABLE WITH CONDITIONS

9. B-4233 - PROPOSED INDUSTRIAL BUILDING AT 301 SCHOOLHOUSE STREET
FOR N. WILSHIRE - 1ST REVIEW

The Committee reviewed the plans received August 9, 1977.

In keeping with the Committee's concern about creating a high standard of development for this area, the Committee offers the following comments:

- 1) The Committee requests a joint detail of the tilt up panels and also requests the type of treatment finish proposed for the tilt up panels.
- 2) The Committee would like to see some architectural treatment of the building.

REVISED PLANS REQUESTED

Design Committee Minutes
of August 10, 1977

10. Z-13-77 - PROPOSED COMMERCIAL BUILDING ON SOUTH SIDE OF AUSTIN EAST OF
MARMONT AT 1108 AUSTIN AVENUE - 3RD REVIEW

The Committee reviewed the plans received August 9, 1977 and the coloured perspective received May 25, 1977.

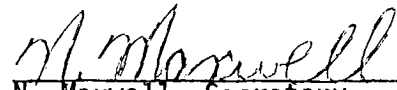
The Committee appreciates the response to the suggestion of revising the window spacing.

The Committee suggests that concrete block pillars be replaced with wood.

The Committee requests a detailed landscape plan.

ADDITIONAL INFORMATION REQUESTED

NM/ci



N. Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Aug. 24, 1977
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of August 24, 1977

A regular meeting of the Design Committee was held in the Committee Room on Wednesday, August 24, 1977 at 6:00 p.m., with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. D. Nichols
Mr. T. Thompson

STAFF:

Mr. E. Tiessen, Deputy Planning Director (for Items 6 & 7 only)
Mr. K. McLaren, Development Control Technician
Mr. N. Maxwell, Planning Assistant

GUESTS:

Mr. R. Rasmus
Mr. D. Birch
Mr. J. Wensley
Mr. J. Webster

1. B-3479 - PROPOSED BRICK WALLS FOR THE SHOPPING CENTRE AT 1960 COMO LAKE AVENUE - 2ND REVIEW

The Committee reviewed the plan received in the Planning Department August 4, 1977 and the letter received August 23, 1977.

The Committee finds the new spacing of 4" to 6" for the blocks acceptable.

ACCEPTABLE

2. B-4249 - PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF AUSTIN AVENUE EAST OF MARMONT STREET AT 1108 AUSTIN AVENUE - 4TH REVIEW

The Committee reviewed the plans received in the Planning Department August 23, 1977, and feels strongly that the wood columns shown on the coloured perspective are more suited to the overall design of the building. Also, any structural problems would be solved by using a large enough wood member and a proper cap being utilized at the base of the columns.

Design Committee Minutes
of August 24, 1977

2. B-4249 con't

There appears to be a discrepancy between the planting legend and the planting plan. The legend indicates six flats of periwinkle whereas the plans show eight. The Committee feels that even the eight flats would be inadequate. The periwinkle should be increased in number as well as size and planted at a maximum spacing of 18 inches.

The Committee questions the use of azaleas and rhododendrons in the front planting area and suggests replacing them with plants that thrive on large amounts of sunlight.

ACCEPTABLE WITH CONDITIONS

3. B-4233 - PROPOSED INDUSTRIAL BUILDING ON THE EAST SIDE OF SCHOOLHOUSE STREET JUST SOUTH OF BOOTH AVENUE AT 301 SCHOOLHOUSE STREET - 2ND REVIEW

The Committee reviewed the plans received in the Planning Department August 9, 1977 and the landscape plan and letter from the applicant received August 23, 1977.

The Committee agrees in principle with the owner's suggestion regarding super graphics and feels a simple broad graphic band will be appropriate. Any proposals the owner may have for the graphic band should be submitted to the Committee for approval prior to implementation. In particular, the Committee would like to review the colour selections.

In regard to the owner's suggestion for a widened fascia, the Committee feels this proposal would not improve the project.

The Committee commends the owner on his landscape proposal.

ACCEPTABLE WITH CONDITIONS

4. Z-10-77 - PRELIMINARY REVIEW OF A PROPOSED FOURPLEX ON THE WEST SIDE OF LAVAL SQUARE SOUTH OF CARTIER AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans, coloured perspective and colour chips received August 17, 1977.

The unit plan is basically interesting. If this project reaches the building permit application stage, the Committee suggests that consideration be given to the following:

- a) returning the patio screens to provide more privacy.

Design Committee Minutes
of August 24, 1977

4. Z-10-77 con't

- b) reversing Unit #1 so as to provide a more modular effect to the roof line and allow the placement of a window to the loft as in Unit #4.

While the Committee appreciates what the project architect is trying to achieve with this particular form of fenestration, concern was expressed with the scale and proportion of the windows. Perhaps this matter could be restudied and sketch studies submitted before working drawings are begun.

The Committee questions the grades shown on the plans.

ACCEPTABLE FOR PUBLIC HEARING

5. B-4166 - PROPOSED INDUSTRIAL BUILDING ON THE EAST SIDE OF SCHOOLHOUSE STREET SOUTH OF BOOTH AVENUE AT 251 SCHOOLHOUSE STREET - 3RD REVIEW

Mr. R. Rasmus, Construction Superintendent of this project, was present to discuss with the Committee their previous comments on this project. Mr. Rasmus then left the meeting.

The Committee then reviewed the plans and coloured perspectives received in the Planning Department June 24, July 8 and August 5, 1977.

Although the Committee is not convinced that the two buildings should not be architecturally tied together in a more positive way, they are willing to accept the applicant's latest proposal provided the dark brown band on the industrial building is carried through to the bottom of the office building, as suggested by the applicant.

ACCEPTABLE WITH CONDITIONS

6. Z-24-76 - PRELIMINARY SITE AND LANDSCAPING PLANS OF THE M-2 AREA OF THE MAYFAIR INDUSTRIAL PARK - 2ND PRELIMINARY REVIEW

The Committee reviewed the revised plans and letter from the applicant received in the Planning Department August 24, 1977.

The overall choice of planting material is acceptable, however, the Committee suggests an undulating berm, at a minimum height of 3' 6".

ACCEPTABLE WITH CONDITIONS

Design Committee Minutes
of August 24, 1977

7. Z-23-76 - PRELIMINARY REVIEW OF DESIGN CONCEPTS FOR THE COQUITLAM CENTRE ON THE NORTH-WEST CORNER OF PINETREE WAY AND BARNET HIGHWAY

Mr. D. Birch, Mr. J. Wensley and Mr. J. Webster were in attendance and made a presentation to the Committee using preliminary drawings indicating the design concept of the project in general terms. Mr. Birch, Mr. Wensley and Mr. Webster then left the meeting.

The Committee then reviewed the preliminary plans received at the meeting.

The Committee agrees with the direction the design concept has taken to date and appreciates being kept informed of design changes as work proceeds.

ACCEPTABLE

8. Z-33-77 - PROPOSED 15 UNIT TOWNHOUSE DEVELOPMENT ON THE SOUTH SIDE OF BRUNETTE AVENUE BETWEEN LAVAL STREET AND CASEY STREET AT 1316-1318 BRUNETTE AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans and coloured perspectives received in the Planning Department August 19, 1977.

If this project reaches the building permit application stage, the Committee suggests that consideration be given to the following:

- a) on the north elevation of Unit Type A, extending the cedar shingles down to the underside of the top floor.
- b) similarly on the south elevation of Unit Type A, extending the cedar shingles down to the underside of the second floor with the vertical siding replacing the cedar shingles under the windows.
- c) redesigning the balcony towards the National Building Code as the proposed horizontal elements would not be allowable. The Committee suggests a lattice design.
- d) the possible inclusion of windows on the end elevations.

ACCEPTABLE FOR PUBLIC HEARING

Design Committee Minutes
of August 24, 1977

9. Z-11-77 - PROPOSED NEIGHBOURHOOD HOUSE AT THE SOUTH-WEST CORNER OF
LAVAL SQUARE AND CARTIER AVENUE AT 300 LAVAL SQUARE -
2ND PRELIMINARY REVIEW


Mr. Nichols, the project architect, was present to discuss with the Committee proposed changes to the project. Mr. Nichols then left the meeting.

The members present then reviewed the plans received in the Planning Department August 22, 1977.

Although with the absence of Mr. Nichols there was not a quorum present, the members remaining did not feel the changes proposed would injure the integrity of the project.

ACCEPTABLE

KM/NM/ci


N. Maxwell, Secretary

2. Mt. of
Council Oct. 24/77.

2. DESIGN COMMITTEE MINUTES OF SEPTEMBER 14, 1977

The Committee recommends:

"That the Design Committee Minutes of September 14, 1977
be received."

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Sept. 19/77
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes of September 14, 1977 OUR FILE: Des. Com.

A regular meeting of the Design Committee was held in the Committee Room on Wednesday, September 14, 1977 at 6:00 p.m., with the following persons present:

Committee:

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

Staff:

Mr. K. McLaren, Development Control Technician

- 1) B-4269 - PROPOSED INDUSTRIAL BUILDING ON THE EAST SIDE OF BRAID STREET SOUTH OF BRUNETTE AVENUE AT 25 BRAID STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department September 1, 1977.

The Committee has no objection to this project.

ACCEPTABLE

- 2) B-4280 - PROPOSED ALTERATIONS AND ADDITION TO MILLSIDE SCHOOL AT THE SOUTHWEST CORNER OF BRUNETTE AVENUE AND SCHOOLHOUSE STREET AT 1432 BRUNETTE AVENUE - 1ST REVIEW

The Committee reviewed the plans, colored photographs and colored elevation received in the Planning Department September 9, 1977.

The Committee finds this project acceptable.

ACCEPTABLE

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

Land Use Committee

Re: Design Committee Minutes
of September 14, 1977

September 19, 1977

3) B-4282 - PROPOSED 51 UNIT APARTMENT AT 727 NORTH ROAD NORTH OF SMITH AVENUE -
1ST REVIEW

The Committee reviewed the plans received in the Planning Department
September 8, 1977.

Concern was expressed with the minimal acoustic value of a staggered stud
party wall. Double studded party walls are suggested between suites.

To reduce impact noise the Committee requests resilient channels for the
floor/ceiling system.

In relation to landscaping the Committee feels the ground cover is minimal.
The landscaping plan is difficult to review when limited time is available
and therefore, clarification on location and spacing of all ground cover
and mass planting areas is requested. In general, plant material should be
more clearly distinguished on the plan.

REVISED PLANS REQUESTED

4) B-4203 - PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF AUSTIN AVENUE
EAST OF MARMONT STREET AT 1116 - 1120 AUSTIN AVENUE - 5TH REVIEW

The Committee reviewed the plans received in the Planning Department September
6, 1977 and the colored perspective received May 20, 1977.

This project is now acceptable.

The Committee trusts that the rooftop mechanical equipment will be adequately
screened and would appreciate submission of the proposed screening once
the method has worked out.

ACCEPTABLE

5) B-3545 - REVISED LANDSCAPE PLAN FOR AN APARTMENT AT 1030 - 1044 KING ALBERT
AVENUE - 1ST REVIEW

The Committee reviewed the revised landscape plan received in the Planning
Department August 24, 1977.

The revised treatment of the patio areas is an improvement over the previous
plan. Similarly, the wood retaining wall planters are well done.

Land Use Committee

Re: Design Committee Minutes
of September 14, 1977

September 19, 1977

5) B-3545, cont'd

The landscaping is generally acceptable, however the plan should call up the numbers of ivy plants by area in order that the Planning Department can carry out a thorough count to assure the 1,000 plants called for are being supplied. Also, the dead plant materials should be replaced prior to any landscape inspection by the Planning Department.

ACCEPTABLE WITH CONDITIONS

6) Z-20-77 - PROPOSED 60 UNIT APARTMENT ON THE NORTH-EAST CORNER OF HOWIE AVENUE AND MARMONT STREET AT 1103 - 1121 HOWIE AVENUE - 2ND PRELIMINARY REVIEW

The Committee reviewed the plans, colored perspective and color chips received in the Planning Department September 9, 1977.

The Committee commends the project architect on his response to their comments of June 8, 1977.

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

- 1) The profile of the metal siding.
- 2) The treatment of the junctions of the metal cladding and in particular the detail of the projected metal siding window sill that is indicated on the perspective as a planter.
- 3) Fence screening and balcony rail details.
- 4) Resilient channels on the floor/ceiling system to reduce impact noise.
- 5) Double studded party walls between suites.

ACCEPTABLE FOR PUBLIC HEARING

7) Z-34-77 - PROPOSED 36 UNIT LOW DENSITY APARTMENT DEVELOPMENT AT THE SOUTH-EAST AND SOUTH-WEST CORNERS OF BRUNETTE AVENUE AND CASEY STREET AT 1326 - 1408 BRUNETTE AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans and colored perspective received in the Planning Department September 1 and September 7, 1977.

Land Use Committee

Re: Design Committee Minutes
of September 14, 1977

September 19, 1977

7) Z-34-77, cont'd

The Committee was advised by Mr. McLaren that the subject site is within an area designated for apartment development at RM-1 density by Council on April 14, 1977, with the condition consideration be given only to schemes having considerable design merit. Furthermore, the Planning Department advised that their recommendation to the Land Use Committee on this application is as follows:

"that this application be referred to Public Hearing subject to a favourable review by the Design Committee, and that the Design Committee give particular attention to Council's desire for schemes having considerable design merit."

The Design Committee does not feel that this project meets Council's policy in this regard, and therefore, requests the project architect to restudy the design.

The Committee would suggest that a more interesting and innovative design is warranted on this site.

REVISED PLANS REQUESTED

8) B-4278 - PROPOSED MAILLEARDVILLE NEIGHBOURHOOD CENTRE AT 300 LAVAL SQUARE -
1ST REVIEW

The Committee reviewed the plans received in the Planning Department September 7, 1977 and the colored perspectives received June 8, 1977.

The Committee finds this project acceptable.

ACCEPTABLE


K. D. McLaren, Secretary

KDM/1k

2. DESIGN COMMITTEE MINUTES OF SEPTEMBER 28, 1977

The Committee recommends:

"That the Design Committee Minutes of September 28, 1977
be received."

*Res. Min. of
Oct. 24, 1977.*

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Sept. 28/77
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE: Des.Com.
September 28, 1977

A meeting of the Design Committee was held in the Committee Room on Wednesday, September 28, 1977 at 6:00 p.m. with the following persons present:

Committee:

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

Staff:

Mr. K. McLaren, Development Control Technician

- 1) B-4284 - PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF AUSTIN AVENUE WEST OF NELSON STREET AT 1015 AUSTIN AVENUE -1ST REVIEW

The Committee reviewed the plans received in the Planning Department September 27, 1977 and the colored perspective received June 20, 1977.

The Committee reiterates the following comments from their meeting of June 22, 1977:

- 1) Clarification of the material finish on the Austin Avenue elevation grid line "D" is requested.
- 2) The upper floor fascia may be designed so that it helps screen any roof top units proposed.
- 3) Color chips of exterior materials are requested.

Further comments by the Committee are as follows:

- 1) The colored perspective suggests a textured concrete block finish on the east and west walls of the building. This should be called up specifically on the plans.
- 2) Clarification is requested of the treatment of the concrete on the easterly retaining wall at the driveway.

Design Committee Minutes
September 28, 1977

1) B-4284, cont'd

- 3) Details of the location and method of screening any rooftop mechanical equipment are requested. The Committee is very concerned with this matter as it relates to the visibility from the apartments to the north.

REVISED PLANS REQUESTED.

2) Z-10-77 - PRELIMINARY REVIEW OF A PROPOSED FOURPLEX ON THE WEST SIDE OF LAVAL SQUARE SOUTH OF CARTIER AVENUE - 2ND PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department September 26, 1977 and the colored perspective and color chips received August 17, 1977.

The Committee when making their previous comment misread the plans as the site and floor plans were drawn in reverse. The Committee would prefer to see Unit #1 flipped back as in the original plans and then flip Unit #4.

Consideration could be given to a larger rectangular skylight to the loft.

The Committee is not convinced their comment pertaining to windows was taken as intended. Our intent was to explore the window fenestration by the use of overlay sketch studies of the elevations. These sketch studies should be carried out and submitted for discussion prior to the submission of working drawings.

ACCEPTABLE FOR PUBLIC HEARING.

3) B-2783 - REVISED EXTERIOR MATERIALS FOR A 48 UNIT APARTMENT AT 707 NORTH ROAD AND SMITH AVENUE - 1ST REVIEW

The Committee reviewed the revised plan and color chip received in the Planning Department September 27, 1977.

The ivory colored aluminum would be acceptable for the overall siding with the brown color submitted for the fascia.

A heavy wood member should be used on the front face of the balcony fin wall. The stain utilized should be matched as closely as possible to the brown aluminum and a good quality cedar member should be used.

ACCEPTABLE WITH CONDITIONS.

Design Committee Minutes
September 28, 1977

4) B-4282 - PROPOSED 51 UNIT APARTMENT ON NORTH ROAD NORTH OF SMITH AVENUE AT 727 NORTH ROAD - 2ND REVIEW

The Committee reviewed the plans received in the Planning Department September 8 and September 22, 1977 and the colored perspective received September 22, 1977.

In relation to landscaping, the spacing of the hedra helix shall govern and not the quantity.

The Committee disagrees with the project architect's comments on the effectiveness of the resilient channel in reducing impact noise, and would suggest that it would be in his client's best interests to provide them.

ACCEPTABLE.

5) B-4318 - PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF AUSTIN AVENUE EAST OF NELSON STREET AT 1034 AUSTIN AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department September 26, 1977 and the landscape plan and colored perspective received September 23, 1977.

The Committee trusts the applicant will pay proper attention to the details of the precast concrete joints and the cedar grill.

The applicant is requested to submit an indication of the finish for the precast concrete.

ACCEPTABLE WITH CONDITIONS.

6) Z-39-77 - PROPOSED ADDITION TO A CHURCH ON THE NORTH SIDE OF AUSTIN AVENUE EAST OF GATENSBURY STREET AT 1393 AUSTIN AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans and model received in the Planning Department September 23, 1977.

It is the Committee's experience that this type of exterior material requires special attention in selection to avoid a patchwork appearance after staining. If this project reaches the building permit application stage, the Committee will be looking for joint and exterior corner details.

ACCEPTABLE FOR PUBLIC HEARING.

Design Committee Minutes
September 28, 1977

- 7) B-4016 - PROPOSED ADDITION TO INDUSTRIAL BUILDING AT THE NORTH-EAST
CORNER OF LOUGHEED HIGHWAY AND SCHOOLHOUSE STREET AT 101 SCHOOLHOUSE
STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department August 5, 1977 and the colored perspective received September 27, 1977.

This project is acceptable subject to color chips of proposed exterior materials being submitted to the satisfaction of the Planning Director.

ACCEPTABLE WITH CONDITION.


K. D. McLaren, Secretary

KDM/tk

DISTRICT OF COQUITLAM

L.U.C Meeting of Nov 1/77

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Oct. 14, 1977

FROM: Design Committee DEPARTMENT: Planning YOUR FILE:

SUBJECT: Design Committee Minutes OUR FILE: D.C.
of October 14, 1977

A special meeting of the Design Committee was held in the Council Chambers on Friday, October 14, 1977 at 6:00 p.m., with the following persons present:

COMMITTEE:

- Mr. J. Finlay
- Mr. K. Harford
- Mr. T. Thompson

STAFF:

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

GUESTS:

- Mr. S. Bonnetmaker
- Mr. P. Hansen

- 1) B-3794 - CHANGE IN EXTERIOR MATERIAL TO 36 UNIT STRATA TITLE APARTMENT BUILDING UNDER CONSTRUCTION AT THE SOUTH-EAST CORNER OF COTTONWOOD AVENUE AND WHITING WAY.

The Committee reviewed the letter and sample material received in the Planning Department on October 11, 1977, requesting that pre-stained spruce siding be substituted for the cedar siding indicated on the approved drawings.

The Committee finds the proposed substitution acceptable with the stipulation that the spruce siding be plant stained on both sides.

ACCEPTABLE WITH CONDITIONS

- 2) B-4335 - PROPOSED ADDITION TO MOTEL AT THE NORTH-EAST CORNER OF LOUGHEED HIGHWAY AND GUILBY STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department October 3, 1977 and the coloured photographs received October 5, 1977.

Design Committee Minutes
of October 14, 1977

2) B-4335, cont'd

It is the Committee's opinion that the proposed addition will not enhance the appearance of the existing building. Similar details of design should be incorporated into the addition as were used elsewhere on the existing building to break up the mass of the proposed addition.

REVISED PLANS REQUESTED

3) B-4284 - PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF AUSTIN AVENUE WEST OF NELSON STREET AT 1015 AUSTIN AVENUE - 2ND REVIEW

Mr. S. Bonnettemaker was present to discuss with the Committee their previous comments on this project. Mr. Bonnettemaker then left the meeting.

The Committee then reviewed the plans received October 7, 1977 and the coloured perspective dated June 20, 1977.

The Committee now finds this project acceptable.

ACCEPTABLE

4) B-4318 - PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF AUSTIN AVENUE EAST OF NELSON STREET AT 1034 AUSTIN AVENUE - 2ND REVIEW

The Committee reviewed the plans received in the Planning Department October 14, 1977 and the coloured perspective received September 23, 1977.

Although no objection was expressed to the issuance of a building permit on this project, it was suggested that the monolithic character of the building could be improved by restudying the screen with a view to creating a central design element.

A detail of the screen is requested.

ACCEPTABLE WITH CONDITIONS

5) Z-34-77 - PROPOSED 36 UNIT LOW DENSITY APARTMENT DEVELOPMENT AT THE SOUTH-EAST AND SOUTH-WEST CORNERS OF BRUNETTE AVENUE AND CASEY STREET AT 1326 - 1408 BRUNETTE AVENUE - 2ND PRELIMINARY REVIEW

Mr. P. Hansen, the project architect, was present to discuss the Committee's comments of September 14, 1977. Mr. Hansen then left the meeting.

5) Z-34-77, cont'd

The Committee reviewed the plans and coloured perspectives left by Mr. Hansen at the evening's meeting.

The Committee understands the problems and economic constraints of providing affordable housing and the applicant's concerns in this regard. However, realizing that "design" is subjective, the Committee is still of the opinion that this project does not fulfill Council's desire for schemes having considerable design merit.

REVISED PLANS REQUESTED

N. Maxwell

N. Maxwell, Secretary

NM/1k

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee **DEPARTMENT:** **DATE:** Oct. 26, 1977
FROM: Design Committee **DEPARTMENT:** Planning **YOUR FILE:**
SUBJECT: Design Committee Minutes **OUR FILE:** D.C.
 of October 26, 1977

A meeting of the Design Committee was held in the Committee Room on Wednesday, October 26, 1977 at 6:00 p.m., with the following persons present:

COMMITTEE:

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

GUESTS:

Mr. K. Webber, Architect
Ms R. Paterson, observer invited by Mr. S. Sinclair

RESIGNATION OF MR. S. SINCLAIR

The Committee received with regret the verbal resignation of Mr. S. Sinclair from the Design Committee.

- 1) B-4335 - PROPOSED ADDITION TO MOTEL AT THE NORTH-EAST CORNER OF LOUGHEED HIGHWAY AND GUILBY STREET, AT 631 LOUGHEED HIGHWAY - 2ND REVIEW

The Committee reviewed the revised plan received in the Planning Department October 26, 1977.

The Committee finds the project acceptable subject to the stucco being replaced with the cedar siding.

ACCEPTABLE WITH CONDITION

2) BUILDING REQUIREMENTS FOR THE PHYSICALLY HANDICAPPED

This comment is in response to Council's request at their meeting of October 24, 1977 as follows:

"MOVED BY ALD. ROBINSON
SECONDED BY ALD. GARRISON

1697 That resolution number 1500 be lifted from the table.

CARRIED UNANIMOUSLY

Resolution 1500

MOVED BY ALD. ROBINSON
SECONDED BY ALD. PARKS

1500 That Council request the Design Committee to use as a criteria when evaluating developments, the specifications contained in the report entitled "Building Requirements for the Physically Handicapped - 1976".

MOTION REFERRED
(See Resolution 1698)

MOVED BY ALD. ROBINSON
SECONDED BY ALD. GARRISON

1698 That resolution number 1500, tabled by Council on October 11, 1977, be referred to the Design Committee together with the "Building Requirements for the Handicapped - 1976" for study and comment prior to Council taking any action to adopt the requirement.

CARRIED UNANIMOUSLY"

The Design Committee does not feel that the report entitled "Building Requirements for the Physically Handicapped" should ever be a mandatory requirement as this would have the effect of limiting design flexibility on buildings, thus affecting the standard of design in Coquitlam.

If Council wishes the Committee to review projects in relation to these requirements, as guidelines, a detailed check would be warranted. This alternative would entail considerable staff time as the Committee could not carry out such a check consistently on all projects, with the time available. More detailed drawings and specifications would be required of the applicants in order that staff could do a check of this nature. Moreover, it would be difficult to make all developers aware of these guidelines and therefore, it is unlikely they would submit the required plans with their initial application.

Design Committee Minutes of October 26, 1977, cont'd

2) Building Requirements for the Physically Handicapped, cont'd

If a detailed check was made in relation to these requirements as "guidelines" and the plans did not comply in certain respects, the Committee could look at specific problems brought to their attention by staff. However, it is noted that consistency would still be difficult to achieve as applicants not subject to development agreements or land use contracts do not have to comply with Design Committee advice, especially if that advice is inconsistent with matters regulated by the National Building Code. See Section 719A(3) of the Municipal Act.

3) Z-25-77 - PRELIMINARY REVIEW OF PROPOSED RAQUETS CLUB ON THE NORTH SIDE OF DELESTRE AVENUE EAST OF TRANS-CANADA HIGHWAY - 3RD PRELIMINARY REVIEW

The Committee reviewed the preliminary plans received October 25, 1977 and the colored elevation received at the meeting.

The Committee feels the overhang should be retained on the projecting portion on the south elevation of the building. The deletion of the reveal on the main mass would be acceptable if replaced with painted graphics to create the illusion of a shadow line.

At the time of building permit application, the Committee will be looking for all rooftop units to be shown on the elevation.

ACCEPTABLE WITH CONDITIONS

4) PRELIMINARY REVIEW OF A PROPOSED POOL, TENNIS COURTS AND ACCESSORY BUILDINGS ON THE NORTH-WEST CORNER OF LANDSDOWNE STREET AND GUILFORD WAY - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans, colored perspective and color chips received in the Planning Department October 24, 1977.

The Committee does not find this project acceptable.

Further consideration should be given:

- a) the scale and massing;
- b) the insignificant roof line;
- c) the use of materials;
- d) the basic planning of the building, eg. location of facilities in relation to one another; the intermingling of wet and dry traffic at the entrance to the change rooms; concession being more centrally located;

Design Committee Minutes of October 26, 1977, cont'd

4) cont'd

- e) the two structures not being tied together;
- f) enlargement of the patio area on the north side of the pool.

The landscaping concept should be submitted with revised preliminary plans.

The Committee suggests that the applicant seek the advice of a professional architect.

REVISED PLANS REQUESTED

5) B-3455 - REVISED PLANS FOR A 36 UNIT TOWNHOUSE PROJECT ON THE WEST SIDE OF MARINER WAY, AT COMO LAKE AVENUE AT 2900 MARINER WAY - 1ST REVIEW

The Committee reviewed the plan received in the Planning Department October 20, 1977.

The Committee has no objection to the proposed extension to the electrical rooms.

ACCEPTABLE

6) Z-42-77 - PROPOSED SIX STOREY COMMERCIAL BUILDING AT THE NORTH-EAST CORNER OF NORTH ROAD AND BROOKMERE AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the preliminary plans and colored perspective received in the Planning Department October 12, 1977.

The Committee was advised that Council at their meeting of October 24, 1977 passed the following resolution in regard to this application:

"That the Design Committee review the proposed design as to impact on the adjacent residential neighbourhood and the Engineering Department review it as to access and egress implications."

Addressing themselves to Council's request for comments as to "impact on the adjacent residential neighbourhood", the Committee comments as follows:

Design Committee Minutes of October 26, 1977, cont'd

6) cont'd

VIEW

It would appear the proposed building would not restrict the view as compared to say a three storey frame building of the same gross floor area. This factor could be further reduced if the building at the same gross floor area was increased in height.

PRIVACY

Psychologically the aspect of privacy would be more imposing than a three storey structure.

SHADOWS

It appears unlikely that shadows would affect residences to the east, except perhaps in the winter months. Shadows would, however, have a major design impact on the property to the north, thereby making it an undesirable building site in this regard. The use for which this site is designated will vary the degree of problems encountered. The smaller size of site remaining would be a design restriction in itself.

Perhaps consideration could be given to the applicants incorporating this smaller lot to the north into the project as a more comprehensive approach to development of this block. Alternatively, the main mass of the building could be moved further away from the north property line to reduce the impact on what would be the remaining site to the north.

The Committee feels that preliminary comments in relation to the building may be appropriate at this time and therefore, offers the following:

The Committee would prefer a high rise building of a more contemporary design. As this would be the first major statement of a high rise building on North Road, a trend setting innovative design solution would be warranted. This may also help to alleviate some of the impact concerns.

In conclusion, the Committee feels that a high rise building would be appropriate for this location.


K. D. McLaren, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Nov. 9, 1977
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes of OUR FILE: D.C.
November 9, 1977

A meeting of the Design Committee was held in the Council Chambers on Wednesday, November 9, 1977 at 6:00 p.m., with the following persons present:

COMMITTEE:

Mr. D. Nichols
Mr. W. Roper
Mr. T. Thompson

STAFF:

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

- 1) B-3479 - ADDITIONS TO COMO LAKE VILLAGE SHOPPING CENTRE AT 1960 COMO LAKE AVENUE

The Committee reviewed the letter and coloured photo received in the Planning Department on November 3, 1977.

The roof top unit screening and colour scheme is acceptable.

The Committee suggests that curb stops be placed on the spaces adjacent to the planter areas in the parking lot to afford the trees more protection.

ACCEPTABLE WITH CONDITIONS

- 2) B-4398 - GOVERNMENT OF CANADA LETTER CARRIER DEPOT AT 820 - 826 RODERICK AVENUE

The Committee reviewed the plans received in the Planning Department October 31, 1977 and the coloured perspective received November 24, 1976.

Design Committee Minutes
of November 9, 1977

2) B-4398, cont'd

The Committee finds the project acceptable but hopes that the profile of the metal cladding will have a deep reveal as indicated on the drawings.

ACCEPTABLE

3) B-4401 - PROPOSED RACQUETS CLUB ON NORTH SIDE OF DELESTRE AVENUE
EAST OF TRANS-CANADA HIGHWAY - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department November 7, 1977 and the revised coloured elevations November 9, 1977.

The Committee finds the project generally acceptable. However, the Committee feels that the roof top exhausts and vents are obtrusive and would be better relocated to the northerly roof slope to relieve the visual impact for the residents on the south side of Delestre Avenue.

ACCEPTABLE WITH CONDITIONS

4) Z-47-77 - PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF AUSTIN
AVENUE EAST OF MARMONT STREET AT 1112 AUSTIN AVENUE - 1ST PRELIMINARY
REVIEW

The Committee reviewed plans received in the Planning Department November 2, 1977.

The Committee suggests that the three most westerly modules be simplified to help make a more comfortable transition with the building to the west.

In order to better assess this project, the Committee requests the applicant to submit a site plan and elevations of the buildings to the east and west.

REVISED PLANS REQUESTED

5) B-4282 - PROPOSED 51 UNIT APARTMENT BUILDING ON NORTH ROAD NORTH OF
SMITH AVENUE AT 727 NORTH ROAD - 3RD REVIEW

The Committee reviewed the revised plans received in the Planning Department November 4, 1977.

Design Committee Minutes
of November 9, 1977

5) B-4282, cont'd

The Committee has no objection to the raising of the building so that surface water will not collect at the lobby and garage entrances.

ACCEPTABLE

6) PRELIMINARY REVIEW OF PROPOSED ADDITION TO #5 FIREHALL ON SOUTH SIDE OF COMO LAKE AVENUE EAST OF MONTROSE STREET AT 2150 COMO LAKE AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department November 7, 1977 and the coloured photos and elevations on November 8, 1977.

The Committee finds the proposed additions acceptable.

ACCEPTABLE

7) B-4318 - PROPOSED COMMERCIAL BUILDING ON SOUTH SIDE OF AUSTIN AVENUE EAST OF NELSON STREET AT 1034 AUSTIN AVENUE

The Committee reviewed the revised plan received in the Planning Department November 9, 1977.

The Committee finds the vertical cedar screen acceptable subject to the height being decreased so as to align with the top of the windows on the second floor.

ACCEPTABLE WITH CONDITIONS

8) Z-69-76 - PROPOSED LANDSCAPING FOR PARKING LOT ON EAST SIDE OF NELSON STREET SOUTH OF AUSTIN AVENUE AT 431 NELSON STREET

The Committee reviewed the plans received in the Planning Department November 8, 1977.

The proposed landscaping would be acceptable subject to the plans being revised to the satisfaction of the Planning Director as follows:

- 1) Cedar hedging being the predominant material on the south and east sides.

Design Committee Minutes
of November 9, 1977

8) Z-69-76, cont'd

- 2) A minimum of three-quarters of the plants to be the cedar hedging. The applicant could intersperse some of the barberry if he wishes.
- 3) Confirmation in writing that the spacing and variety of the cedar hedge proposed will form a tight hedge.
- 4) Bark mulch to be used as a complete ground cover.

ACCEPTABLE WITH CONDITIONS

9) B-4405 - PROPOSED BUDGET RENT-A-CAR ON NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 323 NORTH ROAD - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department November 9, 1977 and the coloured photo received March 9, 1977.

The project was found to be acceptable. The Committee feels that with the scale of the building being proposed, split face concrete block is an important design feature.

The Committee suggests that the periwinkle and ivy be a minimum of 4" pots.

ACCEPTABLE WITH CONDITIONS

10) Z-73-76 - PROPOSED 103 UNIT RESIDENTIAL DEVELOPMENT AT SOUTH WEST CORNER OF AUSTIN AVENUE AND HICKEY STREET

The Committee tabled their review of the plans received in the Planning Department November 4, 1977 for the following:

- 1) Submission of a detailed landscape plan.
- 2) The Planning Department to finalize the required plan check.
- 3) The Planning Department to do a detailed comparison of the latest drawings in relation to preliminary plans with particular regard for unit sizes and exterior materials.

TABLED